

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, February 24, 2009

The meeting was called to order by Chairman Willenbring at 7:33 pm. Warren, Zajac, Brenner, Gerry Perham, and Gwen Roden present. Andy Creager absent.

Citizens Present: Mandy Hathaway (Country Messenger), Brad Peterson, Glen Mills, Thomond O'Brien

Agenda:

1. 7:30pm Call to Order
2. Welcome New Planning Commission Members:
Gerry Perham- 2 year term, Gwen Roden - 2 year term, Andy Creager - 3 year term
3. Possible Subdivision - Thomond O'Brien – 16220 St. Croix Trail N
4. Variance Request Minimum Lot Requirement – Brad Peterson – Lot 10 Butternut Falls
5. Review Codes in the SFR,SFU, SCR, SCU, VC Districts
6. St. Croix Riverway Meeting Summary by Jack Warren
7. Old/New Business
8. Approval of January 27, 2008 minutes
9. Adjournment

Chairman Willenbring welcomed the new Planning Commission members Gary Perham, Gwen Roden, and thanked them for volunteering. A copy of the City's 2030 Comprehensive Plan was handed out to all Planning Commission members and a updated copy of the City's Zoning Ordinance was given to the new members. Willenbring gave a brief summary of what the Planning Commissions role is to the City of Marine on St. Croix, and how the Comprehensive Plan is the vision for our future.

Willenbring also explained that the Planning Commission does not grant variance requests for uses, it is not allowed, it is strictly dimensional requirements. The Planning Commission makes recommendations to the City Council and is also involved in changing the zoning ordinances.

Thomond O'Brien – 16220 St. Croix Trail N: Possible Subdivision

Thomond O'Brien who is representing his mom and father Thomond O'Brien's estate who own approximately 160 acres from Hwy 95 to Nason Hill road. Mr. O'Brien has a piece of property he would like to sell as a whole or break into two parcels as a simple subdivision. There is a discrepancy on the current survey that shows the property size as either 9.48 or 10.2 acres. Mr. O'Brien would like to know what the Planning Commission thinks about the discrepancy in the acres and if he can move forward with dividing and selling the property. Willenbring explained the process for a simple subdivision and what Mr. O'Brien will need to bring before the Planning Commission to move forward. The Planning Commission will also provide two members to

work with Mr. O'Brien when he is ready with an accurate certified survey showing legal description, area calculations for easements and more details that show the right of ways and correct dimensions of the property lines.

Mr. O'Brien also brought to the attention of the Planning Commission additional land that is owned by the family, and questioned the possibility of changing the lot line to add to this property making it possible to divide, and would he need a variance. Willenbring also stated that this would be a land division process that would require a registered survey and no variance would be needed.

Variance Request Minimum Lot Requirement – Brad Peterson – Lot 10 Butternut Falls

Brad Peterson explained he has put in an offer on property in Butternut Falls described as Lot 10 contingent on approval from the city to build a home on this property. This property is located in the St. Croix Urban District (SCUD). Mr. Peterson does not own the lot as of yet however, he has talked to the owner and has permission to go before the Planning Commission for information regarding this lot. After reviewing the lot size with Mr. Peterson, it was found to be short of the one acre needed after taking into effect the setbacks, therefore a variance would be needed. Also there was conversation that the property would need to have two percable sites for a sewer system per our city code. Right now the city's policy does not allow for new connections to the city septic system. Due to the fact that this property is located in the river district there are additional guidelines that need to be considered per the Lower St. Croix River Overlay District. Other agencies like the DNR will need to be notified for their review and comments. Willenbring explained the process to Mr. Peterson if he was interested in moving forward. First a pre-application would be needed and submitted to the city by a legal representative or the owners to start the process. At that point we can assign a committee to help with the process.

Review of Codes in the SFR, SFU, SCR, SCU, VC Districts. Willenbring recommended that the Zoning Ordinance and spreadsheets be reviewed over the next couple of months. This will give the new Planning Commission members a chance to review the Comprehensive Plan and Zoning Ordinances so they are familiar with the City's vision.

Old/New Business – Chairman Willenbring had put a call into and left a message for Curtis Harker and Kathy Moe regarding the Horse stable. There has been no reply.

St. Croix Riverway October meeting. Warren gave a brief summary of the October meeting explaining the National Park Service, DNR of WI and DNR of MN are the three main agencies for the Riverway Management process. The purpose is to build a Partnership with local units of government. These agencies have put together three workshops relating to the river management, first being the history and the impact over the last 40 years with the enabling legislation that went through congress. The Upper St. Croix from where it rises at Taylors Falls and St. Croix Falls was part of the first legislation enacted in the US. Two senators one from Wisconsin and one from Minnesota were part of this legislation. The goal of this legislation is to protect and preserve our scenic, geological and characteristics of our riverway being that its approximate location near a major metropolitan area. The First amendment came one to two years later which included the lower St.

Croix. Another concern was the recreational use of the river over time and how it affects the quality of the water. Phosphorous and nitrates levels were also concerns for the river. Several studies have been performed over the years and have shown that farming has had a great impact due to the introduction of the tractors resulting in high levels of phosphorous running into the river.

The second St. Croix Riverway Workshop meeting will be on March 31, 2009 from 6:00 to 9:00pm. This workshop will deal with tools and regulation and variances of land uses. How to deal with different variances with in our codes and how the river is regulated? How the DNR fits within our local government?

There were also concerns of whether the Planning Commission could attend this meeting without violating the open meeting laws. Assistant City Clerk Tomnitz was able to clarify that this would not be a problem seeing that it is an informational meeting that does not effect any decision making regarding the City.

The Planning Commission will be attending as a group and the March 31, 2009 Planning Commission meeting will be canceled.

The Third workshop will be a Cruise on the river in June. The date will be determined later.

The City Council and Planning Commission are invited to all the workshops.

Approval of Minutes *Warren moved and Brenner seconded the acceptance of the January 27, 2009 meetings Minutes as drafted. Motion passed unanimously.*

Adjournment: *Brenner moved and Warren seconded to adjourn at 9:13pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk