

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
November 30th, 2015
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

- 1. Call to Order** 6:06 p.m. by Chair Wilkening

Roll Call-

Members Present: Erin Haefele, Gary Wilkening, Rich Hansen

Staff: Terri Bjorklund and Pamela Smith

Public: James Worcester

Excused: Charlene Moore

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

- 3. Announcements by Chair.**

Wilkening adds that John Knowles approached him with questions regarding an upcoming project and will be in contact with Terri Bjorklund regarding this.

- 4. M/S Wilkening/Haefele** to recommend approval of Minutes for September 28th, 2015.
Motion passed (3-0)

- 5. Ben Oleson** from Hometown Planning:
Ben Oleson was unable to make it due to inclement weather.

- 6. Planning/Zoning –Report for September and October 2015**

Wilkening reviews the report noting the substantial increase of building permits between 2008 to present.

- 7. M/S Hansen/Haefele** to recommend approval of Land Use Calendar for 2016
Motion passed (3-0)

- 8. M/S Hansen/Haefele** to recommend approval of draft language for Ordinance up-date 33.26 Planning Advisory Commission, the Council approved this action September 9, 2013 and the Ordinance update was never completed.

The Board reviews the reasons for the draft language and changing it with other boards. Bjorklund-We are trying to make clean concise language.

Motion passed (3-0)

- 9. M/S Haefele/Hansen** to recommend approval of Building Permit fee schedule increase. What we can use by law is the 1997 building code price index. Bjorklund states that this would help cover the cost of the Building Inspector and Staff time spent on the application process as to not burden the tax payers to cover the costs of people building.
Motion passed (3-0)

10. M/S Wilkening/Haeefe to have Terri draft language to add to our Ordinance revision that allows for a position to be filled on a year by year basis and present it to the City Council.

Hansen stated that he believed that he took over the last year of someone's term and then served two consecutive terms.

Bjorklund stated that we don't have applications for interested persons to fill the empty seats and they have run into this with the Cemetery Board as well. Bjorklund questioned Hansen if the Council allowed would he be willing to do another term.

Hansen stated that the only reservation that he would have if the Council okay's him to repeat another term is that people may view him as 'the guy on the seat that is not really following the rules.' If there is a reasonable way that is clear to everybody then he would consider.

Wilkening stated that with renewing the term on a year to year basis would provide for a staggered board to help with continuity.

The Board discusses different ways to draft the language for this.

Motion passed (3-0)

11. M/S Haeefe/Hansen to recommend approval of the signage for the trail committee as presented with one suggested change; to have the WACC sign include End of Route on the sign.

Bjorklund reviews with board the trail committee's signage.

Haeefe questioned who was funding this and installing the signs. Terri stated that the trail committee has remaining grant funds for a portion of this that the City would like to get these funds off the books and believes that Steve Bilben and his group would be installing the signs.

The Board questioned the directional signage and the kiosks and the possibility of having signs with business names on arrow at each intersection. They questioned the WACC sign. Terri clarified that that is to denote the end of route. The Board makes the suggestion to have the kiosk space with Legend Maps with a list of businesses on them. Hansen also stated that 5th Street sign that says Hackensack could also be moved closer to 6th Street and to maybe get the local snowmobile clubs involved in this.

Motion passed (3-0)

- Suggestions from the Board for Ben from Hometown planning: to consolidate and condense the comments so all of the comments about the sidewalks are together and the all of the comments about the Library together and so on and so forth.

The Board speaks about John Knowles request. His thought process is to put in 'For-sale storage'. John questioned if the Conditional Use would change the zoning set-backs or if it would need to be rezoned. Wilkening stated that this is currently zoned transitional commercial. In transitional commercial you can have a commercial PUD.

Bjorklund stated that remembering what his original request was the reason they didn't approve to move forward with this request was that he wouldn't meet the set-backs.

Haeefe stated that the selling of storage units didn't fit into the definition of what was allowed in transitional commercial.

Hansen stated that they even discussed the possibility of altering the zoning requirements because there is nothing written in the Ordinance that allows that anywhere.

Wilkening added that John is also suggesting the Vacation of Vine Street and the buying of the City piece of vacant land on Vine Street and then gift it back so it could be included in the impervious surface calculation.

Hansen stated that we were waiting for the Ordinance rewrite and then revisiting it at that time.

Bjorklund stated that we could find out what he wants and then he could pay the \$395.00 for an Ordinance rewrite. Or if he wants to wait until our Ordinance review is completed.

The Board addresses concerns with how long Municode is going to be doing our Ordinance review. They were under the impression that it would be done this year. And ask Terri to look into the proposed time line for completion of this project and possibly making a phone call to Municode to find out the estimated completion time.

Wilkening question what answers to give John on his request. Terri requested time to look up minutes from the meetings that he attended and find out exactly what we told him and then come up with a plan.

12. Wilkening adjourned meeting at 7:34 p.m.