

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, March 30, 2010

The meeting was called to order by Acting Chairman Warren at 7:34 pm., Brenner, Zajac, Perham, Roden and Creager present. Willenbring absent.

Citizens Present: None

**Agenda:**

1. Call to Order
2. Old/New Business: T-Mobile Cell Phone tower update
3. Approval of January 26, 2010 minutes
4. Review Codes in the SFR, SFU, SCR, SCU, VC Districts
5. Adjournment

**Old Business:**

T-Mobile Cell Phone tower update: Amy Dresch from T-Mobile has requested that the City of Marine on St. Croix determine the maximum height of the cell phone tower without requiring a variance. T-Mobile supplied a survey showing the elevations of trees within a 300foot radius of the proposed location that will determine the height of the cell tower. The Planning Commission reviewed the City's Zoning Ordinance 408.8(9) along with the survey. Warren noted there are two different ways of measuring trees. One is by the elevation and the other by height of the tree. Currently the base of the proposed location is at an elevation of 991 feet. Conversation regarding the tree heights and their elevation locations along with the idea that each year trees continue to grow were some concerns. Some trees had no canopy because they were dead and others were full. The Planning Commissions determined that the elevation would be the best determining factor. The consensus of the Planning Commission determined the maximum elevation of 1,078 feet or a height of 87 feet without a variance specified by the Ordinance.

Currently there is no application submitted to the City of Marine on St. Croix by T-Mobile.

**New Business:** Warren referenced a letter from the MN DNR that was sent to Mayor Mills regarding the Supreme Court decision relating to the Lower St. Croix National Scenic Riverway. A review of the letter showed the impacts of the Supreme Court decision along with what has and has not changed with our local government regarding zoning variances, conditional uses and subdivisions within the river way.

**Approval of Minutes** *Roden moved and Zajac seconded to approve the January 26, 2010 Planning Commission Minutes as drafted. Motion passed unanimously.*

**Review of Codes in the SFR, SFU, SCR, SCU, VC Districts.** No additional recommendations to the zoning were made this month however Gwen Roden who has lines 26 through 42 of the zoning worksheet needed some clarifications. The Planning Commission reviewed whether a bed and breakfast was allowable in the City Ordinances. Warren believed that bed and breakfasts came after the ordinances were written. Roden questioned if a bed and breakfast is allowed, would it be listed under home occupations, service business in the St. Croix Urban Residential. The question is, does a bed and breakfast fit within our ordinance and code definitions. Brenner will be working with Roden to see where a bed and breakfast would fit into the Ordinances and codes and how should it be worded. Roden questioned whether there are other uses that should be considered in the code. Examples would be a reception hall or homes being used for weddings or other gathering places for a business. The status of the Marina was also questioned whether it would fall under a conditional use or permitted use. Warren noted that the Marina would be viewed as a special case under a conditional use.

The Village Center and the Riverway Ordinances allow for uses only. Single family detached residences, agricultural, conservancy, and essential services are permitted in section 507 of the Zoning Ordinances. These are also permitted uses in the DNR Riverway Ordinance. The City of Marines has a list of permitted uses is located in Section 508.2 and the DNR has accepted these uses.

**Planning Commission Expiring Terms:**

Jack Warren, Mike Zajac and Ron Brenner will continue serving on the Planning Commission for the next three years.

Gerry Perham has notified Dan Willenbring that he will be moving away and stepping down from his duties the end of May and will leave open a vacancy in June.

**Adjournment:** *Creager moved and Zajac seconded to adjourn the March 30, 2010 Planning Commission meeting at 9:10pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk