

City of Marine on St. Croix
Joint City Council and
Planning Commission Meeting
Tuesday, November 29, 2005
7:00 P.M.

City Council and Commission Members Present: Mayor Glen Mills, Robin Brooksbank, Win Miller, Sherri Reid, Bill Miller, Carl Remick, Jack Warren, Ron Brenner, Dan Willenbring, and Peter Fernstrum, Mike Zajac (7:30p.m.)

Absent: John Waugh, Kim Jordahl

Citizens Present: Darryle Peterson and Kelley Blomberg

Agenda:

- 1) Call to Order
- 2) Discussion on Impervious Surface Issues
- 3) Old/New Business Approval of October 25, 2005 Minutes
- 4) Adjournment

Mayor Glen Mills called the meeting to order at 7:00 p.m.

Dan Willenbring opened the meeting by stating the Planning Commission's goal is to bring a recommendation on Impervious Surface regulations to the City Council by January, 2006. The recommendation will be based on the information recently gathered by Commission members as well as input received last May at the Public Hearing.

Dan then went through the data elements contained on the spreadsheet explaining how the data was retrieved from the reviews they had performed on the various homes. The Council questioned the accuracy of some of the data, as the numbers appeared way too low in some cases or way too high in others. It was felt, however, that a general sense of the effect of any recommendation could be achieved by the information that was garnered.

The conversation then turned to what really was the concern being looked at for a recommendation – i.e., impervious surface, view shed and/or water drainage issues. The Commission agreed that View Shed is a separate issue and needs to be further defined. Water drainage, however, would be the result of the amount of impervious surface allowed on a parcel of land and

therefore, is part of the overall issue. Dan stated that the City needs to take a leadership role in addressing water run-off issues throughout the City. Win mentioned that the City's Comprehensive Plan is going to be reviewed in January and that the Planning Commission should be a part of this review, specifically as it relates to this problem and potential solutions.

Win recommended that the Commission look at assigning specific threshold percents with a cap for each of the zoning districts. He also stated that he had a concern with the 18% slope reduction from the overall lot size when calculating the impervious surface. Further conversation centered on the Single Family Urban and St. Croix Urban Districts and the possibility that as part of any variance, the requestor would have to submit a drainage plan as part of their overall plan.

Dan stated that the Commission could come up with a threshold number (could be 20% in one area – 25% in another) for each district along with a cap and/or engineered solution if necessary.

Robin reiterated that the Planning Commission would come up with a recommendation of impervious surface requirements for each of the districts. The City Council would then hold a public hearing to present the recommended changes to the Development Code and make a final decision.

Sherri Reid made a motion to adjourn the joint meeting at 8:30. Seconded by Jack Warren. Motion passed unanimously.

The Planning Commission took a five-minute recess.

The Planning Commission reconvened at 8:35 p.m.

Chairman Willenbring thanked the members of the Commission who had spent time gathering the information that will be used in making a recommendation on Impervious Surface.

After much more discussion about what the threshold numbers might be, it was finally decided that each member will submit their recommendation to Dan and he will enter them on a spreadsheet to see if the Commission members have agreement on what a final recommendation might be. He will get this summary back to each of the members prior to the January

Planning Commission meeting so that a final recommendation can be made to the City Council at its February meeting.

Chairman Willenbring then brought up the current membership expirations and mentioned he had a conversation with John Waugh and that John said he would be interested in being reappointed. The other expiration is Carl Remick and he, too, was interested in a reappointment. Dan will send his recommendation from the Commission to the City Council for reappointment of both members.

Chairman Willenbring then mentioned that Jerry Getchell would be coming before the Commission in January if they have all their materials ready in order to request a Conditional Use Permit.

Jack Warren mentioned he had met with Win Miller who is representing his sister, Jackie, regarding a small subdivision of her property. Win will visit with his sister regarding the concerns of the Commission as it relates to Chestnut and 6th Street upgrades as well as possible Trail issues.

Carl Remick recommended approval of the October 25 minutes as written. Jack Warren seconded. Motion approved unanimously.

Jack Warren made the motion to adjourn the meeting at 9:35 p.m. Seconded by Peter Fernstrum. Motion passed unanimously.

Minutes taken by Ann Wood, Assistant City Clerk.