

City of Marine on St. Croix
Planning Commission
Regular Meeting

Tuesday, June 28, 2005

Commission Members Present: Dan Willenbring, Carl Remick, Peter Fernstrum, Peter Marker, Jack Warren, John Waugh

Citizens Present: Kim Jordahl, Mike Zajac, Daniel McLean

Agenda:

- 1) Call to Order
- 2) Follow-up on Public Hearing for Impervious Surface Changes
- 3) Update on Work Assignments
- 4) Approval of May 31, 2005 Minutes
- 5) Adjournment

Chairman Willenbring called the meeting to order at 7:30 p.m.

Chairman Willenbring acknowledged the receipt of two letters of interest from residents regarding the vacancy on the Planning Commission. The two people are Kim Jordahl and Mike Zajac who were present at the meeting. Each gave a short summary stating why they are interested in serving in this capacity. It is expected the City Council will take formal action at the July 14th meeting regarding their appointment.

The Commission members then gave a brief overview of the work they have been involved in over the past 3-5 years. Chairman Willenbring explained the Commission is currently working on the issue of impervious surface. He informed the Commission members he had reported back to the City Council on the Public Hearing and stated that each of the members had a work assignment related to this issue. He stated the City Council had given him an allotment of up to \$600 to pay for a consultant to investigate the number of lots that would be affected if the 18% slope reduction were implemented in all zoning districts.

Chairman Willenbring explained to the applicants how the Commission members are assigned to work with residents as they pursue variance requests. He further explained that the role of the Commission member(s) is

to present the facts regarding the request. The Commission is responsible for making a recommendation to the City Council – not for final approval or denial.

Chairman Willenbring mentioned he hoped that the Commission would be able to have a joint meeting with the Council by September once the Commission members have had the opportunity to finish the work assignments regarding impervious surface and storm water issues.

Each of the Commission members then gave an overview of where they were at with their respective assignment. Carl's assignment was to try to come up with a definition for View Shed. He reported that he has done some research on this and some of the existing language of other municipalities reads, "The area in view from the defined observation point" and "preserving the character of the landscape". He also referenced the language and schematics that currently exist in our Zoning Ordinances on Page 5-10 and 5-15. He mentioned that the City of Afton has done some work in this area and he will look further into their approach. He also mentioned that the issue of View Shed needs to be kept separate from the impervious surface issue.

Peter Marker stated he had an initial meeting with the MPCA regarding storm water requirements as part of his assignment. He mentioned that Marine is too small to be required to obtain a municipal storm water permit from the State – i.e., be under the State's jurisdiction. (Need to be a population of at least 5,000). However, the MPCA website has a vast amount of material that can be accessed as well as educational materials and suggested ordinances that could be used in working with the city and residents for environmental betterment.

Peter Fernstrum was assigned to work with the Real Estate Association regarding what they have seen happening in the building area in Marine over the past 10 years and what they see for the future. He had not had the opportunity to do this yet, but will have something for the next meeting.

Jack Warren reported he had visited with Jim Almendinger of the Watershed Research Station. While there has been some work done in the area of sediment and/or salt infiltration, the measuring instrument is not sophisticated enough to differentiate what comes from run-off and what comes from the regular system. He further stated that he felt the issue of

density and scale were being folded into the impervious surface issue and should not be.

Chairman Willenbring reported he will be attending a meeting with MnDot, the city engineer and a council representative regarding the Highway 95 issues as well as storm water run-off. He will also investigate getting a grant for the city to help come up with ways to deal with storm water run-off. Jack stated that a fairly comprehensive report had been done about 4-5 years ago on this issue by a graduate student that they may want to review.

Peter Marker reiterated that it is very important for the Planning Commission to keep the environmental issues separate from building issues. He felt that was very much the message from the citizens at the public hearing.

Chairman Willenbring asked if there was any other new business. None at this time.

The Minutes from the May 31, 2005 Public Hearing were reviewed. However, Chairman Willenbring postponed approval until the next meeting so that he might have an opportunity to review them.

Jack Warren made a motion to adjourn the meeting. Peter Fernstrum seconded. Motion passed to adjourn at 9:05 p.m.