

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
December 30, 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: Susan Ostlund, Gary Wilkening, Mary Beth Hansen
Absent: Randy Carlson, Seth Liefer
Staff: Pamela Smith **Public:** Theresa Bilben, Patience Anderson, Ed Aletto, Ron Geiser

- 2. Additions or Deletions to the Agenda.**
Wilkening announces since we are missing two members of our planning commission that we will precede with the public hearings only. No action on the public hearings.

- 3. Announcements by Chair.**
None.

- 4. M/S Hansen/Ostlund to recommend approval of Minutes for November 25th, 2019**
Motion passed (3-0)

- 5. Report Planning/Zoning Report for November 2019**
Smith reviewed the permits received for November noting that one of the permits was withdrawn and shown in the notation of building permits.

- 6. 6:00 p.m. Public Hearing; to hear public comment on Ordinance 2020-01, a Zoning Classification designation**
Public Hearing opened at 6:01 pm
Wilkening reviewed with the public this pertains to City property that was recently annexed into the City Limits and we need to do a zoning classification for that property. He turns over the meeting to the public for questions, comments or concerns.
Aletto questioned if it was always the City's intention to develop that piece?
Wilkening stated that it was always the intention to bring it into City Limits. He added that in the past there was a discussion about turning it into sewer ponds and that is not true and the furthest from what the City would intend it for.
Wilkening explains to the public the zoning classification of Rural Residential is roughly the same land use ordinance as what the County currently has.
Geiser questioned if anyone has gone on the property to see what it looks like?
Wilkening stated that not recently he has not.
Geiser stated there is only one access point on the Southeast corner.
Wilkening reminded the public that because this is in City limits we do have to designate a zone for this parcel. He adds that we are not planning roads or access points only designating a zone.
The public questioned if there was a timeline of development.

Wilkening stated there is no timeline; comparing it to when Ah-Gwah-Ching came into the City limits.

Geiser stated this is a stepping stone to get all the way to the lake, adding that Gary knew what he was talking about.

Hansen questioned what he was talking about.

Wilkening clarified; annexation.

Ostlund stated that is a different conversation than what the public hearing is actually for; a zoning designation.

A member from the public questioned how this could affect her property.

Wilkening stated that if there was a development that went in there she could potentially have neighbors adding that the typography in that area is difficult and there would not be one on top of the other.

Aletto questioned if there would ever be City water and sewer there.

Wilkening stated that he does not foresee that happening and that is part of why they are suggesting the zoning classification of Rural Residential because it allows for private well and septic.

Geiser questioned why they wanted to annex it into the City at this point.

Wilkening stated that it is part of the process and if a development occurs.

Geiser challenged that response stating that was not the main reason. He argued that he might as well admit it and that the City wants to annex all the way to the lake. He stated that we need to talk to Pine River and find out what it cost them to annex in Pine River Township. He threatened that the residents and Shingobee would fight the City on this.

Wilkening remind the public that this is not a meeting on annexation it is a zoning designation public hearing.

Geiser added that they would take the City to court.

Public Hearing closed at 6:14 pm

7. 6:05 p.m. Public Hearing; to hear public comment on Ordinance 2019-06 adding Tiny Homes Subdivision to the City Ordinance.

Public Hearing open at 6:14 pm

Wilkening stated that this Ordinance would allow an increase in density within certain developments to account for homes that are less than 599 sq. ft.

Bilben stated that she sold one of those homes this year and it was a very cute home.

The Board brought up affordable housing and first time home buyers as well as retirees' that these would be appropriate housing for their income.

Public Hearing closed at 6:17 pm

**8. M/S Ostlund/Hansen to approve to table the remainder of the agenda until January 27th, 2020 at 6:00 for the next scheduled Planning Commission meeting.
Motion passed (3-0)**

9. Wilkening adjourns meeting at 6:18 p.m.