

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
September 29, 2014
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: Char Moore, Gary Wilkening, Greg Smith, Rich Hansen, Jane Ekholm-(arrives @6:50PM)

Staff: Terri Bjorklund, Charolette Hines

Public: Erin Haefell, Theresa Bilben

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

None

3. **M/S/A Smith/Hansen to approve of Minutes for August 25, 2014 with the recommended changes.**

Wilkening: Call to motion to approve minutes for August 25, 2014.

Smith: I have some corrections to add.

Smith: Does the ordinance prohibit them from renting or leasing the property, or is that something that we just threw in?

Smith: What potential problems do you see as far as renting or leasing the property? I don't see it.

Wilkening: That structure is just under the minimum requirement, so it wouldn't work to have separate residence. So that follows along with what Terri is saying.

Smith: I am ready to make a motion if we are ready to make one.

Wilkening: Marine Max owns both Tract A and Tract B, Dave is buying or may have bought Marine Max back. So he will own them, have him survey it to determine the current road surface as it relates to Tract A and Tract B and then denote within this land exchange. He wants a piece to the left of the Lot 6 and Tract A, a 25 foot strip of land from the lakeshore all the way back to his parcel in Block 4, this would give him lake access to his property. Vonda Ave and Lakeside Drive are plotted but do not exist, Utility easement within lakeside of Vonda. Also we discussed during this meeting was a permanent access for people. What is currently people from Tianna are coming down with their golf carts. So an easement for those people would be good. Protect the interest for the Tianna Farms people. That's how I see it, any comments you have would be welcomed.

Moore: I feel it is the public safety in the winter that is what he is going for. There is a lot of traffic that goes through there in the winter time.

Wilkening: It's platted but I think it's really more of a terrain issue and you don't want to vacate it, simply because utility easements. So his proposal does seem to be a reasonable solution

Smith: I was not sure on the lot size in the Industrial Park. Thanks for that.

Smith: Yes that sounds better I just don't want to see a gap in there (referring to LDR and RR Zones).

Smith: okay, so I agree with changing that to Conditional use.

Smith: With those changes I would like to make a motion to approve the minutes.

Hansen: I second

Ayes: Moore, Smith, Wilkening, Hansen

Nays: None

Motion passed (4-0)

4. Announcements by Chair:

None

5. Planning/Zoning –Report for August 2014

Hines reads the planning/zoning report for August 2014 and the council actions from the August 2014 meeting.

6. Discussion on the request from David Cochran for land exchange. David has requested to present his request at the October 2014 planning commission meeting.

Wilkening reads David's request to move his first request to next month's meeting.

Wilkening: David apparently did not get his paper work together in time for this month's meeting so he is asking it to be presented at next month's meeting

7. Discussion on the request from Otto Ringle for rezone Block One, original plat of walker, Minnesota, (BOOPWM) from traditional residential to Residential/Commercial (RC).

Wilkening reads Otto Ringle's request and resolution.

Wilkening: First off we do not have a RC zone, which is a county zone classification. And secondly for rezoning he is asking to rezone Block One, the whole Block One which is substantially more than his property. I think it would take a request by the majority of the property owners to even consider it. That is not something that we can do by a resolution. It would be a public hearing process. I think we have to pass on that or not move forward.

Directed Charolette to write a letter to his request, simply state what we just talked about.

Board members agree

Also held discussion on The September 15, 2014 letter for support for The Old West Carriage ride that was submitted from Otto Ringle. The business would be a good addition to Walker and will look forward to a request from the owner.

8. M/S/A Ekholm/Moore to recommend requests for proposals for comprehensive review and updating of our current ordinance.

Discussion was held on possibly hiring someone to review and update our current ordinance. It has been 15 to 20 years since it was updated and it is time to do so. The request would be to request RFP's for a comprehensive review and updating to our ordinance.

Ayes: Moore, Smith, Wilkening, Hansen, Ekholm Nays: None

Motion passed (5-0)

9. Chair Wilkening adjourned the meeting at 7:05 p.m.