

City of Marine on St. Croix
Planning Commission
Regular Meeting

Tuesday, March 29, 2005

Commission Members Present: Dan Willenbring, Jack Warren, Carl Remick and Melisa Rediske

Absent: Peter Marker, John Waugh and Peter Fernstrum

Citizens Present: Robin Brooksbank, Glen Mills and Daniel McLean

Agenda:

1. Call to Order
2. Impervious Surface Discussion
 - Definition
 - Structure Limitations
 - Lot Coverage Limitations
 - Adding Impervious Surface requirements to all zoning districts
3. Chestnut St. Improvement
4. Old/New Business
5. Approval of Minutes
6. Adjournment

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

The Minutes from the February 22, 2005 joint meeting of the City Council and Planning Commission were approved with the following change on page two, last paragraph, second sentence, to read as follows: "1) the rights and/or privileges of the contiguous property owners;". Moved by Jack Warren and seconded by Melisa Rediske.

Impervious Surface Definition

In discussing the proposed definition drafted by Dan Willenbring for impervious surface, the Commission decided to recommend the new language be limited to the following: "The plan area of any surface or structure, including overhangs that do not naturally absorb water. This includes, but not limited to, all roofs, concrete, brick and asphalt surfaces". The remainder of the language would be considered part of Section 405 of the Development Code, "Environmental Standards" with the recommended additions and/or changes as follows:

405.2A Drainage Plans (remains the same)

405.2B Impervious Surface

- 1) These surface areas shall have an impervious factor of 1.0

405.2B1 Lot Coverage

- 1) Single Family Rural shall use the lesser of 20% or 1/2 acre (21,780 SF)
- 2) St. Croix Rural Residential shall use the lesser of 20% or 1/2 acre (21,780 SF)
- 3) Single Family Urban shall use the lesser of 20% or 8,700 SF
- 4) St. Croix Urban Residential shall use the lesser of 20% or 8,700 SF

5) Village Center (no change)

405.2C Engineered Materials

- 1) Any engineered materials designed specifically to transmit water shall be approved by the Planning Commission and the City Engineer. These surfaces shall have an impervious factor of no less than 0.4 **when used in calculating the total impervious surface area**. Any landscape area or native vegetation shall be considered pervious and have an impervious factor of zero.

However, upon further review, the city's staff recommend that the language changes be added in the following manner:

405 Drainage Plans (remains the same as listed)

405.10 Impervious Surface

- 1) Impervious surface areas shall have an impervious factor of 1.0.
- 2) Any engineered materials designed specifically to transmit water shall be approved by the Planning Commission and the City Engineer. These surfaces shall have an impervious factor of no less than 0.4 **when used in calculating the total impervious surface area**. Any landscape area or native vegetation shall be considered pervious and have an impervious factor of zero.

504.6 District Performance Standards

- 1) Remains the same
- 2) Single Family Rural shall use the lesser of 20% or 1/2 acre (21,780 SF)

506.6 District Performance Standards

- 1 – 6 (Remain the same)
- 7) Single Family Urban shall use the lesser of 20% or 8,700 SF

St. Croix Rural, St. Croix Urban and Village Center remain unchanged.

A motion was made to recommend that the total impervious surface area covered by structures higher than 18 inches be limited to no more than 75% of the total impervious surface area allowed under each zoning district. *I do not think it was meant to apply to the Village Center since we left that district alone.*

While no formal motion was made at the meeting, a great deal of discussion focused on "the area of the land with slopes greater than _____% should be deducted from the lot area for purposes of impervious surface calculations".

To assist in obtaining public input on the proposed code revisions, city staff will include the proposed changes in the upcoming city new letter.

Chestnut St. Improvement

The City Council Road Chair is presently looking into the issues surrounding the changes being recommended for Chestnut Street.

Old/New Business

No items discussed at this meeting.

Approval of Minutes

Remick moved and Rediske seconded to approve the minutes of the January 25, 2005 meeting with the following recommended changes (see attached).

Adjournment

Warren moved and Remick seconded to adjourn at 9:40 p.m. Motion passed unanimously.