

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, April 28, 2009

The meeting was called to order by Chairman Willenbring at 7:35pm. Warren, Zajac, Brenner, Perham, Gwen, and Creager present. Perham Absent

Citizens Present: Kate Bergeron (Country Messenger), Kathy Harker & Curt Moe

**Agenda:**

1. 7:30pm Call to Order
2. Kathy Harker – 1011 Nason Hill Road - Accessory Building Placement
3. Review Codes in the SFR, SFU, SCR, SCU, VC Districts
4. St. Croix Riverway Meeting Summary
5. Old/New Business
6. Approval of February 24, 2009 minutes
7. Adjournment

**Kathy Harker – 1011 Nason Hill Road - Accessory Building Placement**

Chairman Willenbring summarized the variance request's that were approved for Kathy Harker and Curtis Moe back on May 12, 2008 for a horse shelter and corral. Kathy Harker and Curtis Moe were present to discuss the location of a shelter and if it was possible to move the shelter to a different area on their property. Kathy Harker also has a horse trailer she needs to store and needs some guidance on the interpretation of the code regarding exterior storage.

Currently they have completed some fencing and realized that the approved site becomes very slippery in the presence of any kind of moisture and is tearing up the property. The proposal is to create a dry lot for the rest of the pasture which would be accessible for the horses to seek shelter. This would require changing the location of the structure to a more suitable site that is not in conflict with any slopes. After reviewing the site plans, the Planning Commission suggested that grading be done near the original approved site of the structure and the property owners communicate with Jack Kramer our Building Inspector on grading. The Planning Commission will bring the motion of the new location to the City Council for approval with the Planning Commissions interpretation that a new variance is not needed because the new location meets the intent of the current variance that was granted.

*Brenner moved and Warren seconded that a proposed modification to the location of the shelter be allowed such that it be no more than 30 feet to the North of the Northern edge of the existing driveway turn around. Meaning the north western most portion of building be no more than 30 feet from that. Motion passed unanimously.*

While reviewing the setbacks in the SFR district Warren noticed that there is a discrepancy in the regulations of the minimum setback to a county road section 402.3(3)(b)(4) and the setback location of an accessory building from the front property lot line in section 504.8(3)(b).

Chairman Willenbring noted that there needs to be a change in section 402 to be consistent with setbacks that are appropriate in other zoning districts.

Chairman Willenbring along with Warren agreed that the City Code remains silent on trailer storage other than boat trailers on the property.

**Review of Codes in the SFR, SFU, SCR, SCU, VC Districts.**

The review of the zoning districts will be reviewed at the next Planning Commission meeting on May 26, 2009. This will allow more time during the meeting to work.

**St. Croix Riverway March meeting.** The Planning Commission attended as a group on March 31, 2009. Comments from the Planning Commission were positive. Creager and Roden were very interested in the sections on variances and thought it was very well presented. Warren thought it was very meaningful the way it was being explained with the process of the Planning Commission. There is a link to the presentation with Mary at the City Hall if anyone is interested.

The third workshop will be a Cruise on the St. Croix River Wednesday June 17, 2009 from 5:00pm to 9:00pm

**Old/New Business**

Chairman Willenbring noted that Thomond O' Brian – 16220 St. Croix Trail N Has decided against subdividing his property and Brad Peterson has decided against the purchase of Lot 10 in Butternut Falls.

261 Parker Street is no longer on the agenda at this time however, there are buyers who are interested in purchasing this property and could be on future agendas.

**Approval of Minutes** *Warren moved and Roden seconded the acceptance of the Planning Commission meeting Minutes of Tuesday February 24, 2009 as drafted with changes with an alteration to the partial paragraph at the top of page 3 paragraph ,1 line, to delete the word affects to say" is affected by". On Page 3, Paragraph 1, line 4, after"tractor" insert "and heavy use of fertilizer" Motion passed unanimously.*

**Adjournment:** *Roden moved and Creager seconded to adjourn the April 29, 2009 Planning Commission meeting at 9:05pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk