

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES**

**June 24<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: Rich Hansen, Gary Wilkening, Mary Beth Hansen, Randy Carlson  
Members Absent: Susan Ostlund  
Staff: Pamela Smith  
Public: Terry Freeman, Jane Ekholm, Steve Ekholm
  
- 2. Additions or Deletions to the Agenda.**  
**M/S Wilkening/R. Hansen to approve to delete line item number eight from the agenda regarding Intoxicating Liquor License which was intended for Economic Development to review.**  
Motion passed (4-0)
  
- 3. Announcements by Chair.**  
None.
  
- 4. M/S R Hansen/MB Hansen to recommend approval of Minutes for May 20<sup>th</sup>, 2019.**  
Motion passed (3-0)
  
- 5. Planning/Zoning –Report for May 2019**  
Smith reviewed the permits that were issued in May.
  
- 6. M/S MB Hansen/R Hansen to approve to recommend approval of LU-2019-04, an application for a metes and bounds lot split for 306 8<sup>th</sup> Street S.**  
The Board sees no issues with this. Freeman explains that the lot line change is to accommodate a proposed addition as well as to incorporate the geothermal wells for the current building operating as a Veterinary Clinic.  
Motion passed (4-0)
  
- 7. Clarification on Fences 154.044 (A) Fences not exceeding 72 inches in height may be constructed on a property line except within the waterfront setback area.**  
**Can they be over 72 if they are not constructed on the property line?**  
Wilkening clarified that he interprets this as fences cannot exceed 72 inches in height anywhere on the property. He references (B) that reads; Fences not meeting the requirements of division (A) above shall require a conditional use permit.  
The Board instructs Freeman that if he chooses to build a fence that would exceed 72 inches to fill out a Conditional Use Application.

**8. M/S R Hansen/Carlson to recommend approval of Ordinance 2019-02; an Ordinance adding transitional housing standards as amended in the packet.**

The Board briefly discusses the Ordinance and how the zoning is controlled and that this is written to work the same way a VRBO Ordinance; to help control parking, lighting, levels of noise, etc. The public hearing is on July 1<sup>st</sup>, 2019 at 6:00 p.m.

Motion passed (3-1)

**9. M/S Wilkening/R Hansen to recommend approval to enable the Library Board to develop plans for a new Library that may protrude into the setback.**

Wilkening explains that the Library is looking at encroaching slightly out into Cleveland and 4<sup>th</sup> Street. Hansen clarified that it would not encroach on to Fourth Street; just five feet further on the Cleveland side.

R Hansen questioned if the building would be angled to meet the five feet the full width? MB Hansen stated that the current plans are not angled. R Hansen stated that they would only be encroaching on the West side and might barely encroach on the Far East side.

R Hansen states that he doesn't see any issue with this. Carlson stated that he doesn't see any issue with it especially since the building isn't going to be angled.

**10. Review and file Leech Lake Chamber of Commerce Business Inventory.**

Wilkening requested that this be kept with the implementation items from the Comprehensive Plan.

R Hansen questioned if there are any homebased businesses on this; for example daycares. He questioned sales tax on homebased businesses.

MB Hansen suggested going on the Minnesota Department of Commerce site and see how many tax ID numbers there are in Walker.

R Hansen stated that he recalls there being a problem with narrowing down how many businesses collected sales tax within the City limits.

**11. Chair Wilkening adjourned the meeting at 6:30 p.m.**