

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
September 28<sup>th</sup>, 2015  
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

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

**Roll Call-**

Members Present: Erin Haefele, Gary Wilkening, Rich Hansen

Staff: Pamela Smith

Excused: Charlene Moore

Public: Larry Reis, Jim Vareberg, Nancy Vareberg, Marilyn Millard

- 2. No additions or deletions to agenda.**

None.

- 3. Announcements by Chair.**

Wilkening addressed the Planning Commission Board members encouraging them to invite the public to come to the open house for the Comprehensive Plan.

- 4. M/S Wilkening/Haefele to recommend approval of Minutes for August 31<sup>st</sup>, 2015.**

Motion passed (3-0)

- 5. Planning/Zoning –Report for August 2015.**

Wilkening reviews the zoning report.

- 6. M/S Wilkening/Haefele to recommend approval of the requested additional driveway off of Cleveland Boulevard.**

Wilkening states from a Public Works standpoint there is nothing within the City Code/Ordinances that would prevent this driveway from going in.

Wilkening noted that one of the reasons he was opposed to this request was that it wasn't put together as a package. 'We wouldn't have had to issue you a variance; the building could have been flipped.'

Jim Vareberg adds that wasn't possible because they were told the building had to have a 30 foot set-back. There is a 10 foot set-back plus 20 foot set-back because of the sewer.

Wilkening-Another reason was run-off and if the asphalt is left at Marilyn's; and looking at it again, the water won't be an issue.

Hansen stated that he didn't see anything that he was concerned about, it looks like that is not going to affect water run-off.

Wilkening added that provided they get the PFA funding there will be main trunk of Stormwater catch basin that would be installed on Michigan Avenue intercepting the water as it comes down the hills; it won't fix it all but it will take some of the pressure off of it.

Motion passed (3-0)

Larry questioned the Board what the set back on fire hydrants is. Wilkening stated that he wasn't sure what the requirement is, but knows there should be a yellow stripe by a hydrant.

**7. Review of Open House Flyer and On Line Survey questions for the Comprehensive plan up-date; we encourage all members to attend the Open House.**

Hansen requested making the flyer more eye-catching making the banner red or adding more red and posting it around town.

Wilkening - 'What do you think the following groups of people would most like to see? The following are the changes or additions to clarify this section of the survey:

That line item and bullet points would be written as follows:

*What group or groups of people do you most closely identify with and what single issue do you feel is the most important?*

- *Business owner*
- *Tourist/Visitor*
- *Family with school age children*
- *Surrounding area high school graduates*
- *Retirees*

The Board discusses the line item, 'Identify the most important issue you see facing the City in the next 1-5 years.' And felt that that is more of an extension of the same question as above.

The Board discusses at length whether or not to include the Library as a bullet point discussion option. Hansen stated that hopefully it would include public input about the Library in general not just it's placement in the Park. He questioned if there has been a detailed description of the Library and why it is being moved in a local paper/clearing house. Wilkening stated that they have talked about the Library for the last 10 years. The Board decides to add Library.

*Name a few things that you feel the City should do to make things better in the following areas (answer as many as you wish):*

- a. *Transportation (roads, bridges, public transit, biking, etc....)*
- b. *Recreation (parks, camping, biking, birdwatching, hunting, etc....)*
- c. *Land use/Zoning*
- d. *Economic Development*
- e. *Housing*
- f. *Tourism*
- g. *Coordination with other levels of government (cities, townships, school districts, State)*
- h. *Community Character*
- i. *Library*

**8. Discussion on Comprehensive Plan Update**

None.

9. M/S Hansen/Wilkening approve to have Terri Bjorklund draft a letter to the Citizen explaining that the Planning Commission has reviewed the request and that it is a Sewered Lot with a 50 foot set-back and it does meet the guidelines of the City Ordinance; if they feel like that Ordinance needs to change then there is a process and attach any information they may need for that.  
Motion passed (3-0)

Hansen noted that he may be gone next month.

Haefele questioned a better clarification regarding the Dollar General store that is being constructed. Wilkening and Hansen explained the application process that they went through and in the final Survey plan the grading elevation and the rain gardens would meet all the drainage needs for that area.

Wilkening-We try our best to meet public and commercial needs but yet protect the City appearance and environment.

**10. Wilkening adjourned meeting at 7:10 p.m.**