

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
JULY 31<sup>ST</sup>, 2017  
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

- 1. Call to Order** 6:01 p.m. by Wilkening

**Roll Call-**

Members Present: Annie McMurrin, Randy Carlson, Rich Hansen, Susan Ostlund and Gary Wilkening

Public: None

Staff: Terri Bjorklund, Pamela Smith

Absent: None

- 2. Additions or Deletions to the Agenda.**

None

- 3. Announcements by Chair.**

None

- 4. M/S McMurrin/Hansen to recommend approval of Minutes for May 22<sup>nd</sup>, 2017.**

**Motion passed (5-0)**

- 5. No meeting on June 26th, 2017 due to lack of quorum; reviewed Discussion Notes of June 26th, 2017.**

- 6. Planning/Zoning –Report for May and June 2017.**

Smith reviewed the building permits for May and June 2017.

- 7. The change of the State Surcharge fee from \$5.00 to \$1.00 to be consistent with State Statute §326B.148 was noted.**

- 8. Discussion on porous asphalt and pervious/non-pervious surface coverage.**

Wilkening stated that this is regarding a parcel on the lakeside of Walker Bay Boulevard by Hideaway Cove. Wilkening describes a porous asphalt parking lot that he had seen in Wisconsin while it was raining and how it never collected a drop of water. Hansen questioned whether or not Anderson Brothers would be able to provide design specks; adding that if you need 2 to 3 feet of subsurface recharge I wonder where that would put them relative to the ground water alongside the lake. You may not be able to get the recharge you are looking for if your groundwater is coming up into your recharge bed. Hansen states when contacting the consulting or engineering firm ask if they could provide us specifications on vertical separation above seasonal water table. Wilkening refers to an example of house nearby Hideaway that was installing a four foot basement and went too far back and tapped a spring. Wilkening added that this request came forward because of lack of impervious surface coverage based upon lot size and stated how this porous asphalt may change how we figure pervious and impervious surface coverage. Hansen questioned if they should consider changing the Ordinance. Bjorklund suggested that our staff could research what other cities have done and bring back to the

next Planning Commission meeting. Hansen questioned if this asphalt was considered one hundred percent pervious. Bjorklund stated that by her understanding it is. Hansen suspects that at some point in time that this pervious asphalt would flood; if there was ever a big precipitation event and for whatever reason the subsurface gets clogged there would be a problem with flooding. Hansen adds that in the Hideaway Place application it would probably not make a difference down there; but it might if it was halfway up the hill. It is a great idea but is added that he is suspicious; it is tough to out engineer Mother Nature. It would be interesting to see what their design would be for inches of precipitation; it should be pretty standard based on the thickness of their recharge area. For example if you are at 40 percent voids that sat in that large rock and it is two feet thick. Are you talking a three inch precipitation event that fills that up? Now you have water that cannot go anywhere. That's why it would be interesting to see what their design parameters are as far as what they expect it to handle in heavy precipitation events. Hansen stressed that he would also like to know what is the expected longevity or operational lifetime with the geotextile fabric and how long before they figure it silts up or what would you do to prevent it.

**9. Review and continued discussion on Rural Residential Zoning regulations.**

The Boards suggested the following changes shown as strikethroughs and italicized:

**PERFORMANCE STANDARDS**

Rural Residential Performance Standards.

The following rural residential performance standards are established by the city:

1. Minimum lot size is 1 acre.
2. No accessory building shall be permitted to be constructed on any lot prior to the construction of the principal building to which it is accessory. ~~This performance standard will apply to all accessory structures, not just within the Rural Residential performance standards.~~
3. No accessory building shall exceed ~~30~~ 35 feet in overall height.
4. Define that an accessory structure is anything over 200 square feet.
5. Maximum building height is 35 feet.
6. Impervious coverage 35 %
7. Sewer/Septic on-site systems permitable by Cass County with design of two systems for the property.
8. On site wells permitted.
9. Minimum principal structure roof pitch shall be ~~4/12~~ 3/12.
10. The principal structure shall be ~~4000~~ 600 square feet minimum
11. The principal structure shall be a minimum of ~~24~~ 20 feet of building width.
12. The principal structure shall have a full perimeter foundation.
13. Corrugated metal siding is prohibited on the principal structure.

Carlson clarified that in the Land Use chart for building height that it would need to be changed to 35 feet for shoreland and non-shoreland. Bjorklund suggested a public hearing should be called for the next planning commission meeting; the board agreed.

**10. Wilkening adjourned the meeting at 6:47 p.m.**