

City of Marine on St. Croix  
Planning Commission and Public Hearing  
Tuesday, November 30, 2010

The City of Marine on St. Croix Planning Commission meeting of November 30, 2010 was called to order by acting Chairman Warren at 7:31pm. Roden, Creager, Brenner and Mroska present Willenbring and Zajac Absent.

Citizens Present: Cynthia Graham (Cindy Ayers), Kristina Smitten

Warren added to the agenda under New Business the review of a letter from Curt Moe concerning deer fences.

**Agenda:**

1. Call to Order 7:30pm
2. Pre-Application: Cynthia Graham CUP for residential use in a Commercial District.
3. Status of open position – New Planning Commission member Gerry Mroska 3 year term
4. Renew Planning Commission Terms: Dan Willenbring, Gwen Roden
5. Old/New Business: T-Mobile, Joan Grant Property Update, Curt Moe Letter regarding deer fences.
6. Approval of October 26, 2010 minutes.
7. Review Codes in the SFR, SFU, SCR, SCU, VC Districts.
8. Adjournment

**Pre-Application: Cynthia Graham CUP for residential use in a Commercial District.**

Cynthia Graham is the owner of a business and property is located at 11 Judd Street in the old lumber yard buildings. A Condition Use Permit for a residential use in a commercial district to stay at her place of business over night is what Cynthia Graham is looking for. Ms. Graham stays late at night to work on business matters that cannot be done during normal business hours and occasionally stays the night. Ms. Graham also lives a distance away in Wisconsin and finds the driving is too dangerous traveling late at night. Security was is another concern she has. Ms. Graham runs the business from Judd Street during business hours and continues to work on her business in the back when the store is closed. The Planning Commission reviewed the Zoning Ordinance and permitted uses in the riverway district. The property does have a bathroom facility that includes a shower, stool and utility sink however no kitchen facility. The Planning Commission questioned what constitutes a residence and whether staying the night in your office occasionally would require a CUP. Warren reviewed the permitted uses in the riverway and suggested the possibility of residential use with a home occupation. Planning Commission noted there is a need for more information and assigned Brenner and Roden to work with Ms. Graham. Ms. Graham will file her application in January for a Public Hearing at the January Planning Commission meeting. There is no Planning Commission meeting in December.

### **Status of open position:**

The City Council has approved Gerry Mroska to the Planning Commission for a three year term. Warren welcomed Gerry Mroska to the Planning Commission. Gerry resides in Jackson Meadows and has served on the Mahtomedi and North Oaks, MN Planning Commissions both for two year terms. Gerry also has been on the board of directors for McClarin Hills Home Owners Association, Bayport Marina, Fridley Rotary Club, Books for Africa and currently president of the Minnesota Warehouse Association. Gerry's family has a cabin in Copas for many years and is very familiar with the area of Marine on the St. Croix. Gerry understands the commitment involved with being on the Planning Commission.

**Expiring Terms:** Gwen Roden confirmed she would like to remain on the Planning Commission for the next three years. Dan Willenbring has not notified the city of his intentions as of yet.

### **Old/New Business:**

**T-Mobile** – Warren stated that preferred location is west of the maintenance building. There is no change in the elevation of the antenna. No permits have been applied for at this time.

**Grant Property Minor Sub-division update** – The City meet with the Parks and Trails committee and Washington County regarding the easements and dedications to recognized County Road 4 between the cemetery and the tunnel. The attorneys agreed with the sixty-six feet wide and thirty-three 33 wide feet easements along with the Quant Ave easement to the city. The final documents are being finalized and will be sent out for approval signatures. The final deadline is December 31, 2010.

**Curt Moe Letter regarding deer fences:** Warren reviewed with the Planning Commission that Kathy Harker was present at the Planning Commission meeting back in May of 2010 to voice her concern regarding the visual effects of the neighbors using perimeter fencing to keep deer off of their property. During that time the Planning Commission recommended she go before the City Council to see if any changes need to be made to the fencing ordinance. Curt Moe came before the City Council on November 10, 2010 with a letter of concern, recommendations of a proposed deer fence regulation and the Tanglewood Declaration of Protective Covenants for the City Council to review. The concerns are the protection of the view shed and the prevention of funneling deer to surrounding neighbors. At this time the City Council has asked the Planning Commission to review the fencing ordinance that is in place and make their recommendations.

The Planning Commission reviewed the documentation the City Council received from Curt Moe regarding the Marine on St. Croix fencing ordinance. Currently the fences are allowable as long as they are built to the code. The Planning Commission will be defining view sheds and reviewing the Comprehensive Plan along with the Marine on St. Croix Zoning Ordinance. Assistant City Clerk Tomnitz will check with the League of Minnesota Cities for other fencing ordinances and check with other municipalities to see what they have in place for deer fencing. Further discussion will take place at the January 2011 Planning Commission meeting.

**Approval of Minutes** *Roden moved and Creager seconded to accept the October 26, 2010, Planning Commission Minutes as drafted with changes to page two paragraph one after Zoning Ordinance insert the words “would be” after the words Public Hearing delete the word “is” and replace with the words “would be” and delete the last four words of the sentence “and could be very expensive”. Motion Passed unanimously.*

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

**Adjournment:** *Mroska moved and Roden seconded to adjourn the November 30, 2010 Planning Commission meeting at 8:58pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk