

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
July 30th, 2018
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

1. Call to Order 6:00 p.m. by Wilkening

Roll Call-

Members Present: Randy Carlson, Rich Hansen, Gary Wilkening, Annie McMurrin and Susan Ostlund

Members Absent: None

Public: None

Staff: Pamela Smith

2. Additions or Deletions to the Agenda.

None

3. Announcements by Chair.

None

4. M/S Carlson/Hansen to recommend approval of Minutes for June 25th, 2018.

Motion passed (5-0)

5. Planning/Zoning –Report for June 2018

Smith reviewed the zoning report stating that the total valuation of permits through June is \$773,641.

6. Review draft real estate disposition policy; regulating the sale of City owned property. (Doesn't include regulating acquisition or repair of City owned property)

The Board reviewed the Draft of the Real Estate Disposition Policy and requested that staff makes the following changes and bring back to the August Planning meeting for recommendation to Council.

- Section C. Declaration of Real Estate as Surplus; omit number (2)
- Section D. Solicitation of Offers by Invitation for Bids; number (2)(a)...Paper of Record and Leech Lake TV.
- Section E. Solicitation of offers by request for proposals; (2)(a)...Paper of Record and Leech Lake TV.
- Section F. Acceptance of Unsolicited Offers; (1) (first sentence)-omit: ...by the City Council in his or her...adding...in its.
(second sentence)-omit:...and its disposition by the City Administrator. Adding...
....given to the City Administrator.
(b) omit second sentence. The City Council shall provide City Attorney or City Administrator with notice of the unsolicited offer.

7. Planned Unit Development (PUD) Research

The Board reviewed the several suggestions. Wilkening suggested using option 2. The Overlay district; the City of Osakis was used as an example. Wilkening noted that there would be other things to consider when incorporating an Overlay such as, Interim Use Permits, Vacation/Private Home Rental, water orientated structures, etc. He added that the City of Osakis talks about R-1 and R-2 and that would be Traditional Residential (R) and Low Density Residential (LDR). You could lay it out as one plot. You could have mixed uses of sizes of homes and densities for apartment buildings and maybe some smaller style homes. It seems like it is geared toward one person doing the whole development and create all the lots and put in the entire infrastructure. So you would have almost a subdivision creation with a mixture of apartments and homes. McMurrin agreed that she like that more also; it would create uniformity.

Hansen states that option 3 the zoning district would allow you the most flexibility because you wouldn't have to worry about setbacks would fit on every district that you decided to use, but it's also the most labor intensive. Hansen added that the Overlay District probably makes the most sense because he doesn't see us doing 10 PUD's in the next 5-10 years.

Wilkening stated that he would like to review this ordinance with Mike Paulus from Cass County Economic Development and take it to his potential developer and question if this is a document that would work within the frame of what he is thinking. The Board agrees that is a good idea.

Wilkening adjourned the meeting at 6:30 p.m.