

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
August 31st, 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, Gary Wilkening, Charlene Moore

Staff: Terri Bjorklund

Absent: Rich Hansen

Public: Ben Olson Home Town Planning, Linda Gilsrud Tianna Homeowners Association, Janelle & Jarrod Mankie Northern Peace Funeral Home

- 2. No additions or deletions to agenda.**
- 3. No announcements by Chair.**
- 4. M/S Wilkening/Haefele to recommend approval of Minutes for July 27th, 2015.**
Motion passed (3-0)
- 5. Planning/Zoning –Report for July 2015.**
- 6. 6:05 Public Hearing LU-2015-07 – Request for a free standing sign in a traditional residential zone**

Public Hearing opened at 6:05 pm.

Mankie explained the sign request

Questions: will be lighted – yes externally, they had five different lights that they tried a choose the least obtrusive to the neighborhood and for passing motorist

Signage material and design was discussed

Placement of sign was discussed – It will be placed out of the ROW set into the hill on the right side of driveway off of Tianna DR

Tianna Town Home Association would like to insure that the neighborhood feeling is retained and that the lighting is unobtrusive as they have a large investment in the neighborhood character

Public Hearing was closed at 6:10pm

7. Discussion and recommendation to the City Council on LU-2015-07

M/S Moore/ Haefele to recommend approval of LU-2015-07 CUP with the following

Findings of fact:

1. With implemented conditions, no soil erosion or possible pollution of public waters is likely as a result of the conditional use.
2. The visibility of structures and other facilities as viewed from public waters is not affected by the conditional use.
3. The site is serviced by adequate city water and sewer services. N/A to this request
4. The conditional use does not attract watercraft.
5. The Free Standing Sign is an allowable conditional use in this zoning district.
6. The use, with conditions imposed by the Planning Commission, is compatible with the surrounding neighborhood, in that there are other similar uses in the area.
7. The use, with conditions imposed by the Planning Commission, would not likely be injurious to the public health, safety, decency, order, comfort, convenience, appearance, or prosperity of the City.

Conditions:

- A) Erosion control methods must be used during construction of sign.
- B) The removal of vegetation will require replanting of the disturbed area and will be accomplished with best practices to control erosion.
- C) Lighting of the sign shall not disturb the peace and tranquility of the neighborhood.
- D) The proposed use must meet all other City ordinance requirements. Failure by the owner to act in reliance on a conditional use permit within six months or failure to complete the work under a conditional use permit within one year, unless extended by the Planning Commission, shall void the permit.

Motion passed (3-0)

After discussion on parking and traffic it was decided to request the Public Works Committee to consider the placement of a stop sign at the end of the driveway to Northern Peace Funeral Home.

Parking congestion was discussed; Mankie's will be working with the Community Church for overflow parking and a walkway to the property.

8. Request from Sawmill Cove for an additional driveway /entrance off of Cleveland BLVD the proposed size is 10ft wide X 20ft long

M/S Wilkening/Haefele to recommend approval of the requested additional driveway.

After discussion of the request that included the variance request, safety concerns, and soil erosion.

Motion Failed (0-3)

9. Ben from Home Town Planning – Start the Comprehensive Plan update for the next 5 years

Items for consideration are:

- **Form based code-** Would we still want to move in this direction or should we change this vision.
- **Rural Residential Zoning-** for the ability of growth that mimics the County's lot size and regulations for larger size lots.
- **Work with Shingobee Township-**set a vision to ease the Township's concerns and make it more acceptable for them to want to join the City.
- **Work with the Cass County -** to encourage planning for the Aw-Gwah-Ching Property; Consider requesting exchange of the property with the City.
- **Trail Enhancement –** Develop Maps, Bike Rack additions, better directional signage on trails and within the City, develop beach area by Walker Bay Blvd trail area.
- **Housing and Employees –** The lack of both make it difficult for the business owners to recruit and retain staff.
- **Work with BSU/Department of Fisheries/DNR-**possibility of converting excess acreage at Aw-Gwah-Ching into a college setting such as aquatics.

Discussion on the Community input meeting for the comprehensive plan update Terri will check with the Community Center for October 20, 2015 5:30-7:30 will start with an overview of the plan at 5:45 then move into an open house type setting for input by the public.

The Community Center Rotary room is not available weekday evenings once school starts, Contacted Chase On the Lake it was decided to recommend to the Council to hold a Comprehensive Plan open house at the Chase in the Ballroom on October 21, 2015 from 5:30-7:30pm no cost for the room \$50.00 for refreshments for 40 people.

It was decided to also try a small 5-7 question survey with a link on the City's website to the survey.

10. Wilkening adjourned meeting at 8:10 p.m.