

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
August 26th, 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, Randy Carlson, Seth Liefer
Staff: Pamela Smith
Public: Rich Hansen, Terry Freeman

- 2. Additions or Deletions to the Agenda.**
Addition of number 5.1. Clarification of lot split request

- 3. Announcements by Chair.**
Thank you to Rich Hansen for his eleven years of service on the Planning Commission Board and welcome to Seth Liefer filling his seat. Wilkening expressed gratitude towards Hansen's input and active participation over the years.
Hansen thanks the City and the Board members for all their help over the years. He stated that if he had any advice to give to Liefer it would be to read the Ordinances and understand them.

- 4. M/S Hansen/Ostlund to recommend approval of Minutes for July 29th, 2019 with the recommended change.**
Ostlund requested to add Brad Baird's last name to relevant sections in the minutes for future clarification.
Motion passed (5-0)

- 5. Planning/Zoning –Report for July 2019**
Smith reviewed the zoning report for July.
 - 5.1. Clarification of lot split request.**
Smith explained this is to gain clarification on a past lot split with Al Kennedy in 2017. Question-Does the Board view the lot split with Al Kennedy as splitting Kennedy's lot or would it be considered as Brad Baird's lot split due to a portion of the lot split of Kennedy's was combined to Baird's lot? Our Ordinance states that no more than one split of a parcel into two parcels in a three-year period of time.
Terry Freeman explained that the ultimate goal with these lot splits is to accomplish a rezoning request. They initially wanted to rezone all of their property to Transitional Commercial; however if they did that the VRBO house would be prohibited. What they are proposing is to separate the lots into Tracts and divide that through the middle to create the South half as Transitional Commercial and the top half as Residential. The Board suggested that it may make more sense to combine Tract A to Tract D and rename Tract C to Tract A and request the entire Tract D as Transitional Commercial and Tract A and B as Transitional

Residential. The Board agrees that the lot split that occurred in 2017 was Al Kennedy's and does not consider it as Baird's property lot split.

6. Discussion and review on Tiny Homes Ordinance.

Bullet point recommendations for tiny homes:

- It is not considered a tiny home if it has wheels
- Required to connect to City Sewer and Water
- 1200 square foot lot size to accommodate a 600 square foot house 1000 square foot lot size to accommodate a 500 square foot house etc. we give them the flexibility to do what the market supports.
- Impervious at 50%
- Side setbacks at 5 and Rear setbacks at 10
- Parking density at 2 per lot
- Require a homeowners association
- Tiny homes are allowed as an accessory dwelling unit currently
- Conditionally permitted in PUD areas. Rural Residential, Residential, Low Density Residential and Multi-Family Residential.
- Built/Attached on a foundation
- Insulated and built according to Minnesota Building Code
- Private residential
- No seasonal

Suggestions:

Tiny House: A house that is typically one hundred and fifty (150) to ~~five hundred ninety-nine (599) eight hundred (800)~~ square feet. A tiny house on wheels is considered a recreational vehicle and a tiny house on a foundation is considered an accessory dwelling unit (ADU).

Tiny House Subdivision: A subdivision of land which promotes the development of tiny houses (one hundred and fifty (150) to ~~five hundred ninety-nine (599) eight hundred (800)~~ as primary residential dwelling units.

Wilkening suggested giving staff some direction on lot size, parking requirements, lot size/density, and any requirements for common zones i.e. trash collection, laundry facilities.

The Board does agree that if a PUD did design the houses it would be different whether it was 400 square foot homes or 600 square foot homes they typically would all be similar size and style.

The homeowners association would be in charge of creating sidewalks or parking, community trash collecting points. A portion of the PUD regulations would be developer driven as well as certain requirements controlled by a homeowners association.

The Board directs Staff to draft the suggested revision for review at the September Planning Commission meeting.

7. Review farmers market signage

Rich stated that it was his understanding that farmers market stand were exempt from permits. Smith stated that she does remember something like that however she thought although maybe exempt from the permit they still had to comply with the zoning regulations. Smith suggested they contact the City Attorney to review the First Amendment protections as far as Farmers Market signage is concerned and whether we can enforce our zoning regulations and are they exempt from permitting but have to comply with our zoning regulations as well as DOT ROW on Minnesota Ave. The Board discusses off-site signage and has a lengthy discussion on how to regulate temporary signage. The Board agrees that both the Farmers Market and Walker Bay Live are great for the community; however it is questioned why they would be exempt from our Ordinance and what would be keeping other business owners from doing the same thing. Wilkening stresses either we have to rewrite our Ordinances to allow this or we have to enforce our current Ordinance. Ostlund bring up seasonal temporary off-site signage permits as a possibility, allowing 15 weeks 1 times per week or designated spots, etc. Wilkening stated that we make it a goal to find a resolution by January 1st.

8. Chair Wilkening adjourned the meeting at 7:31 p.m.