

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
January 28<sup>th</sup>, 2019  
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: Randy Carlson, Mary Beth Hansen, Susan Ostlund and Gary Wilkening  
Members Absent: Rich Hansen  
Staff: Pamela Smith  
Public: Steve Swor, Terry Freeman, Theo Ringle, Brandy Ringle
- 2. Additions or Deletions to the Agenda.**  
None
- 3. Announcements by Acting Chair.**  
Chair Wilkening welcomes new member Mary Beth Hansen to the Board.
- 4. M/S Carlson/Ostlund to recommend approval of Minutes for December 17<sup>th</sup>, 2018.**  
Motion passed (4-0)
- 5. Planning/Zoning –Report for December 2018**  
Smith reviewed the Zoning report stating the total permits for 2018 were 61 permits with a total valuation of \$2,017,860.
- 6. Discussion on withdrawn Lot Split for 210 Cleveland Blvd West**  
Gary reviewed with the Board that the applicant has requested this Lot Split request be withdrawn.  
Wilkening explained that he was forwarded an email response from Darrin Hoverson from the MN DNR regarding this Lot Split request. He sums up the several discussion points of the email:
  1. The easterly lot would be non-conforming as it is over 25% impervious.
  2. It should also be considered that the easterly lot may need or want to add an approach in the future and that may add additional impervious if the westerly lot does not want or allow to have through access.
  3. This lot split would require a variance and this request as it currently is would be creating a non-conforming lot which is not recommended.Freeman explains that trying to adjust the lot lines did not work bringing the lot size down to 15,000 sq. ft. still resulted in the East tract 26 % impervious. He added that what they need to do is remove 400 square feet of impervious driveway. Freeman stated that their intentions are to list the house for sale on the East Tract. If that sold, whoever bought it would have the option to buy the West Tract also. They would most likely have to put a different driveway up to the house on the East Tract. The Ringle's explain several different options that they have considered. Freeman stated that he spoke with

Terri Bjorklund stating that ‘evidently you can’t approve this with contingencies that it would be removed’.

The Ringle’s state that they considered pavers. Smith noted that DNR still considers those as impervious surface. Freeman added to Smith’s statement stating ‘unless you have a plan to maintain them’. Freeman questioned if they would consider a Variance to get above the 25%. Wilkening stated that DNR would recommend against that.

Wilkening suggested that Freeman could speak with Darrin more about this adding that he feels as a City if we were to approve this that the DNR would come back at us and say no that doesn’t meet standards. Freeman stated that he spoke with Darrin on Friday and stated that Darrin said that it was up to the City and what is spelled out in their Ordinance. Wilkening clarifies that we follow DNR Shoreland Ordinance. Freeman questioned if he moved the lot line over changing the impervious surface coverage to 26% and the DNR would approve a Variance would the City approve that as well?

Theo explains that he sent a letter to Valen months ago asking if the City would give up 15 feet of 3<sup>rd</sup> Street since his family has been taking care of it for 50 years, In order to make that property line wider. Valen replied back to the Ringle’s stating that he basically didn’t know what they were was talking about. Theo also stated that it would be a great time to coordinate this split with the upcoming street project this summer. Wilkening stated that that is not 100% sure that is going through this summer. Theo questioned if it would happen in the next three years. Wilkening stated if it didn’t happen spring of 2019 then it would probably happen spring of 2020. Brandy questioned if they were to change the impervious coverage to meet the standards would the City be more apt to approve it. Smith replied that the Board would not have a reason not to recommend approval if it met the minimum standards of both the DNR and the City Code. However they would also need to consider driveway access issues to both Tracts as well meeting our Driveway Ordinance standards. Wilkening stated that as long as it met impervious surface coverage that we could say that the driveway could stay as it is currently and once the East or the West Tract is sold that each must have a driveway.

The Board suggested returning the check to thee applicant and their original application until they are ready to submit the request that meets the impervious standards and addressed driveway access to both Tracts.

**7. M/S Ostlund/M.Hansen to recommend approval of LU-2019-02; a Lot Split Metes and Bounds Subdivision of 306 Railroad Avenue West with the findings of fact and conditions.**

Theo questioned the upcoming road project, ‘and if extra fill needs a place to go could it be placed in that area?’ Wilkening stated that he could speak with the contractor to coordinate that and if it was in excess of 50 cubic yards than you would apply for a Conditional Use Permit. Wilkening explained the reason for a Conditional Use permit for over 50 yards; it gives the planning commission a chance to review it to make sure that the runoff isn’t going into a neighbor’s yard.

On another note Wilkening stated that there will be a public input meeting on February 19<sup>th</sup> from 4-6 at the Fire Hall to discuss the road project and the notice will be included in the water bills.

Motion passed (4-0)

**8. Discussion on transitional housing regulations**

Steve Swor explains that they are in the discovery phase and would like to ensure that the City would allow Transitional Housing. Steve explained what St. Vincent De Paul is trying to accomplish. Smith explained several zoning ordinance possibilities when drafting an Ordinance in regards to transitional housing noting the Bemidji Ordinance, she also questioned if St. Vincent De Paul had any policies in regards to this. Swor names the following; No smoking/drinking, swearing, causing commotion, shouting, overnight guests (guests leave by 8:00pm). Requiring them to keep up with healthy hygiene and possibly looking into background checks. He reads their Mission Statement, 'We propose to open a transitional home with the focus of men 18 years or older who are seeking employment and who are in need of transitional housing.' We are also looking into including veterans in this also. It is clarified by the Board that it is up to St. Vincent/Swor to create a policy and standards. The Board directs City Staff to draft an Ordinance that regulates Transitional Housing. Smith will bring a rough draft to the February Planning Commission meeting.

**9. Discussion of Ordinances related to Densities, Streams classification, Shoreland vs. Riparian/Non-Riparian, impervious surface coverage and Shoreland Management**

The Board suggested that Staff make the Ordinance changes that are conflicting with the densities, Riparian/Non-Riparian and Shoreland. Staff will make the changes and bring to the next Planning Commission meeting. The Board will review the Minnesota Model Shoreland Management Ordinance and review that at the next Planning Commission meeting.

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