

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, February 26, 2008

Planning Commission Members Present: Chairman Willenbring, Brenner, Fernstrum, Krahn,
Dochniak

Citizens Present: Mandy Hathaway, Jacquelyn Miller, Robin Brooksbank, Susan Ferron, Peter
Curtis, Roberta Miller

Agenda:

- 1) Call to Order
- 2) Public Hearing -Variance Request 7:30 pm. Ferron/Stephens.
- 3) Subdivision for Jackie Miller's property.
- 4) Approval of January 29, 2008 Minutes
- 5) Old/New Business
- 6) Adjournment

Meeting was called to order by Chairman Willenbring at 7:30 pm.

Public Hearing – Variance Request Ferron/Stephens

Chairman Willenbring called the Public Hearing order at 7:31pm.

Peter Curtis, the architect for the Susan and David Stephens, outlined the request to add an addition to their single car garage. This addition would require a variance for front yard setback. Willenbring questioned how the lot size was determined and whether the amount of impervious surface would be under the 20% maximum. Mr. Curtis was able to confirm the lot size through Landmark Surveying at 19,000 sq ft. After reviewing the plans and adding an additional 150 sq ft for sidewalk, it was determined that the amount of impervious surface was under the 20% requirement. Willenbring proposed to amend fact #5 to include the sidewalk of 150.5sq ft. Mr. Curtis will supply an updated revised plan that would show the new square footage and updated impervious surface.

Brenner moved and Fernstrum seconded to approve the proposal with an amendment to fact #5 to reflect the added sidewalk of 150.5sq ft, based upon the above Findings of Fact criteria for granting variances, and factors specific to the Lower St. Croix River District, the Planning Commission recommends to the City Council that the requested variances be granted.

Public Hearing Adjournment - *Brenner moved and Fernstrum seconded to adjourn Public Hearing. Motion passed unanimously, Public Hearing adjourned at 7:42pm.*

Subdivision for Jackie Miller's property -

Jacquelyn Miller was present to discuss the terms and proposed changes regarding her subdivision. Win Miller has signed over his responsibility of the application for Jackie Miller's

subdivision to Jacquelyn Miller. Ms. Miller would like to remove lot C from the proposed subdivision. After the February Planning Commission meeting Win Miller met with the Wendts to draft a Development Agreement which would satisfy certain conditions required by the Planning Commission. One proposal of Development Agreement was to give an easement across Jackie's property to the north to allow access to the Wendt's property. Ms Miller has stated that she does not agree with the terms of the Development Agreement and is not interested in giving a driveway easement across her property.

Willenbring noted that the City has to take into account the potential for future development of neighborhoods which is referenced in Section 703 of the Subdivision Ordinance. The Planning Commission also felt very strongly that there needs to be access for future lots for development to the South, to the West and North of her property and per the Comprehensive Plan outline, reduce the accesses along St. Croix Trail.

Brenner wondered if this would be considered another prehearing or a modified proposal. There was a specific proposal that was brought before the Planning Commission last meeting and the Planning Commission made their recommendation based upon that proposal and the conditions given. The Planning Commission suggested Ms. Miller resubmit an application for Parcel A and B, and come back before the Planning Commission where they will review the new proposal.

Willenbring will contact Jacquelyn Miller with her options to resubmit the subdivision application.

Old/New Business –

Jackson Meadow

Willenbring reviewed the Conditional Use Permit with reference the Development Agreement and found it does not address any modifications to the overall Development Agreement and therefore a standard resubdivision request would go before the City Council. This could happen in March or April. Another option is to modify the CUP which is reviewed annually by the City Council. The City Council could reduce the density requirement from 64 to 62 lots as part of the CUP.

Willenbring will request the City Clerk to verify these options with the City Attorney.

Approval of Minutes: *Fernstrum moved and Brenner seconded the approval of the January 29, 2008 meeting. Motion passed unanimously.*

Adjournment – *Stuart moved and Brenner seconded to adjourn. Motion past unanimously. Meeting adjourned at 8:10 pm.*

Minutes were taken by: Mary Tomnitz, Assistant City Clerk