

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

Tuesday, September 27, 2005

Commission Members Present: Carl Remick, Jack Warren, Mike Zajac, Ron Brenner and Kim Jordahl

Absent: Dan Willenbring, John Waugh, Peter Marker and Peter Fernstrum

Citizens Present: Glen Mills, Kelley Blomberg

**Agenda:**

- 1) Call to Order
- 2) Minor Subdivision Update – Win Miller
- 3) Report on Preventing Stormwater Runoff Problems through Watershed Land Design – Carl
- 4) Committee Assignments for Impervious Surface Issues
- 5) Old/New Business Approval of August 30<sup>th</sup> Minutes
- 6) Adjournment

Carl Remick called the meeting to order at 7:30 p.m.

Carl introduced Win Miller who appeared before the Commission on behalf of his sister, Jackie, regarding a minor subdivision located in the SFU district. Win shared a schematic of the property involved and the planned division. The property would be divided into three “parcels” - Parcel A would have frontage on 6<sup>th</sup> Street, Parcel B would have frontage on 5<sup>th</sup> Street, and Parcel C would front Highway 95. Currently the land is in a Torrance Certificate and it is planned that all three parcels would remain that way.

It appears Parcel B would need a variance based on the zoning requirements for this district. Jack Warren expressed a concern regarding Chestnut Street upgrades to accommodate this development. Presently only two homes use the portion of Chestnut in question, however, further home development (proposed Parcel A) and any future development of property in this area has the potential to create a problem regarding the cost of developing Chestnut Street. Jack Warren and Kim Jordahl volunteered to meet with Win on

November 1<sup>st</sup>, 7:00 p.m. to go over the plans and help Win work out the various issues and prepare any variance requests needed.

Next on the agenda, Carl shared his thoughts on the Runoff Problem issue as addressed in a book written back in 1999 by a group from the University of Minnesota. Mary Vogel from Marine was part of the group that did the initial study as a student project. One of the recommendations contained in the report was the need for individual homeowners to take responsibility to contain runoff by a variety of methods on their property, thus leading to less of a City issue. Carl offered the book to other members of the Commission to review.

The Commission then returned to the issue of Impervious Surface. Ron Brenner shared with the group that the aerial maps he had received were inconclusive in determining the amount of potential impervious surface that already exists on land west of Highway 95. The problem is it was not clear on the maps what else exists on the property besides the house and garage. Based on this, the Commission members have decided to identify some property owners and contact them regarding allowing them to do a “walk-through” of their property. They will then collect information regarding the total amount of property and what percentage is presently deemed impervious surface. This information will help the Commission make a recommendation regarding what percentage and/or square footage limitation might be a reasonable amount based on the impact it will have on the property owners.

There was no other old or new business at this time. Jack Warren made a motion to approve the Minutes from the August 30, 2005 meeting with the following correction. The second full paragraph on page one: eliminate the last sentence “However, the mapping did not show the Judd Street properties”. Seconded by Ron Brenner. Motion passed unanimously.

Motion was made by Mike Zajac to adjourn the meeting at 9:20 p.m. Seconded by Kim Jordahl. Motion passed unanimously.