

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, April 29, 2008

The meeting was called to order by Chairman Willenbring at 7:30pm. Warren, Zajac, Krahn, Fernstrum, Forster and Dochniak present. Goldner and Brenner absent

Citizens Present: Kathleen Harker, Curtis Moe, Lyle and Connie Helke, Robin Brooksbank.

**Agenda:**

1. Call to Order
2. Pre-App – Curtis Moe/Kathleen Harker – Property Line Setback for Horse corral
3. Public Hearing – Lyle/Connie Helke – Variance Request
4. Old/New Business
5. Approval of Minutes
6. Adjournment

**Pre-Application – Moe/Harker -1011 Nason Hill Rd** – Curtis Moe and Kathleen Harker were in attendance to question what would be needed to house one or possibly two horses. The property is located in the SFR district and is just under five acres in size. The Development Code allows one horse per acres of land. Ms. Harker advised she would also like to have a fenced in area to use as pasture and a 12x24 open sided shelter area for hay storage, both of which are proposed to be placed in front of the principle structure due to the hilly topography in the rear of the property. Willenbring suggested the following items may be required: a Conditional Use Permit for horse boarding, a variance for an accessory structure placed in front of the principle structure, and possibly a variance for property line setback for the placement of a corral. Willenbring also requested the Ms. Harker obtain a topography map to see how much, if any, of the property has slopes greater than 18%, as that area would not count towards the total acreage calculation. Due to the scheduled Public Hearing on the agenda, Chairman Willenbring requested two Commission members work with the applicants to determine if a Public Hearing will be required in May. Krahn and Forster were assigned.

**Public Hearing-Connie/Lyle Helke** – Lyle and Connie Helke were in attendance to request a variance to place a garage in front of their principle structure. Willenbring explained that due to the project timeline, there was no pre-app meeting and he just met with the Helkes to review the request. The proposal is to build a single story 26x34 detached garage. Currently there is no garage on the property, only a small shed and two accessory buildings used as pottery studios. The property is surrounded by steep slopes, and the only level area of the property is to the rear of the house and is the location of a septic drainfield and lift station. The proposed garage meets all size requirements for accessory buildings and property line setbacks in the SFR district. Willenbring was proposing the need for three variances, however after some discussion, it was determined that the requirement for Section 504.(4)(a)(3), was not applicable.

*Fernstrum moved and Warren seconded to recommend approval of the variance request for Planning Case 040801-01 with the omission to the reference of the second variance requirement. Motion passed unanimously.*

**Old/New Business** – Chairman Willenbring welcomed Stacey Forster as a new member of the Planning Commission. Discussion was also held regarding an alternate way to distribute the Minutes. The Commission requested the Minutes be emailed from now on, rather than mailing a hard copy.

**Approval of Minutes** – *Fernstrum moved and Krahn seconded to approve the February 26<sup>th</sup> Minutes with the following change; pg.2, line 5, change '64 to 62 lots' to '64 to 60 lots'. Motion passed unanimously.*

**Adjournment** – *Warren moved and Krahn seconded to adjourn at 8:20pm. Motion passed unanimously.*

Minutes taken by Lynette Peterson, City Clerk