

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
May 20th, 2019
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

- 1. Call to Order** 6:01 p.m. by Chair Wilkening
Roll Call-Members Present: Rich Hansen, Gary Wilkening, Sue Ostlund, Randy Carlson
Members Absent: Mary Beth Hansen
Staff: Pamela Smith
Public: Seth Liefer, John Cardenuto
- 2. Additions or Deletions to the Agenda.**
None.
- 3. Announcements by Chair.**
Wilkening added that if anyone had any ideas of potential candidates to fill Rich Hansen's seat to have them fill out an application.
Liefer expressed interest in the open seat.
- 4. M/S Ostlund/Hansen to recommend approval of Minutes for April 29th, 2019.**
Abstain: Carlson
Motion passed (3-0)
- 5. Planning/Zoning –Report for April 2019**
Smith reviewed the permits that were issued in April.
- 6. Public Hearing 6:00 pm.**
 - To hear public comment on the proposed adoption of Ordinance 2019-03, an Ordinance amending Signs of the Walker City Code.
Public hearing opened at 6:05 p.m.
Wilkening explained to the public that this amendment is to clear up clerical discrepancies that conflicted between the written code and the Sign chart.
No public comments or questions were heard.
Public hearing closed at 6:06 p.m.
- 7. M/S Hansen/Ostlund** recommend approval to City Council for the adoption of Ordinance 2019-03, an Ordinance amending Signs.
Motion passed (4-0)

8. Public Hearing 6:00 pm.

- To hear public comment on LU-2019-03, a Conditional Use Permit for moving > 50 cubic yards (non-shore or bluff impact).

Public hearing opened at 6:07 p.m.

Cardenuto explains because of water intrusion into the base it has caused a bowed wall. He explained that the hill behind the house runs all the water into the house and he would like to flatten that out and place the fill in the backyard.

Wilkening explains to the Board that he has taken pictures of the property showing the board what is being proposed; the area that is going to be cleared and filled stating that the changes will allow the water to follow its normal path other than going into his basement. Wilkening added that he sees no negative impact to surrounding property owners.

No other public comments or questions were heard.

Public hearing closed at 6:11 p.m.

- 9. M/S Carlson/Hansen** recommend approval to City Council for the Conditional Use Permit for moving > 50 cubic yards (non-shore or bluff impact) with the findings of fact and conditions listed.

Motion passed (4-0)

- 10.** Discussion regarding PHN for the proposed adoption of Ordinance 2019-02, transitional housing.

Wilkening explained some of the Councilmembers requested that the public hearing be held before the City Council meeting verses the Planning Commission meeting because of the open meeting law all of the Councilmembers wouldn't be able to attend the Public Hearing unless it was during a Council meeting. Wilkening stated that additional research has been done and added that we can regulate it more than we intended to because it is regulated by State Statute.

The Board clarified that Transitional Housing isn't necessarily referring to people with disabilities. Carlson stated the he would assume that the intended client would be people like you and me that just fell on some hard times. He added that this is not a homeless shelter or a group home. Liefer questioned if pedophiles could be potential clients? Wilkening explained that that is controlled by the State and is entire separate category in itself.

The Board continued to clarify that this is not a homeless shelter it is for transitional housing. Wilkening added that we can set regulations a number of things, parking, lighting, building stipulations. We can control the land not the people.

Smith reads, 'when a state licensed residential facility that meets the provisions of Statute 144D serving 6 or fewer persons in a single family residential districts' notifying neighboring residents about a group home that falls into that category could be seen as discriminatory and unlawful would go against the Federal Fair Housing Act. Wilkening encourages everyone on the committee to attend the Council meeting on Monday June 3rd and the public hearing is one of the first items on the agenda at 6:00 pm.

Smith added that maybe just some clarification to Council members about the Federal Fair Housing Act may help them understand it better as well.

Wilkening added that the proposed transitional housing standards are regulated the same way that VRBO housing is. It is application by Interim Use; every two years the property owner must reapply and housing standards must be met.

11. Chair Wilkening adjourned the meeting at 6:39 p.m.