

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, May 26, 2009

The meeting was called to order by Chairman Willenbring at 7:32 pm. Warren, Zajac, Brenner, Perham, Roden, and Creager present.

Citizens Present: Kate Bergeron (Country Messenger),

Agenda:

1. 7:30pm Call to Order
2. Greg Bevens – Pre Application CUP – 261 Parker Street
3. Review Codes in the SFR, SFU, SCR, SCU, VC Districts
4. Old/New Business
5. Approval of April 26, 2009 minutes
6. Adjournment

Greg Bevens – Pre Application CUP – 261 Parker Street:

Chairman Willenbring explained there was a CUP granted back in March of 2004. The applicant at that time was Dan Froiland who owned the Brookside Bar and Grill. Prior to March of 2004, the code was changed to address first level residence's in the Village Center. Currently the code does allow this, however a Conditional Use Permit is required.

Chairman Willenbring explained briefly the history of 261 Parker Street and how it was part of the Brookside Bar and Grill at one time. This location was used for storage at the Brookside; however there is a kitchen, bathroom, living space that can be used as a residence. The property is located in the Village Center District and requires a Conditional Use Permit for residential use under section 508.8(5). Greg Bevens was not present to discuss the pre-application for the Conditional Use Permit however the Planning Commission decided to forward this matter to the City Council for a Public Hearing if Mr. Bevens was still interested in a Conditional Use Permit.

Chairman Willenbring moved and Roden seconded if Greg Bevens does not show up and applies for a Conditional Use Permit for 261 Parker Street that the Public Hearing be held at the City Council meeting on July 9, 2009 at 7:00 pm. Motion passed unanimously

Review of Codes in the SFR, SFU, SCR, SCU, VC Districts.

Chairman Willenbring reviewed with the past and current Planning Commission members the reason to clarify and be consistent and almost identical with the verbage in each of the Zoning Districts in Marine on St. Croix's Zoning Ordinances. The Planning Commission will be comparing each district and putting together what they call their "Parking Lot" list for any areas they believe need to be reviewed and will do so at a later date. This process will be ongoing at future Planning Commission meetings.

Old/New Business

Kathy Harker – 1011 Nason Hill Road - Accessory Building Placement.

The City Council approved the accessory building to be located closer to the road at the City Council meeting dated May 14, 2009.

St. Croix Riverway Workshop –

Six of the Planning Commission members were interested in attending the Riverway Workshop on the St. Croix River on Wednesday June 17, 2009. The workshop will emphasize the changes of the riverway banks on both sides of the river. The Planning Commission discussed how changes have been made to the landscape and bluff lines in the past. Chairman Willenbring will work with the City Clerk to make the reservations.

Roden moved and Warren seconded that the next regular Planning Commission meeting will be July 28, 2009 and the June 17, 2009 St. Croix Riverway Workshop boat event will be in lieu of the June 30, 2009 Planning Commission meeting. Motion passed unanimously

Approval of Minutes *Willenbring moved and Warren seconded the acceptance of the Planning Commission meeting Minutes of Tuesday April 28, 2009 as drafted with two amendments for Kathy Harker paragraph one, sentence one, “Currently they have completed some fencing and realized that the approved site becomes very slippery in the presence of any kind of moisture and is tearing up the property” to be replaced with They have realized that the slope of the approved site becomes too slippery to offer safe footing for the horses. Insert in paragraph 1 sentence three before sentence starting with “Kathy Harker” The present revised sight plan denoting the proposed structure at the front yard setback. Motion passed unanimously.*

Adjournment: *Warren moved and Perham seconded to adjourn the May 26, 2009 Planning Commission meeting at 9:16 pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk

Footnote: Greg Bevens has decided not to purchase the property at 261 Parker Street, therefore a Public Hearing will not be held at the July 9, 2009 City Council meeting.