

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, January 30, 2007

Jack Warren called the meeting to order at 7:35 p.m. as Chairman Willenbring was delayed.

Commission Members Present: Ron Brenner, Mike Zajac, Carl Remick, Peter Fernstrum, Lisa Dochniak, Michael Goldner, Jack Warren

Dan Willenbring joined the group at 7:40 and John Waugh at 7:50.

Citizens Present: Robin Brooksbank, Glen Mills, Mike Fisk

AGENDA

1. Call To Order
2. Comprehensive Plan Update
3. Non-Conforming Uses – Section 4. General Provisions
4. Old/New Business-Approval of November Minutes
5. Adjournment

It was decided to address the Non-Conforming Uses Issue first and then the group would work on the Comprehensive Plan at the conclusion of the regular Planning Commission meeting.

Jack opened the meeting by briefly sharing a historical perspective of the issue that was before the Planning Commission. He stated that there is not clear language in the Zoning Ordinances regarding substandard lots vs. substandard structures and how substandard lots have been treated when residents are applying for building permits for expansion or replacement especially on a too small (dimensionally substandard) lot. He also shared a copy of a “decision-tree” the Commission members could use in identifying past practice and make recommendations on how to proceed in the future. Members discussed several options on how to treat each of these scenarios in the future.

The discussion then centered on what role the Planning Commission would play regarding variance requests because of lot size or other issues that would require a variance.

Dan made a motion to recommend to the City Council that any redevelopment plans on a substandard lot come before the Planning Commission for review and approval. Planning Commission approval is not required if the improvement is compliant with the City Code with the exception of lot size. Any redevelopment of a substandard structure on a substandard lot does require approval by the City Council.

Jack seconded the motion. Motion passed unanimously.

The other issue was the ambiguity of the word “new” as part of the language contained in Section 4, 401.2(2)(c) which reads “All new building expansions shall comply with required setbacks of the respective district”.

Jack made the motion that the language under Section 4 General Provisions, 401.2 (2)(c) be revised by eliminating the word “new” in the sentence. Carl seconded the motion. Motion passed unanimously.

Carl made the motion to accept the minutes from November 28, 2006. Peter seconded the motion. Motion passed unanimously.

Dan made the motion to adjourn the regular meeting at 8:40 p.m. and to move into small groups to address the Comprehensive Plan update. John seconded the motion. Motion passed unanimously.

Minutes taken by Ann Wood, Assistant City Clerk