

City of Marine on St. Croix
Planning Commission and Public Hearing
Tuesday, February 22, 2011

The City of Marine on St. Croix Planning Commission meeting of February 22, 2011 was called to order by Chairman Willenbring at 7:32pm. Roden, Warren, Creager and Mroska present Brenner and Zajac Absent.

Citizens Present: Jonathon Kelley (Country Messenger) Rollin & Rebecca Alm, Cindy Jepsen, Tom Wirtzfeld (Advanced Septic, North Field MN)

Agenda:

1. **Call to Order 7:30pm**
2. **Planning Commission Members Terms:**
Mike Zajac – Review
3. **Rebecca and Rollin Alm – Permits required for Building restoration on property located at Berkey and Judd Streets.**
4. **Old/New Business:**
T-Mobile update
Cynthia Graham CUP for residential use in a Commercial district update. No Public Hearing this month.
5. **Approval of January 25, 2011 minutes**
6. **Review Codes in the SFR, SFU, SCR, SCU, VC Districts**
7. **Adjournment**

Rebecca and Rollin Alm – Permits required for Building restoration on property located at Berkey and Judd Streets also known as the Charlie Brown house. Rebecca and Rollin Alm were present to explain the plans to restore the building known as the Charlie Brown house on the corner of Berkey and Judd Streets. Rollin who is an artist would like to use this location as his personal studio. The building is located in a residential district and Mr. and Mrs. Alm understand the building cannot be used as a business. Chairman Willenbring explained the purpose of the Planning Commission is to look at uses of the property and not the building permits that are required for restoration. Jack Kramer the building inspector could help with that. Willenbring also noted that currently the concerns would be the lack of water and a sewer system for the structure and that would be up to Washington County and the Marine City Council. The Alms also invited Tom Wirtzfeld from Advanced Septic Solutions, Inc. located in Northfield MN to the meeting. Mr. Wirtzfeld supplied a letter of recommendation to solve the sewer system issues and supplied information regarding his company, background and qualifications to the Planning Commission. Mr. and Mrs. Alm showed a drawing that Mr. Alm drew and explained the restoration they were interested in doing.

Review of Planning Commission member Mike Zajac: Mike Zajac has been unable to attend the monthly Planning Commission meeting do to a conflict. Mr. Zajac previously stated he would like to remain on the Planning Commission if possible however he will step down if it would make room for other applicants that are interested. Willenbring asked Assistant Clerk Tomnitz if she had heard or spoken with Mr. Zajac and her response was no. At the January meeting Planning Commission member Brenner was going to speak with Mr. Zajac however Brenner was not present at the February meeting. Member Creager had spoke with Mr. Zajac about a month ago and confirmed Mr. Zajac's interest in remaining on the Planning Commission however would respect whatever the Planning Commission recommends. Currently we have seven members. Members Warren and Mrosla noted they had spoke with someone interested in serving on the Planning Commission. Chairman Willenbring respected Mr. Zajac and his desire to stay on however stated that if we increase the number of members on the Planning Commission the number of members having to attend the Planning Commission meetings to have a quorum would also increase and therefore suggests the Planning Commission make a motion to recommend to the City Council to remove Mike Zajac from the Planning Commission do to other commitment that he has.

Willenbring moved and Roden seconded to recommend to the City Council that Mike Zajac be removed from the Planning Commission do to other commitments that he has and that we would surly welcome him back as our eighth or ninth member when his schedule allows him to serve again. Motion carries four to one. Willenbring, Mrosla, Roden and Warren for and Creager apposed.

Old/New Business:

T-Mobile – Willenbring received the comments back from the city attorney and he will review and get back to T-Mobile. No formal application has been submitted at this time.

Cynthia Graham CUP for residential use in a Commercial District. The question is whether she is utilizing her building in a residential use situation by staying the night on occasion. Cynthia Graham was not present at the February 22, 2011 Planning Commission meeting. Planning Commission member Roden explained Ms. Graham had been ill for a very long time however she was able to view the inside of the building. Roden explained the layout and use of the building including a bathroom facility that includes a stool, sink and corner shower. No bedroom or kitchen facilities were present. A desk, chair, couch and a sewing machine were located in a small room in the middle of the building. On the lower level in the back is used for storage. Roden confirmed the use of the building is being used for commercial and not residential use in the shape that it is in now. The finding is that Ms. Graham is using the property as allowed by the code for Commercial use. There is no evidence of kitchen and bath facilities. The consensus for the Planning Commission is that Ms. Graham and her current use the property is allowed by the code for Commercial use. There is no evidence of kitchen and bath facilities.

575 Judd Street – Chairman Willenbring updated the Planning Commission regarding the closing of property this week at 575 Judd Street. The owners have been in touch with Willenbring and Warren where they have reviewed the Zoning Ordinance and made their recommendation to the property and the structure located on Judd Street. The owner will be preparing a survey including the set back lines that are required and a proposed design plan for the structure that fits within the building envelope. Willenbring and Warren will do a review with the owners to confirm that any variances would not be needed. Willenbring explained to the owner with the current legislation that is in place it would be very difficult to get a variance.

Approval of Minutes *Warren moved and Mrosla seconded to accept the January 25, 2011, Planning Commission Minutes as drafted. Motion Passed unanimously.*

Review of Codes in the SFR, SFU, SCR, SCU, VC Districts. No Action. The Planning Commission will review each section that has been assigned to them for the March 29, 2011 meeting to get back on track for the review of the codes in each district. Chairman Willenbring would like to finalize this project in the next couple of months. The goal was to get consistency across the districts for verbiage and sequencing uses.

Adjournment: *Creager and Roden seconded to adjourn the February 22, 2011 Planning Commission meeting at 8:36pm. Motion passed unanimously.*

Minutes taken by Mary Tomnitz, Assistant City Clerk