

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
August 27<sup>th</sup>, 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, Gary Wilkening, Annie McMurrin and Susan Ostlund

Members Absent: Rich Hansen

Public: None

Staff: Pamela Smith

**2. Additions or Deletions to the Agenda.**

None

**3. Announcements by Chair.**

None

**4. M/S Ostlund/McMurrin** to recommend approval of Minutes for July 30<sup>th</sup>, 2018.

Motion passed (4-0)

**5. Planning/Zoning –Report for July 2018**

Smith reviewed the Planning/Zoning report, noting the valuation of 1.4 million through July for building permits.

**6. M/S Carlson/McMurrin to recommend approval of the draft Real Estate Disposition Policy.**

The Board reviewed the draft policy and recommended omitting the following lines from the policy:

- Section I. last sentence: This may include consultation with the civic association which represents the neighborhood in which the property is located.
- Section K. For any real estate disposition where there would need to be a redevelopment proposal (Planned Unit Development, etc.) heard by the Planning Commission, the City Council may solicit a representative of the civic association where the parcel is located to serve on any City staff evaluation panel that is established.

**7. M/S Ostlund/Carlson to contract with Sourcewell on the implementation on an Overlay District.**

Smith gave the board members an example of implementation tools on an overlay district from the *Center for Land Use Education*; explaining that if they would like to create an overlay district three things they should think about. 1. Define the purpose of the district i.e. provide a more flexible regulatory process in certain traditional zoning districts for

PUD's. 2. Identify the areas that will make up the district. 3. Develop specific rules that apply to the identified district.

The board agreed that the overlay district would provide more a more flexible approach when working with a developer.

**Motion passed (4-0)**

Carlson questioned the board on the land use capabilities of the zone where the Cabin Up North is currently located. Carlson added that was recently purchased by Fred Rogers to operate a theater at that location. Smith stated that was zoned Transitional Commercial and it would be prohibited. McMurrin stated that this information had already been reviewed with Fred prior to the purchase.

Wilkening clarifies that he likes the idea of a theater in town whether Fred builds it or anyone else builds it and likes the concept of what he wants to do. McMurrin stated that as long as it was put where it was supposed to be. Wilkening added that it is unfortunate that he keeps forging forward knowing that a theater can't operate there.

Carlson stated that Fred had mentioned that after a conversation with the realtor that sold him the building; using the building as a theater would be permitted as long as it had less than 350 seats.

Carlson requested if was permissible to draft a letters of congratulations to places in town such as the recent completion of the wedding 'bed and breakfast' house that looks so nice. Ostlund stated that it could be perceived as setting precedence. She questioned the board on what would determine sending a letter. McMurrin adds that City Staff has enough to do without looking around to see what people did. The Board agrees that it looks great but it is not the best idea to start sending out letters adding that the Chamber would be a more appropriate entity that drafts congratulatory letters.

**8. Wilkening adjourned the meeting at 6:40 p.m.**