

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, April 27, 2010

The meeting was called to order by Chairman Willenbring at 7:35 pm., Warren, Brenner, Zajac, Roden present and Creager, absent.

Citizens Present: None

Agenda:

1. Call to Order
2. Old/New Business
3. Approval of March 30, 2010 Minutes
4. Review Codes in the SFR, SFU, SCR, SCU, VC Districts
5. Adjournment

Old Business: T-Mobile – Chairman Willenbring sent information to Amy Dresch of T-Mobile indicating 87 feet would be the maximum tower height allowed without requiring a variance. No further updates from T-Mobile.

New Business: Willenbring and Warren worked with Michael Hall regarding a minor subdivision of one lot into two lots on Nason Hill Road N. Willenbring noted it will possibly go before the City Council at the May 13, 2010 meeting.

Approval of Minutes *Warren moved Brenner seconded to approve the March 30, 2010 Planning Commission Minutes as drafted with two changes. First change: In the T-Mobile discussion of Old Business, insert the word canopy before elevation in paragraph one sentence nine. Second correction, Delete Village Center and change “for” to “four” in the section of Review of Codes paragraph two, first sentence. Motion carries unanimously.*

Willenbring asked Assistant City Clerk Tomnitz to include the Planning Commissions expiring terms on the bottom of the monthly minutes for future reference. The Planning Commission is also looking for anyone interested in serving on the Planning Commission. The Planning Commission currently has six members.

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

Brenner and Roden researched the use of a Bed and Breakfast within the City of Marine on St. Croix. The Conditional Use Permit for the Asa Parker House Bed and Breakfast was reviewed and has shown many changes over time. Currently there is no Ordinances or definitions in place regarding the use of a Bed and Breakfast or that shows where a Bed and Breakfast should be permitted. Warren created a potential ordinance for a Bed and Breakfast along with a definition that could be used. Roden questioned the difference between an Interim Use Permit and a Conditional Use Permit. Willenbring defined an Interim Use permit as it remains in place until a

change has been made. (Example: a change of ownership) a Conditional Use Permit is reviewed each year and continues as long as the use is needed. Home Occupations, service, term of activity, area, parking, and the health and safety concerns were some issues that were discussed.

The Planning Commission members will continue to work with the terms for a Bed and Breakfast and will continue reviewing other items that are found as they work with the Zoning ordinances. All recommendations will be brought before the City Council to be considered when the review process has been completed.

Adjournment: *Roden moved and Warren seconded to adjourn the April 27, 2010 Planning Commission meeting at 9:08pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk

PLANNING COMMISSION TERMS -, Dan Willenbring, Gwen Roden – Expires 12/31/2010, Andy Creager - Expires 12/31/2011, Jack Warren, Ron Brenner, Mike Zajac – Expires 12/31/2012