

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
July 27th, 2015
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

1. Call to Order 6:00 p.m. by Chair Wilkening

Roll Call-

Members Present: Erin Haefele, Rich Hansen, Gary Wilkening, Charlene Moore

Staff: Terri Bjorklund, Pamela Smith

Absent:

Public: Mary Reinke, Nancy Vareberg, Jimmy Vareberg, Marilyn Millard, Dennis Dammen, Larry Reis, John Thompson, Ron Dvoracek, Pete Huggenvik, Paulette Huggenvik, Judy Berg, Carl Berg, Jon Knowles

2. Additions or deletions to agenda.

Chair Wilkening would like to add after agenda item number 9; Conversation on sign usage.

3. Announcements by Chair.

Chair Wilkening apologizes for missing the last few meetings.

Bjorklund states that Charolette will be gone for a while and she will be filling in her for her.

**4. 6:05 Public Hearing for a Variance request pursuant to City Code §154.130
LU 2015-06 Sawmill Cove.**

Public Hearing opened at 6:05 pm.

Reis presented the Sawmill Cove Variance request to the board. Some of the questions heard from the public that attended the Public Hearing included but weren't limited to: what are the dimensions of the building, would it be used as accommodating storage, storm water/drainage issues, other prohibited uses, how many buildings were initially approved in the bylaws, impervious vs. pervious surface coverage, underground utilities, and what would be the general look and feel of the proposed building. Hanson stated that part of what makes this specific request a little more difficult is because it states in the original by-laws that they were approved for 3 buildings but only have two right now. Reis stated that the proposed garage will be smaller than putting in a new building and because of underground utilities there would not be enough room to construct a new building.

Public Hearing closed at 6:30 pm.

5. M/S Moore/Hanson to recommend approval of Minutes for June 29th, 2015.

Motion passed (4-0)

6. Planning/Zoning –Report for June 2015.

Bjorklund reviews the zoning report for June of 2015.

7. M/S Haefele/Moore to recommend the approval of the LU-2015-06 Variance submitted from Sawmill Cove with the added proposed condition construction material to be similar as the current construction material of the townhomes and to remove number one from the proposed findings of fact.

The Board discusses the access and mobility of this location; they verify with Sawmill Cove association that they have 12ft wide doors. Reis stated that the doors are wider than the garage he has now and has no problem backing in-‘you can hit it at an angle’. The Board reviews and decides to add an additional condition stating that the construction material be similar to the current construction material.

Motion passed (4-0)

8. Review of revised Landscaping plan for Dollar General

The Board discusses the run-off problems that may occur even with their rain gardens. The Board requests Bjorklund to draft a letter to Dollar General asking to revise the plan and they can move forward with it at Council. The Board agrees that if they can make the changes in the landscape plan to prevent more rain water run-off they will have no problem with it proceeding to Council for approval.

9. Review of building permit fees

This item is moved to next month’s agenda.

10. Conversation on sign usage

Chair Wilkening noted that a few of the dynamic display signs have been including animation and have hold times that may be faster than the 15 second hold time that is required. He suggested sending out a reminder of the requirements to all the dynamic display owners in town.

11. Wilkening adjourned meeting at 7:12 p.m.