

City of Marine on St. Croix
Planning Commission
Tuesday, August 31, 2010

The City of Marine on St. Croix Planning Commission meeting of August 31, 2010 was called to order at member Brenner at 7:40pm., Roden, Creager and Warren 7:45pm present Willenbring, Zajac Absent.

Citizens Present: Jonathon Kelly- Country Messenger, Stephanie Gassevt, Scott Paul, Glen Mills, Mike Tibbetts and Tim Pabst

Agenda:

1. Call to Order 7:30pm
2. Tim Pabst: Pre-Application Joan Grant Property Minor Subdivision
3. Old/New Business: T-Mobile
4. Approval of July 27, 2010 minutes.
5. Review Codes in the SFR, SFU, SCR, SCU, VC Districts.
6. Adjournment

Tim Pabst: Pre-Application Joan Grant Property Minor Subdivision 940 Broadway Street:
Tim Pabst brought before the Planning Commission a pre-application for a minor sub-division of five acres from one hundred two acres that Joan Grant will sell to the Parks and Trails Commission. Currently there is a house that sits on five acres of the one hundred two acres of land that Mr. Pabst would like to purchase. According to Mr. Pabst, Ms. Grant would like to see the home with five acres of land preserved. A Survey dated October 2009 shows the separation of the house and five acres from the one hundred two acres. This was done prior to the transfer of the property. According to Mr. Tibbetts who has spoken with Ms. Grant, stated Ms. Grant originally wanted the five acres which included the house to be separated from the one hundred two acres before it was transferred to the Parks and Trails Commission. However this did not happen and Mr. Tibbetts is working with Ms. Grant to resolve this. Mr. Pabst will be working with the owner of the property to help move the minor sub-division through the process which needs to be completed before December 31, 2010. Mr. Pabst was also informed that an application signed by the owner of the property would have to be completed before any process could be started.

Mayor Mills questioned whether the Planning Commission needed to be involved with this minor sub-division and could it be handed to the City Council for immediate action. Assistant City Clerk Tomnitz noted the procedure would be to go through the Planning Commission process which included a Public Hearing and be presented to the City Council with the Planning Commission's recommendations. Warren also recommended the minor sub-division should go before the Planning Commission where it would be reviewed thoroughly and the facts and findings would be evaluated. Warren also asked that the Parks and Trails Commission or Joan Grant put in writing that Mr. Pabst would be the contact person during this minor sub-division.

Warren questioned whether this property was serviced on the city collector system? Mayor Mills responded to the answer and it was no.

Planning Commission members Warren and Creager have been assigned to work with Mr. Pabst on the minor sub-division. A Public Hearing will be held at the next Planning Commission meeting on September 28, 2010 starting at 7:30pm at the City Hall.

Old/New Business:

T-Mobile – Warren updated the Planning Commission on the status of the T-Mobile cell tower. The company who would furnish the tower to T-Mobile had some issues regarding the soil conditions for the foundation of the tower. Before the foundation could even be started they would have to dig approximately twenty-seven feet. The cost would be too great. There are two new proposed sites they are now looking at.

1. Evaluate a location several 100 yards North West of initial proposed location which would put the location in the center of the 40 acres of the wooded pine lot that the city owns. An access road approximately an eighth of a mile would be needed along with reestablishing the allowable tree canopy heights to determine a new tower elevation.
2. Site closer to Broadway Street west of the maintenance building instead of do north was another location. The original tree heights would be valid. The soil is basically undisturbed. Six to eight feet of loose soil with sound soil underneath would make for a good foundation and would create a lower cost.

Both locations would require the document called NEPA to be redone. The Federal Government requires a document which evaluates anything from, Indian burial grounds, local historic sites and several environmental features. This document initially done on the original site was over a hundred pages. This document becomes invalid as soon as the location has been moved more than fifty feet. The status is now in the hands of their Foundation Engineer to see which of the two sites they would prefer.

Warren noted that T-Mobile does not plan on attending the Marine Planning Commission or the City Council this calendar year however possibly sometime in the first quarter of 2011.

State Supreme Court Document: The Planning Commission reviewed and commented on a document from the League of Minnesota Cities “State Supreme Court Narrowly Interprets Variance Authority”. Brenner noted there were some seminars that were coming up regarding variances and he would forward the dates to the city if anyone was interested in attending. Warren found this interesting from their work with the Partnership Team along the riveway and the different standards and views for municipalities. This is more of a clarification on how it narrows down the reason for a variance.

Approval of Minutes Warren moved and Roden seconded to approve the July 27, 2010 Planning Commission Minutes as drafted. Motion carried unanimously.

Review of Codes in the SFR, SFU, SCR, SCU, VC Districts. No Action

Adjournment: Roden moved and Creager seconded to adjourn the August 31, 2010 Planning Commission meeting at 8:35pm. Motion passed unanimously.

Minutes taken by Mary Tomnitz, Assistant City Clerk