

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, June 24, 2008

The meeting was called to order by Chairman Willenbring at 7:33 pm. Warren, Brenner, Zajac and Forster present. Krahn, Dochniak and Fernstrum absent

Citizens Present: None

Agenda:

1. Call to Order
2. Horse Boarding Definition
3. Old/New Business
4. Approval of Minutes
5. Adjournment

This Planning Commission meeting is to review the Cities Development Codes regarding Horse Boarding. There were several questions that were brought up in the May 27, 2008 minutes regarding the Harker/Moe Public Hearing as to weather a Conditional Use Permit and variances were needed. The Planning Commission found that a Conditional Use Permit was required for horses in the SFR District at that time but believed that the definitions were not as clear as they should be for interpretation and agreed to review and clarify the Codes.

Horse Boarding Definition – Chairman Willenbring brought up several questions to help with the understanding and definitions of Horse Boarding, Corrals, Fencing, Land area, Grazing, Pasturing and buildings. Are buildings considered accessory structures? Should having horses be allowed by right with a limited number of horses or should a Conditional Use Permit be required? What are the environmental

The Planning Commission looked at surrounding communities discussed other properties in the City of Marine on St. Croix, and the concerns of how will the City enforce the code. After a long discussion the Planning Commission agreed that property owners should be allowed by right in the rural residential zoning district up to 5 adult horses as long as they meet the maximum number animals per acre set forth in 504.5(f). With this change

The following is an outline of proposed zoning changes to allow for the boarding of horses by right in the rural residential zoning.

Zoning: Do we want to allow by right? Yes with a cap of 5 horses provided the minimum acreage requirements are met per existing code requirements. When more than 5 horses are desired or the use is commercial, a Conditional Use Permit process must be followed. Have the same rules apply to Cattle, mules, donkeys and llamas.

Keep as either an allowed or conditional use only in the Rural Residential Districts

Definitions: Corral - intent is for the definition to discern between containment and a higher use/impact than an electrical fence typical of pastures

Boarding – existing definition is OK

Commercial use – intent is to outline a difference between family/friend use and for \$\$\$ business with lessons or boarding that result in more impacts to the surrounding environment, i.e. More traffic, noise, ECT.

Separation Distances: Leave distance levels as is in the code as it relates to a conditional use

Corral

Buildings

For horse use by right (<6) standard setback distances apply to fences and accessory buildings

Allow pasturing/grazing to property line – new code section 504.3(8)

General: Added environmental aspects to by right or conditional use to Section 404 of the code. Maybe section 404.7(7) is the right location. The question of whether the ordinance's present wording regarding runoff, erosion, etc. is suitably inclusive concerning the effect large animals might have on those factors. If not, additional wording presumably would be recommended.

Add notation in code that animals as noted above are only counted as a full animals for # per acre once they reach an age of 1 year. The intent here is to allow for a foal or two above the cap of either 5 or dictated by land area

Willenbring will put together a proposal (see attached) to bring before the City Council for approval to submit to the City Attorney for appropriate language to modify the Code. The Planning Commission will hold a Public Hearing at a future Planning Commission Meeting when all documentation is back.

Old/New Business - None

Approval of Minutes

Warren moved and Brenner seconded to approve the May 27th Minutes. Motion passed unanimously.

Adjournment

Forster moved and Warren seconded to adjourn at 8:50pm. Motion passed unanimously.

Minutes taken by Mary Tomnitz, Assistant City Clerk

