

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

Tuesday, May 31, 2005

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

Absent: John Waugh

Citizens Present: Chris Strand, Sherrill Reid, Roger Lyle, Win Miller, Todd Mestad, Bill Miller, Laurie Schmidt, Kurt & Janet Rosauer, Scott & Zach Ramberg, Scott Kroner, David Best, Dave Schlenker, Richard Zoller, Robert Thomson, Nancy & Bob Lindblom, Judy Kavanaugh, John Hoffman, David Drysdale, Mary Uppgren, Megan Kavanaugh, Glen Mills, Jean & Frank Kubitschek, Kim Jordahl, Thomas Beskau, Tracy Pechacek, Robin Brooksbank, Elizabeth & Mark Odegard, Daniel McLean

**Agenda:**

- 1) Call to Order
- 2) Open Public Hearing
- 3) Presentation by Planning Commission
- 4) Public Comments
- 5) Questions
- 6) Planning Commission Discussion
- 7) Potential Motion
- 8) Close Public Hearing
- 9) Approval of April 29, 2005 Minutes
- 10) Adjournment

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

Chairman Willenbring opened the meeting with a review of the handouts on the proposed zoning requirement amendments regarding impervious surface. (See attachment) He then called for comments from the audience. No comments were given at this time.

At this time he opened the meeting up to questions from the audience. The following represents the speakers and concerns expressed regarding these proposed amendments.

Win Miller: Win asked if it would be a good idea to put together the 1.0 impervious surface factor plus the .04 factor referenced under the “Environmental Standards” section relating to engineered materials and treat as a total impervious surface of 1.4. He then asked if the proposed recommendations apply to Jackson Meadow and the Stugas? Dan responded that both the Stugas and Jackson Meadow had development plans relating to holding ponds controlling the release of storm water.

Bob Johnson: Bob commented that if you use the 18% slope deduction, it could result in the loss of half of his available land. Does this mean he can pay one-half the tax amount?

Chris Strand: Chris asked the commission what data they had to support their theory regarding the need for these proposed amendments. Dan responded that these requirements already exist for the St. Croix Urban and St. Croix Rural districts and this is an attempt to make the restrictions equal across all five districts. The Commission reported that communities like Afton and Stillwater use the same for all districts. Jack Warren also mentioned the storm water issue and the fact that it would be better to have the storm water absorbed where it falls rather than run-off possibly causing damage.

Sherri Reid: She stated she didn't see any problem with anything other than in spring when the ground is frozen.

Bill Ries: Bill commented that the DNR feels that the run-off is better than it used to be.

Laurie Schmidt: Laurie commented that they do not have any run-off problem on their property and therefore, was asking the Commission to explain why they are proposing a more restrictive zoning ordinance. Dan reiterated the attempt to treat all districts equal regarding this ordinance.

Charles Arnason: He stated that the proposed recommendations were just being proposed as further restrictions and had no merit. He felt that this was

a way to remedy what has already happened. He further stated that the existing vegetation

### Old/New Business

Chairman Willenbring made a motion that a thank you be offered for the appreciation dinner that was held on Saturday, April 23rd. Seconded by Carl Remick. Chairman Willenbring also publicly thanked Melisa Rediske for her service to the community as a member of the Planning Commission.

The next item focused on the Impervious Surface issue that is scheduled for a public hearing at the May 31<sup>st</sup> meeting. Chairman Willenbring recommended that the table depicting the zoning requirements are incorporated into the Zoning Ordinances as an exhibit and/or chart under the 501 Section, Zoning Districts and District Provisions. After considerable discussion, however, it was decided not to include it as part of the Code but rather use it as a worksheet and make it available as needed.

Discussion then turned to the recommended changes regarding impervious surface and where they will be placed in the current code. The proposed example is attached.

The Commission then focused on the two items that had been discussed but not acted upon at the March 29<sup>th</sup> meeting. The following action was then taken. A motion was made by Carl Remick “that the established and newly instituted total impervious surface area covered by structures higher than 24 inches be limited to no more than 75% of the total impervious surface area allowed under Sections 504, 505, 506 and 507”. Seconded by Peter Marker. Motion carried unanimously.

A motion was then made by Peter Marker regarding the following language: “The area of the land with slopes greater than 18% should be deducted from the lot area for purposes of impervious surface calculations”. Carl Remick seconded. Motion carried unanimously.

General discussion was then held regarding the upcoming Public Hearing. Carl will write a paragraph outlining the issues that will be used as a handout at the Hearing.

Approval of Minutes

Jack Warren moved and Carl Remick seconded to approve the Minutes of the March 29, 2005 meeting. Motion carried unanimously.

Adjournment

Dan Willenbring moved and Peter Marker seconded to adjourn at 9:10 p.m. Motion passed unanimously.