

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, January 31, 2006  
7:30 P.M.

Commission Members Present: Carl Remick, Jack Warren, Ron Brenner, John Waugh, Peter Fernstrum, Mike Zajac and Dan Willenbring (7:50p.m.)

Absent: Kim Jordahl

Citizens Present: Ben Dunlap, Jerry Getchell, Charles Arnason, Glen Mills, Randy Bacchus and Kelley Blomberg

**Agenda:**

- 1) Call to Order
- 2) Public Hearing – Conditional Use Permit for Access Drive – Jerry Getchell
- 3) Pre-Ap for Conditional Use Permit – Michael Goldner
- 4) Pre-Ap for Conditional Use Permit – Greg & Barb Johnson
- 5) Impervious Surface Issue Review – Final Recommendation to City Council
- 6) Old/New Business – Approval of November Minutes
- 7) Adjournment

Due to the fact that Chairman Willenbring was detained, Carl Remick opened the meeting at 7:30 and it was agreed to hear the Pre-Ap from Streeter and Associates on the Conditional Use Permit for Michael Goldner. They are requesting a Conditional Use Permit for a guesthouse with a bathroom above the garage. Several of these type of requests have been made and granted in the past, so it is basically a formality and Carl and Peter Fernstrum will work with the builder to take this request through the full process.

No one was present for the other Conditional Use Permit Pre-Ap for the Johnson home, however, the City Clerk has been in contact with the builder, and they are fully aware of the steps necessary to proceed with this request.

A Public Hearing on both properties will be part of the February 28, 2006 Planning Commission meeting.

At this point, the Commission returned to item #1 on the agenda – The Public Hearing for the Conditional Use Permit for an Access Drive for Jerry Getchell. A copy of a Development Agreement drafted by the City Attorney was shared with the Commission members. Jack Warren made a motion that they recommend to the City Council the granting of a Conditional Use Permit as described in the draft agreement entitled, “Development Agreement” furnished by the City Attorney with the following notations. Exhibit A is further described by a Certificate of Survey dated January 11, 2006; Exhibit B further describes the temporary driveway easement serving Parcel A; and Exhibit C further describes a permanent driveway easement to serve Parcel A and C. John Waugh seconded the motion. Motion passed unanimously.

Chairman Willenbring moved to Item #5, Impervious Surface at this point describing the recommendations and comments he had received from the other members of the Commission.

The question came up regarding the definition of “Engineered Solution”: Just what does it mean. Dan suggested it means “ponding” or water containment on the site of the property. Dan recommended the following definitions be added under Section 202 Definitions. Engineered Solution – An engineered solution means a design prepared by a registered engineer. Alternative Materials – Alternative materials means products such as pervious pavers, etc. Percent Coverage – Percent coverage includes impervious and semi-impervious surfaces.

The next issue was to come up with percentages and/or square footage coverage allowances within each of the four districts. Discussion first centered on the Threshold without Engineering Review. After several options were explored, Dan recommended that the language read as follows: The Impervious Surface coverage allowed would be up to 2500 square feet of lot coverage or 20% of lot coverage, whichever is greater, but in no case greater than 43,560 square feet. Jack Warren seconded the motion. Motion passed unanimously.

The second phase of this was to decide the threshold for property using engineering solutions. After much discussion, the following recommendations were made. A motion was made by John Waugh and seconded by Peter Fernstrum that within the Single Family Rural and St. Croix Rural Residential districts, impervious surface coverage allowed

would be 25% of lot coverage, but in no case greater than 54,450 square feet. Motion passed unanimously.

It was then recommended by Dan Willenbring that within the Single Family Urban district, impervious surface coverage allowed would a maximum of 3300 square feet or 30% of lot coverage, but in no case greater than 54,450 square feet. Carl Remick seconded the motion. Motion passed unanimously. Ron Brenner moved that the same allowances be made for the St. Croix Family Urban Residential district. Jack Warren seconded. Motion passed unanimously.

Dan then shared what action had occurred at the May Township Planning Commission meeting regarding a Cell Tower being erected on property in May Township. The Planning Commission voted to recommend denial of the application to the Town Board. Several of the Planning Commission members felt there was a need to investigate other alternatives; i.e., shorter tower(s), location, etc. The May Town Board will be meeting on Thursday, February 2 addressing this issue.

A motion was made by Jack Warren to approve the minutes from the November 29<sup>th</sup> meeting with one correction. On page 3, paragraph 4, the sentence should read: "Jack Warren mentioned he and Kim Jordahl had met with Win Miller who is representing his sister, Jackie, regarding a small subdivision of her property. Motion seconded by Peter Fernstrum. Motion passed unanimously.

Carl Remick made the motion to adjourn the meeting at 9:52 p.m. Seconded by John Waugh. Motion passed unanimously.

Minutes taken by Ann Wood, Assistant City Clerk.