

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
October 27, 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

Staff: Terri Bjorklund, Charolette Hines

Public: Jarrod & Jenelle Mankie, David Cochran, Terry Freeman, Pat Finney

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

None

3. **Announcements by Chair:**

None

4. **M/S/A Hansen/Smith to approve of Minutes for September 29, 2014.**

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

Motion passed (5-0)

5. **6:05 Public Hearing LU-2014-06 CUP**

Jarrod Mankie and Terry Freeman explained the project to the board.

No public comment received

Closed Public Hearing @6:08 PM

6. **M/S/A Ekholm/Hansen to recommend approval of a land exchange with David Cochran with the City retaining a 50 foot easement upon utilization of the easement only normal restoration of vegetation is required and also subject to an easement for ingress and egress for members of the Tianna Estates Homeowners association to access their beach area.**

Wilkening explains the continued discussion of the land exchange with David Cochran from the August meeting.

Cochran: Expresses his concerns of the safety issues that he is facing.

The Board agrees that out of the two proposals 6-4 should be sent to council with the city retaining a 50 foot easement and containing language that would address the repairs to the city sewer lines if needed with the respect to restoration and include an easement for the Tianna Estate residents for their beach area.

Ekholm: I would move to make a motion to move forward with plan 6-4.

Hansen: yes I agree and second the motion.

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

Motion passed (5-0)

7. **M/S/A Hansen/Ekholm to recommend approval of LU-2014-06 CUP Mankie (Northern Peace Funeral Home) for dirt removal 4809 cubic yards for a driveway with staff findings and proposed conditions.**

Freeman explained the project to the board

Wilkening reviews the staff report and calls for a motion

Hansen: I move to make a motion for approval with the staff findings and proposed conditions.

Ekholm: I second the motion

Bjorklund: Do we want to do something with the proposed condition #2. Where it states four inches of topsoil is replaced and temporary ground cover is used and permanent ground cover is planted. Do we want to make that condition fit since they are using rock instead of seed?

Wilkening: Good point.

Hansen: Change the proposed condition #2, change planted to placed and change the one word in condition #3 from previous to pervious.

Ekholm: I would continue to second that with those two changes to the conditions.

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

Motion passed (5-0)

8. Planning/Zoning –Report for September 2014

Hines gives the report for September 2014

9. Review RFP's for comprehensive review and updating of our current Ordinance.

Discussion amongst the board members about the process of who would be qualified to do the job.

Smith: I would like to make editorial corrections. Insert a comma after Minnesota, ordinances should be capitalized in Code of ordinances, correct spelling of statues to statute drop the s, and change all the statues to statute.

Hansen: Keep the s in the statutes and just add the T.

Wilkening: How are you going to present this out there Terri?

Bjorklund: I am going to put it on the website and then find a list of people who have dealt with something like this and contact them.

Wilkening: I think we should move forward and we don't have to vote on this.

Board members agree to move forward.

10. Reviewed First National Bank of Walker application for additional signage for a freestanding sign with a dynamic display.

Bjorklund explains the request and that the current sign is non-conforming,

Bjorklund: So would they need to comply with the current ordinance for their zone?

Wilkening: You cannot increase the signage on a non-conforming sign. They would need to comply with the current ordinance yes.

Bjorklund: Or apply for a Variance.

Ekholm: That is how I see it.

Wilkening: Yes

Ekholm: For a Variance they would need a hardship, what kind of hardship do they have?

Wilkening: That is for them to figure out.

11. Chair Wilkening adjourned the meeting at 6:50 p.m.