

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES**

June 29, 2015

6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room

- 1. Call to Order** 6:07 p.m. Terri Bjorklund.

Roll Call-

Members Present: Erin Haefele, Rich Hansen

Staff: Charolette Hines, Terri Bjorklund

Absent: Gary Wilkening, Charlene Moore

Public: Terry Freeman, Dave Cochran

- 2. Additions or deletions to agenda.**

None

- 3. Announcements by Chair.**

None

- 4. Public Hearing for LU-2015-04 REZ opened at 6:11 PM and closed at 6:12PM.**

No Public Comments were heard.

- 5. No recommendation due to no quorum for the LU-2015-04 REZ to correct the City of Walker zoning map.**

- 6. Haefele/Hansen to recommend approval of Minutes for May 18th, 2015**

- 7. Planning/Zoning –Report for May 2015.**

Hines reviews the zoning report for May of 2015.

- 8. Hansen/ Haefele to recommend the approval of the LU-2015-05 Lot split Franke with the proposed conditions upon either parcel owner acquiring a building permit, each parcel owner will need a submittal of an easement and satisfactory water and sewer connection plan.**

- 9. Discussion on off-site signage. Walker Marina sign has changed the sign located at Tianna Drive and Railroad Ave, off-site from the Marina property.**

Planning Commission discussed that the signage is: by definition, no longer legally established and would need to be removed. The compromise is to have two “green” directional signs erected.

Dave Cochran disagrees and has requested to be added to the City Council agenda for the July 6th, 2015 meeting to further discuss this matter.

10. Terry Freeman had a question for the Planning Commission on the Tianna County Club selling a 20 acre lot and two 10 acre lots; would Tianna need to have city water and sewer?

Planning Commission has stated that they will know the answer to that by the end of the year of 2015. Currently The City of Walker has hired Municode to update our Ordinance and this is something that we will need to discuss and possibly incorporate into the Ordinance.

11. Further discussed the possibility of building individually owned storage units in a Transitional Commercial Zone. Currently we do not have anything that speaks to that particular use in the ordinance.

Hines has gathered information from the Lakeside Storage Units for potential tax revenue. Planning Commission decided to address the issue for storage units with the updating of our Ordinance and to have our Ordinance speak to this particular use. The Planning Commission will not have an answer until the Ordinance has been changed.

12. Discussion on the Dollar General landscaping plan.

After reviewing the landscaping plan for Dollar General, the Planning Commission has recommended the following changes:

- The height of the sugar maple trees will need to change from 3ft to 10ft.
- Landscaping will need to be done in the 20ft setback in the rear of the property.
- Will need to develop a plan for minimizing runoff directly to the wetland.

Their amended landscaping plan would need to be submitted to the July 27th 2015, Planning Commission meeting for further review.

13. Hansen/Haeefele to recommend approval of Hometown Planning Proposal for updating the Comprehensive Plan.

14. Review of building permit fees.

Planning Commission has directed Hines to project the totals from the 2014 building permits with the 1997 fee schedule and to have totals for the July 27th 2015 meeting.

15. Bjorklund adjourned meeting at 7:20 p.m.