

City of Marine on St. Croix  
**Planning Commission**  
Regular Meeting

**Tuesday, January 25, 2005**

Commission Members Present: Dan Willenbring, Jack Warren, Carl Remick and John Waugh

Absent: Peter Marker, Melisa Rediske and Peter Fernstrum

Citizens Present: Tony and Kim Curtis, Joshua Corrigan, Robin Brooksbank, Win Miller, Harold Teasdale, Shane Coen, Kurt Rosauer and Daniel McLean

**Agenda:**

1. Call to Order
2. Pre-Ap – Tony and Kim Curtis – 140 West Maher Lane – Re-Subdivision
3. Pre-Ap – Jackie Miller – 550 Chestnut – Minor Subdivision
4. Harold Teasdale – Tree Replacement Plan
5. Impervious Surface Definition
6. Old/New Business
7. Approval of Minutes
8. Adjournment

Chairman Willenbring called the meeting to order at 7:32 p.m.

**Pre-Ap – Tony and Kim Curtis – 140 West Maher Lane – Re-Subdivision**

The Curtis' want to divide their 10 acres of land into two 5-acre parcels. According to the City subdivision ordinances, this issue qualifies as a re-subdivision as the land was originally subdivided in 1997. The Curtis' do not have any formal plans or ideas drawn up. It is believed that driveway access is the main issue to consider. They would like to not extend the road, as the residents in parcel B are disinterested in this subdivision. Options were discussed including possibly dividing the property into two non-equal size lots (one 4 acres and one 6 acres). This option would then create a substandard lot and therefore meeting the density of the original subdivision would need to be a consideration. Willenbring also brought up the fact that if less than 10-acres, the land could not be used for agricultural purposes without requiring a CUP. However, the existing barn would be allowed. Willenbring volunteered to work with the Curtis' on the planning of this re-subdivision before going to the City Council for approval.

**Pre-Ap – Jackie Miller – 550 Chestnut – Minor Subdivision**

Win Miller attended the meeting on behalf of his sister Jackie who would like to subdivide her property. Josh Corrigan was also in attendance as he is interested in purchasing the west part of the property. The property totals 4.2 acres and is located within the single-family urban district, which requires a minimum lot size of 30,000 square feet. Win would like this to be considered a minor subdivision because technically it is 3 lots. A major concern is that Chestnut Street seems to be more of an access lane and is not a City maintained street. The possibility of other nearby property owners subdividing their land in the future, brings up the concern of increased use of Chestnut Street. An easement on the lot would be desirable for access by both Jackie and Josh. Jackie is apprehensive that extending Sixth Street would encourage even more trespassing by people heading to the park. The Planning Commission recognizes the

following as the major issues to address for this possible subdivision: the suitability of soil for a perk test, the dimensions of a private well, to insure the well would not interfere with the septic systems of others, the improvement of Chestnut and Sixth Streets to accommodate future development, and the extension of Sixth Street. Win brought up the fact that there is also an alley along Chestnut Street to consider. Win will keep the Planning Commission informed of his findings and developments in this matter.

### **Harold Teasdale – Tree Replacement Plan**

Shane Coen and Harold Teasdale explained the problems with the survivability of trees planted in Jackson Meadow. Unfortunately, many of the trees planted in phase I have not survived. The open space committee hired Rainbow Trees to do an analysis. They have recommended replacing 40% of the current trees with smaller, 2-inch trees. They believe that changing the size and species of the trees would be the healthiest route to take. This new plan would also affect phase II, while still maintaining the original planting design.

***Waugh moved and Warren seconded to accept Jackson Meadow's proposed landscape modifications. Motion passed unanimously.***

### **Impervious Surface Review**

Chairman Willenbring crafted the following definition of impervious surface: *"The plan area of any surface or structure, including overhangs that do not naturally absorb water. This includes, but not limited to, all roofs, concrete, brick and asphalt surfaces. These surface areas shall have an impervious factor of 1.0. Any engineered materials designed specifically to transmit water shall be approved by the Planning Commission and the City engineer. These surfaces shall have an impervious factor of no less than 0.4. Any landscape area or native vegetation shall be considered pervious and have an impervious factor of zero."* It was discussed that although preserving view sheds is important, maybe it should be a separate issue. Warren suggested that maybe a view-path concept be developed. The Planning Commission would also like to see an impervious surface maximum set in all of the districts (currently there are only 2). The Planning Commission also does not agree with the City's allowance of temporary structures put on city right-of-ways. Discussions included that requiring a building permit to put in a driveway might help with controlling some impervious surface issues. Chairman Willenbring tabled this discussion until next month's meeting.

### **Old/New Business**

Next month's agenda should include an item about temporary structures on city right-of-ways. A joint meeting with the City Council person in charge of parks regarding this issue is desired. Warren informed that, if needed, he has resources regarding the Highway 95 designated scenic by-way.

### **Approval of Minutes**

***Remick moved and Waugh seconded to approve the minutes of November 30, 2004. Motion passed unanimously.***

### **Adjournment**

***Warren moved and Waugh seconded to adjourn at 10:00 p.m. Motion passed unanimously.***