

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING & PUBLIC HEARING
September 24, 2012
6:00 p.m. 701 Elm Street Walker Fire Hall Meeting Room**

1. **Call to Order** 6:04 p.m. by Acting Chair Moore

Roll Call

Members present: Jeff Holly, Jane Ekholm, Char Moore

Members Absent: Gary Wilkening, Greg Smith, Rich Hansen

Staff: Terri Bjorklund (City Administrator) and Meghan Compton

Others: Kelly Nelson, Alice Groth

2. **Additions or deletions to agenda:**

None

3. **Public Hearing: LU-2012-10 Nelson, Request for Conditional Use Permit for property at 607 S. 2nd Street**

Groth – asked what the conditional use permit is

Bjorklund summarized: A conditional use permit was requested for the property at 607 S 2nd St which is included in the multi-family zoning classification. The Nelson's seek to lease this property to the school, with no adjustments to the exterior property (see staff report on LU-2012-10 for further detail).

Groth – Is there an extent of time or is this perpetually forever?

Bjorklund – Perpetually forever

Groth – Was this property chosen because of the proximity that kids could walk to the school?

Nelson – Explained that currently the school was leasing part of a building from Scott Bruns. The DOC moved in to that building. The school board felt uncomfortable with the DOC working in the proximity of school age children. He mentioned there aren't many places in the city that meet the codes. The school board went to his property, liked what they saw since it was not a commercial property but more of a home type facility. It will mainly be used during day time hours and the Nelson's are not expecting a lot of traffic.

Ekholm – The only thing needed to (to meet code) is a sprinkler system?

Nelson – Yes, just in the utility room. It should be a simple fix.

Ekholm – What about the memorial garden?

Nelson – We hope to maintain the garden.

Public Hearing closed at 6:12 p.m.

4. **Announcements by Chair:**

None

5. **M/S/A of minutes:** Ekholm/Holly (3-0) Motion to approve minutes of August 27, 2012

6. **Consideration of LU-2012-10**

Ekholm – I think it's really going to be good for the school & good for the kids. I think it's compatible. The City can see it as private or public property as long as both parties are aware of the rules.

Holly – The property will stay zoned as multi-family. The conditional use will make it public.

M/S Ekholm/Holly – recommend to move the request to the Council for approval of the conditional use permit including findings in the staff report.

Bjorklund will make sure Kelly provides a copy of the conditional use permit to the school board.

Motion passed (3-0)

7. Review of Zoning map with Wellhead Protection overlay

Bjorklund – The Council members, Rich and Jane, had requested an outline of the areas.

Jane - We are still missing the zone of contribution and the cone of depression.

Bjorklund – will go back and request this type of information and ask if it can be mapped.

The red dotted line on the map provided, is the Wellhead Protection area. The goal is to protect the ground water in this area. It is in the line of travel to our wells. The actual wells are in pink on the map. Ekholm requested to have the wells marked. This information is to assist in the decisions the Planning Commission makes.

8. Adjourn. The meeting of the planning commission was adjourned at 6:24 p.m.