

City of Marine on St. Croix  
Planning Commission Meeting  
Tuesday, February 23, 2016

The City of Marine on St. Croix Planning Commission meeting of September 29, 2015 was called to order by Acting Chairman Spisak at 7:30pm. Warren, Spisak, Roden, and Smitten present. Brenner, Mroska and Ritz absent.

Citizens Present: None

1. Call to Order 7:30pm.
2. Review of Definitions
3. Solar Discussion
4. Approval of Minutes
4. Old/New Business
5. Adjournment

Solar ó Due to time constraints, Spisak suggested postponing this discussion until March.

Definition Review ó The definition for Harbor was deleted in full as it is not referred to in any section of the code. A definition for Accessory Building was added, and discussion was held on the definition for Rooming/Lodging house and whether to include provisions for vacation rentals, etc. The consensus was to replace Rooming/Lodging House with just Boarding House and to remove the requirement of not to exceed 20 people and replace with up to 6 people and to delete the definition for Lodging Room all together. The definition of Forestry was also deleted as that term is not referenced at all within the code.

Approval of Minutes ó *Warren moved and Roden seconded to approve the Minutes as drafted with the addition of the words “the house” added to the last sentence of the first page after the word “that” and before the word “stay”. Motion passed unanimously.*

Old/New Business ó Warren reviewed the Tim Pabst subdivision request to subdivide his 5 acre lot into 2 smaller lots, which currently is not allowed by code. Warren noted that the subdivision would make sense for the reason that the State Park would like to use the ponds on the property for public interpretive uses. Warren noted that the rationale for using a PUD for this proposal is in section 310, which addresses natural amenities and preservation of streams. The only setback is the requirement in 310.3 (6) requiring the tract to be at least 4 times the standard minimum lot size. Warren suggested removing this requirement. Roden questioned if this would be considered spot zoning. Warren stated this change could apply to any zoning district or area, so it not be considered spot zoning. Spisak questioned if this could apply to the school property. Warren

noted that property would be constrained by the wastewater facility capacities, but also reiterated the importance of the wordings emphasizing the preservation of natural amenities. Spisak suggested rather than deleting text, somehow adding text to still allow for a subdivision. Discussion was held as to how the division of the property could happen that would allow for the park to have access to the ponds, yet retain enough space on the piece containing the house that would allow for the wastewater facilities. If/when the City agrees there is a way for this division to happen, then those subdivision details can be worked out. Smitten questioned the wording in Section 310.3 (6) requiring 4 times the minimum lot size or density and if this wording would work within the SFR lot area regulation, which states that platted lots shall be a minimum of a one acre lot. Pabst's property is a total of 5 acres, so that requirement seems to fit into the 4 times the minimum lot size. The City Clerk will check with the City Attorney to see if he agrees with this interpretation.

***Adjournment – Warren moved and Smitten seconded to adjourn at 9:36pm. Motion passed unanimously.***

Minutes by Lynette Peterson, City Clerk

PLANNING COMMISSION TERMS - Jack Warren 12/31/2018, Joyce Ritz, Gwen Roden, Gerry Mroska, Ron Brenner – 12/31/2016, Scott Spisak, Kristina Smitten - Expires 12/31/2017