

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, October 28, 2008

The meeting was called to order by Chairman Willenbring at 7:32 pm. Warren, Zajac, Brenner, Krahn and Forster present. Dochniak and Fernstrum absent

Citizens Present: Dick Johnson, Mandy Hathaway (Country Messenger)

**Agenda:**

1. Call to Order
2. Public Hearing for CUP for Joe & Jane Matsumoto – 701 Pine Cone Trail
3. Pre-Application of CUP Dick Johnson
4. Review Codes in the SFR, SFU, SCR, SCU, SCCB Districts
5. Old/New Business
6. Approval of September 30, 2008 minutes
7. Adjournment

Chairman Willenbring called the Public Hearing to order at 7:33 pm.

**Public Hearing of CUP for an accessory apartment for Joe & Jane Matsumoto – 701 Pine Cone Trail:** Chairman Willenbring has spoken with the Matsumoto's in detail regarding the Conditional Use Permit in the last several weeks. Willenbring stated that due to this Conditional Use Permit being a simple application and very similar to the application dealt with this last month he decided that they did not need to travel here from Rochester and excused them from attending this hearing.

Willenbring took the overview from the Reich's application from last month and modified for this specific property. Willenbring referenced 13 findings, listed the requirements for granting a Conditional Use Permit per section 308.2, facts that he believed would apply, used the Lower St. Croix River Overlay district and our standard recommended conditions for bathroom in accessory facilities. There were drawings of the sewer system showing connections to the system. In February 2004, the Matsumoto's had a survey done by Landmark Surveying Inc and came before the Planning Commission for a garage addition. The survey showed the existing structures that were on that site at that time along with lot lines. After review and some discussion, the Planning Commission agreed to move forward with the facts and findings with one alteration to finding # 4 to state Accessory apartment is a permitted Conditional Use within the zoning district.

*Warren moved and Brenner seconded that the Planning Commission recommend to the City Council the approval of the Conditional Use Permit to Joe and Jane Matsumoto case number 101308-01 per the findings, requirements and conditions as drafted with one alteration. Motion passed unanimously.*

Public hearing closed at 7:47 pm.

**Pre-Application of CUP for a residential apartment in a business district Dick Johnson:**

Mr. Johnson submitted a drawing to the Planning Commission and his plan at his business located in the Lumber Yard Shops at 11 Judd Street. Mr. Johnson is looking at a live in work situation, to have a business on the lower level and a living facility above. The concern is that the above location is also street level to which Linden Street is not allowed in the business district. Residential use, per section 508 of the code, is the Village Center District the Purpose 508.11(d) is to allow non street level residential uses as a supporting use to commercial activities so long as the uses do not interfere with commercial uses allowed the zoning district. Willenbring stated we have several situations where there are apartments above other businesses in town. Mr. Johnson stated he has tried for several years to rent out these buildings with very little luck. Mr. Johnson is willing to remove the door on the Linden Street level because of the fact that entrance and side walk is not up to code. This would ensure that there is no access from Linden Street. Mr. Johnson is in the process of separating each building with Washington County with its own PID number.

After a detailed discussion on the location of the buildings the Planning Commission recommended that Mr. Johnson should hold off on the Conditional Use Permit until the property has been legally separated by Washington County. This would make it easier to determine the boundaries and addresses for all properties because of the separate PID numbers.

**Review Codes in the SFR, SFU, SCR, SCU, SCCB Districts.**

Willenbring suggested that the Planning Commission should review and compare various allowed uses within the zoning districts in Marine on St. Croix looking for consistency across the board. There appears to be some inconsistencies in the wording in some of the districts or possibly some omissions. There was a Zoning Comparison handout that showed the SFR, SCRR, SFU, SCUR, VC, LI, LSCRO and Floodplain districts showing the permitted, accessory, interim and conditional uses. The Planning Commission will review and bring findings to the January 27, 2009 Planning Commission meeting.

**Old/New Business –**

**Horse Boarding Ordinance:** There will be a Public Hearing at 7:00pm at the on November 13, 2008 City Council meeting.

Willenbring was interested in whose term would be up on the Planning Commission this December. Assistant City Clerk will find the information and email to the Planning Commission members.

There will be a St. Croix River meeting on Wednesday 10/29/2008 if anyone is interested. There is no cost. Council member Brooksbank and Planning Commission member Warren will be attending.

**Approval of Minutes** *Warren moved and Zajac seconded to accept the September 30, 2008 Minutes. Motion passed unanimously.*

**Adjournment:** *Brenner moved and Warren seconded to adjourn at 8:35pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk