

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, February 28, 2006  
7:30 P.M.

Commission Members Present: Carl Remick, Jack Warren, Ron Brenner, Peter Fernstrum, Mike Zajac and Dan Willenbring

Absent: Kim Jordahl, John Waugh

Citizens Present: Win Miller, Robin Brooksbank, Kelley Blomberg

**Agenda:**

- 1) Call to Order
- 2) Public Hearing for Conditional Use Permit – Michael Goldner
- 3) Public Hearing for Conditional Use Permit – Greg & Barb Johnson
- 4) Final Review of Impervious Surface Recommendations to City Council
- 5) Old/New Business – Approval of January Minutes
- 6) Adjournment

Chairman Willenbring called the Public Hearing to order at 7:33 p.m. Chairman Willenbring questioned if there was going to be a representative for each of the Conditional Use Permits before the Planning Commission. Because no representative was present, he recommended the Public Hearing be delayed. However, after discussion by the Planning Commission members as to how the request for guest bedrooms and baths have been handled in the past, it was decided to go forth with the Public Hearing portion of the agenda regarding the two CUPs.

Carl stated he had worked with Cates Construction on the project for Greg and Barb Johnson and the only difference in this request from the requests approved in the past is the additional sink, fridge and counter top with anteroom. The concern was that the area not be construed as a kitchen in the future. Jack mentioned that the language contained in the CUP was there for the purpose of controlling the potential use of the living quarters as well as the fact that this would allow the City to inspect the property for any violations of use. After some further discussion of what constitutes a “kitchen”, Carl made the motion to recommend the approval of the

Conditional Use Permit request for Greg and Barb Johnson. Peter Fernstrum seconded. The motion passed unanimously.

Next on the agenda was the Conditional Use Permit for Michael Goldner. Peter Fernstrum had worked with Streeter & Associates on this CUP. After a short discussion on this request, Peter made the motion to recommend approval of the Conditional Use Permit. Carl Remick seconded. The motion passed unanimously.

The next agenda item was to do a final review of the recommendations the Planning Commission was bringing forth to the Public Hearing scheduled for the March 9<sup>th</sup> City Council meeting regarding the impervious surface issue. Mike stated he has heard that some of the residents are still very concerned with what is being proposed and will more than likely attend the Public Hearing.

Win Miller and Robin Brooksbank were in attendance as both City Council members and private citizens for this portion of the meeting. They made several suggestions for the Planning Commission's consideration in preparation for the upcoming Public Hearing.

A motion to approve the minutes from the January 31<sup>st</sup> meeting was made by Carl with the following corrections. On the first page, first paragraph, line five, add the words "adjacent to the" garage. On the second page, paragraph four, line two, add the word "residential" districts. The final correction was to page three, paragraph two, second line, "proposed to be erected" on property..... Also, add the word "May" before Planning Commission where missing in the paragraph. Jack seconded. The motion passed unanimously.

Peter made the motion to adjourn the meeting at 9:25. Seconded by Jack Warren. Motion passed unanimously.

Minutes taken by Ann Wood, Assistant City Clerk.