

City of Marine on St. Croix
Regular Planning Commission
Tuesday, August 30, 2011

The City of Marine on St. Croix Planning Commission meeting of August 30, 2011 was called to order by Planning Commission Chairman Willenbring at 7:30pm. Warren Roden, Brenner, Mroska, Creager and Smitten were present.

Citizens Present: Rollin Alm and Glen Mills

Agenda:

1. Call to Order 7:30pm
2. Rollin & Rebecca Alm – 400 Judd Street - Artist Studio: Determining what variances are required
3. Old/New Business:
 - Watershed District: Review & adopt all or part of the Water Shed District Plan into the Comprehensive Plan (Completion Date of September 2012)
 - T-Mobile
4. Approval of July 26, 2011 minutes
5. Review Codes in the SFR, SFU, SCR, SCU, VC Districts
6. Adjournment

Rollin & Rebecca Alm – 400 Judd Street - Artist Studio: Determining what variances are required. Rollin Alm was present and is requesting a building permit to restore a structure that had been moved on to the property at 400 Judd Street prior to his purchase. The property is located in the St. Croix Urban Residential District and is a substandard lot. Originally Mr. Alm wanted to use the building for an art studio, however that has changed and he would like to use it for work space. Mr. Alm explains the building is in need of structural support so it won't fall down. When the structure was moved there the siding was not fastened and the floor joists were not properly secured. Mr. Alm would like to put in a sink and a restroom which would need a well and some kind of a septic holding tank. Willenbring explained that the Planning Commission cannot issue a building permit, however they can grant variances from setback requirements. Willenbring noted the primary concern of the City, are health and safety issues regarding the environment. Willenbring also explained that a variance can only be issued for setbacks and is not allowed for a specific use. Changing a use for a specific parcel within an area would be considered spot zoning which is illegal. The second concern is that the building is not a primary residence; it is more like an accessory building. Accessory buildings are only allowed when a primary residence is present. Member Brenner questioned whether there is any means of changing the Zoning in this district? Willenbring noted this is an option; however the City of Marine has not changed their zoning in more than ten years. The recommendation from the Planning Commission to Mr. Alm would be to hire a professional zoning attorney if he chooses

this route. The Planning Commission could help facilitate and schedule the public forum; however they would not have the time to sponsor this plan.

Mr. Alm commented that the building is a historic structure. Willenbring acknowledged the historic structure and noted it was unfortunate that it was put on a piece of property that was separated from the original parcel and placed on a substandard lot.

Willenbring said in the past the Planning Commission has worked with the applicants to resolve solutions on how to use their property however in this situation they have been unable to find a solution.

The Planning Commission continues to express their sympathy for the property owner but could not find a solution within our code and ordinance frame work that would make the Alms happy.

Old/New Business:

Watershed District –Future action: Review and Adopt all or part of the Water shed District Plan into the Comprehensive Plan. The City of Marine needs to adopt the plan by September 2012. Warren noted the disc that the city was given is the Water Shed Districts plan that contains inventory and policy statements but did not include the rules. Willenbring requested copies of the Watershed Management Plan CD along with the rules to be provided to each of the Planning Commission members for review. Assistant City Clerk Tomnitz will provide the Planning Commission members with this information. Willenbring recommended a presentation from Jim Shaver after the Planning Commission is able to review and discuss the key aspects of the plan. Warren noted there are many pieces to the plan Mr. Shaver is involved with the whole plan where only certain portions of the plan relates to the City of Marine. The plan deals with lakes, streams, ground water and special projects that are mostly west and south of Marine. With no lakes, just four streams and ground water being handled by Washington County rules, there are several portions that won't apply. The Water Shed District also has funding programs set aside for the specific areas of the Mill Stream and the area between Judd Street and Highway 95. The Planning Commission will review the Water Shed District Plan along with the rules. A meeting with Jim Shaver concerning specifics issues to Marine will be scheduled following the review of the Water Shed Plan and its rules.

T-Mobile update: No new action. Willenbring recommended removing T-Mobile from the monthly agenda. If it comes before the Planning Commission in the future we will add it back on to the agenda as new.

Village Center: Warren attended the August 8, 2011 City Council meeting and noted that council member Benson asked for approval from the City Council on three points. The first is to integrate the Village Center Concept plan into the city's Comprehensive Plan. The second is to Direct the Planning Commission to go through the procedural items. The City Council has agreed on these two points. The third is the continuing activity issue. Council member Benson proposed the concept of a committee to handle design issues and will report to the council at a later date. The City Council discussed the concept plan relating to the reconstruction of Third

Street this fall, however has the Council has decided to defer the project until the spring of 2012 when the plan has been more developed.

Approval of Minutes Warren moved and Roden seconded to accept the July 26, 2011, Planning Commission Minutes as drafted with corrections on page one under Village Center Task Force, paragraph one, line three, add a period after the word "Center". Paragraph two, line two add the word "upon" after "formed" and delete the words "by dialog with", line five add "representatives" after the word "Several", correct the word "business" to "businesses", and change the word "meet" to "met". Page two paragraph one, line three change the word "business" to "businesses" line four correct the word "experience" to "experiencing", line five add a space after "95", line six insert the word "how" after the word "see", line nine delete the wording "gets put directly with no retention into the Mill Pond silts up the Mill Pond" and insert "that gets put directly into the Mill Pond without retention", line eleven add period after "Judd" add the wording "Judd Street is" at the beginning of the next sentence. Delete "was measured just across Judd Street" and add the word "wide" after feet. Page three under Old/New Business paragraph one, line nine insert the word "the" after reviewing, line ten change Add "(actual date is September 2012. Corrected today August 30, 2011 during the regular scheduled Planning Commission meeting)". Under T-Mobile update line one correct the word "sight" to read "site" add "ed" to the word "check" and delete the word "with". Motion Passed unanimously.

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

Village Center Task Force: Willenbring acknowledge the Planning Commission is waiting to hear from Council member Benson to put forward more of the guide lines and formal approach. This could happen at a City Council or at a Planning Commission meeting. After this time it would be a good time to look for proposals to help with a more formal amendment to the Citys Comprehensive Plan.

Adjournment: Roden moved and Smitten seconded to adjourn the August 30, 2011 Planning Commission meeting at 8:55pm. Motion passed unanimously.

Minutes taken by Mary Tomnitz, Assistant City Clerk