

City of Marine on St. Croix  
Planning Commission Meeting  
Wednesday, May 31 2016

The City of Marine on St. Croix Planning Commission meeting of May 31, 2016 was called to order by Chairman Mroska at 7:27pm. Warren, Roden, Brenner and Spisak present. Ritz and Smitten absent.

Citizens Present: None

1. Call to Order 7:30pm.
2. John Goodfellow ó 825 Pine Cone Trail Garage Proposal/Wetland Review
3. Petar Poucki ó Tanglewood Lot Review
4. Old/New Business
5. Adjournment

John Goodfellow ó 825 Pine Cone Trail Wetland Review ó Peter Curtis was in attendance on behalf of Mr. Goodfellow to present a site plan of a proposed garage. The garage being proposed is just over 1193 sq ft, which is larger than what code allows. The garage would also be closer to the side yard than the 20 feet required. The garage plan is a two stall garage with one stall having enough space for a large van, along with a tool shed, office area and guest quarters with a full bathroom. Mr. Curtis did say the garage could be oriented in a way that would eliminate the side yard setback, however the homeowners would not prefer that option. Also, the Washington County Conservation District came out to delineate the wetland area, and stated that as long as the garage stays at the top of the designated slope, there would not be any wetland setback issues. Warren and Mroska have visited the site and described the wetland layout on the property, believing that all of the property surrounding the home to the north and west is unbuildable and therefore is considered an "end of the road" property. Warren suggested a second septic tank may be needed for the bathroom as the distance between the proposed garage and the house is fairly significant. Warren noted that an expansion of the house is limited due to the bluff line location. Brenner and Spisak volunteered to work with Mr. Curtis.

*Warren moved and Roden seconded that the Planning Commission set a public hearing for June 28<sup>th</sup> to evaluate the variance requests for side yard setback and garage size, along with a Conditional Use Permit for a bathroom in an accessory building. After discussion, the Commission was concerned about the timeline for DNR review and publishing, and therefore amended the motion to hold the public hearing on July 26<sup>th</sup>. Motion passed unanimously as amended.*

Petar Poucki ó Tanglewood Lot Review ó Mr. Poucki submitted plans at the last meeting requesting the Commission review a proposed plan to build a home on a lot in Tanglewood. The issue is the amount of significant slope on the property, therefore requiring a the proposed home/garage to be built on some portion of that significant slope. The initial plan proposed had approximately 1100 sq ft. on the significant slope, however has redrawn the location and reduced the amount of square footage on the slope to approximately 450 sq ft. Mr. Poucki presented the proposed site plan and location of the home and garage for the Commission to review. Mr. Poucki has not closed on the property yet as he would like some indication from the Commission that a variance would be possible if he purchased the property. The Tanglewood Homeowners Association has also submitted a letter stating they have no issues with a home being built on that lot. The current proposed driveway is the best location to still allow a fire truck to access the home, and so the proposed house location is based around that driveway location. There are no final house plans as of yet, however it will maintain the proposed footprint located on the site plan along with the location of the east line. Any fill taken for the basement will be used to build up the driveway, so all material taken from the project will be reused. Brenner questioned if there is a specific plan that relates to the proposed layout. Mr. Poucki based this off of his current house plan only the current plan would not have a second floor. The total plan for the home, carport and garages would be approximately 3100 sq ft. The two variances that would be required with the current proposal would be for the driveway and the home, both for slope. Warren noted that the architectural drawing is not complete and therefore the Commission cannot determine the actual impact on the ground. Brenner is concerned about the roofline runoff on the steep slope. Mr. Poucki will have civil engineering done for that runoff, which could include riprap, catch basins and potential rain gardens. The Watershed has also reviewed the plans and stated there would be no permit required. Brenner also questioned how can the foundation area be set without an actual house plan. Mr. Poucki stated that the plan is based off an actual architectural house plan, but has been scaled down. Also, anything that would change in the foundation would be in the area where the slope isn't an issue. Brenner noted that is will be a future Commission and Council that will need to evaluate the actual application, however he noted that the lot topography does prove to be difficult. Spisak likes the driveway plan and believes it supports the proposed location. Mrosla agrees and also pointed out again that the proposed amount to be built in the significant slope area has been greatly reduced. Roden questioned if the house could be flipped to reduce the amount of slope affected even more. Mr. Poucki noted if that they did flip the house, there would be more dirt to remove and the home would also be located very close to the neighboring home and they are hoping to avoid both of those. Brenner believes the applicants are doing a good job of beginning to lay out the reasonableness and practical difficulty of the request, however without a full house plan the Commission cannot address all of the variance issues. Mrosla believes that the information presented shows that the plan could be doable. Warren also believes that the information presented shows to be reasonable, however believes conditions could be attached to any variance that the plans be reviewed by the City Engineer for runoff containment and soil erosion. It was also noted that no matter who owns the property, given the topography of the lot, a variance will be required if it is to be considered a buildable lot.

Old/New Business ó Chairman Mrosla questioned if a workshop would be doable sometime in July. Clerk Peterson will check the calendar and send out a meeting request.

*Approval of Minutes – Spisak moved and Roden seconded to approve the April 27<sup>th</sup> 2016 Minutes with a change under Old/New Business, seconded line to remove the words are and that. Motion passed unanimously.*

*Spisak moved and Warren seconded to approve the May 4 2016 Minutes as presented. Motion passed unanimously.*

*Warren moved and Brenner seconded to approve the May 18 2016 Minutes with a change under Review of Definitions, fourth line to change the word is to if. Motion passed unanimously.*

***Adjournment –Warren moved and Brenner seconded to adjourn at 9:09am. 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