

City of Marine on St. Croix
Planning Commission Meeting
Tuesday, April 28, 2015

The City of Marine on St. Croix Planning Commission workshop of April 28, 2015 was called to order by Chairman Mroska at 7:35pm. Brenner, Roden, Warren, Smitten Spisak and Ritz were present.

Citizens Present: None

1. Call to Order 7:30pm.
2. Old/New Business:
3. Approval of March 31, 2015 Planning Commission meeting and April 15, 2015 Workshop minutes.
4. Review Codes in the SFR, SFU, SCR, SCU, VC Districts:
 - a) Review Solar – Smitten
 - b) Review Rooming Houses - Smitten
 - c) Section 3 Variances & Conditional Use documentation - Brenner
 - d) Review Section 310 Planned Unit Development (PUD)
 - e) Review Section 4 General Provisions
 - f) Section 511 – Floodplain District
 - g) Definitions
5. Adjournment

Old/New Business: None

Approval of Minutes: None

Review of Codes in the SFR, SFU, SCR, SCU, VC Districts.

Review of Solar: Kristina Smitten had not followed up with Brian Ross-Midwest Renewal Energy Association regarding the questions on the solar. The recommendation is that it should be allowed in all districts with the exception of the River district. Smitten also noted Tom Warth was moving forward with an agreement of a solar garden on his property however there were some issue regarding the lease so the projects is currently on hold.

Warren noted that the Watershed District does not consider solar panels an impervious surface.

Review Rooming Houses – Smitten will continue to work on the language, definitions and determining that adequate parking is provided. Smitten will also check with the City of Scandia regarding licenses.

Section 3 Variances & Conditional Use documentation – Brenner and Assistant City Clerk Tomnitz will get together and clean up any wording that is needed on the documents and Section 311 Variances. Brenner will also work on the wording for the Section 308 Conditional Use Permits and Section 309 Interim Use Permits.

Review Section 310 Planned Unit Development (PUD) The Planning Commission reviewed this section.

Review Section 4 General Provisions: The Planning Commission reviewed this section with questions to section 401.2 Substandard Structures. The Planning Commission would like this reviewed by the City's attorney.

The Planning Commission is creating a list of questions during the review process of the codes to have the attorney review to verify if the wording is legally allowed by state statutes.

Review of Section 4 will continue starting with Section 403 General Yard Requirements at the next Planning Commission workshop on May 20, 2015.

Section 511 – Floodplain District - The Planning Commission will review this at the next Planning Commission workshop on May 20, 2015.

Definitions: The Planning Commission is continuing to review the current definitions and update where needed.

Roden moved and Spisak seconded to hold a Planning Commission workshop on May 20, 2015 at 8:30am at the Fires Hall to continue the review the codes. Motion passed unanimously.

Adjournment – Warren moved and Spisak seconded to adjourn the April 28, 2015 Planning Commission meeting at 8:58pm. Motion passed unanimously.

Minutes written by Mary Tomnitz, Assistant City Clerk