

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
REGULAR MEETING

Tuesday October 31st 2017 - 7:30pm
121 Judd Street – Village Hall

1. Call to Order
2. 7:35 PM—Public Hearing—SFU Overlay District
3. 7:40 PM—Public Hearing – Christian and Anne Minich – 280 Cherry Street
 - . CUP Request for Bathroom in Accessory Building
 - . Variance for Front Yard Setback
4. 8:00 PM—Public Hearing--Parking Lot Proposal – Christ Lutheran Church
5. Old/New Business
6. Approval of September Minutes
7. Adjournment

The City of Marine on St. Croix Planning Commission regular meeting of October 31, 2017 was called to order by Chairman Mrosla at 7:33pm. Brenner, Roden, and Warren present. Hagstrom, Spisak, and Smitten absent.

Citizens Present: John Arnason, Matthew Langreck, Joel Martin, Christian Minich, Lon Pardun, Fred Remund, Sharon Remund, Jason Tramdal, Eric Tryon

Public Hearing—SFU Overlay District

Chairman Mrosla opened the Public Hearing at 7:35 pm.

Mrosla explained that the purpose of this overlay district was simply to limit future uses to things that are already there, such as schools, churches, museum and other government buildings, and single family residences. Council member Pardun was present to answer any questions.

There was discussion as to whether the overlay affected the whole SFU district or if there were boundaries within it. Roden read from draft Ordinance 149, which identified the addresses of 550 Pine Street, 241 5th Street, and 150 5th Street as the boundaries, also reflected in the Zoning Map from Ordinance 147.

Brenner stated that this was essentially creating a new list of permitted uses under Section 506.2. Pardun agreed, explaining that the term essential services was made more specific, for government buildings such as police, fire, or public works facilities. Roden was concerned that home occupation was not included in the list. Pardun said that it could be added. There was discussion as to whether the Church parking lot is included as part of the overlay.

*Brenner moved and Roden seconded to recommend that the City Council approve the SFU Overlay District as described in Ordinance 149 with the addition of Home Occupations defined in Section 407.2. **Motion passed unanimously.***

Mrosla closed the Public Hearing at 7:50pm.

Public Hearing – Christian and Anne Minich – 280 Cherry Street
. CUP Request for Bathroom in Accessory Building
. Variance for Front Yard Setback

Mrosla opened the Public Hearing at 7:51 pm.

Warren stated that there were two items needing approval. First, a setback variance for the garage from the street, and second, a Conditional Use Permit for a bathroom in an accessory building. Brenner further explained that the plans had been modified since last meeting to avoid a rear yard setback. This moved the garage forward but it will still be behind the existing house and still meets impervious surface requirements. It was also noted that the garage is a little larger than stated at the last meeting (24x30 ft.), but Warren said that it doesn't change the variance request. In regards to the Conditional Use Permit, the Commission agreed that the proposed use is found to be in compliance with Section 308.2 for Conditional Use Permits, 409.4 for Accessory Apartments, and 308.6/510.6 for requirements specific to the riverway.

*Warren moved and Roden seconded to recommend that the City Council approve a 10 foot Front Yard Variance at 280 Cherry St. to allow for a 25 foot setback from the street right of way as opposed to the 35 feet stated in the Zoning Ordinance. **Motion passed unanimously.***

*Brenner moved and Warren seconded to recommend that the City Council approve a Conditional Use Permit at 280 Cherry St. **Motion passed unanimously.***

Mrosla closed the Public Hearing at 7:54 pm.

Public Hearing--Parking Lot Proposal – Christ Lutheran Church

Warren recused himself, and Mrosla opened the Public Hearing at 8:00 pm.

Mrosla stated that the purpose of the Public Hearing was to gather input from the residents as this is the first time the City is reviewing a parking lot. He explained that the engineering part has been mostly completed, so they are now looking at things such as lighting, screening, etc. , Mrosla said this is an opportunity for the residents to ask questions to the applicants regarding these issues.

Resident Jason Tramdahl from 6th Street was present and expressed concern about the lighting. He attended the meeting put on by the Church and did not receive specific answers about when the lights would be on, what type they would be, etc. Eric Tryon, Project Manager for the Church was present and stated that the intent was to keep the lighting low and downward. The lights

would only be turned on when needed, and would only be on late two nights a week, the latest being 9:00 pm.

Tramdahl also had questions about the landscaping plan. He wondered what kind of planting would be put in in the place of the mature growth that is being removed. There were several members from the Church in attendance and the landscaping plan from Abrahamson's was presented. Pastor Joel Martin answered that it would be a mix of plants, as just tall trees would block the view of the lot. He further explained that it would be within the parameters of the Watershed District and as natural to the environment as possible.

Brenner suggested providing more specifics on the landscape plan for the next hearing, such as the size of the plants, as well as more specifics on the proposed light fixtures, times on, etc. Tramdahl wanted to know which mature trees would be removed. While the current plan showed the trees that will be remaining, Mroska suggested marking the trees that will be taken out. There was also a question about the grading, and the engineering plans containing the grading were reviewed and found to be low spot natural grading, creating a kind of swale.

Mroska asked the applicants if they wanted to continue with this Public Hearing next month when more of the Planning Commission members are present. Martin stated they would as they would like to start the bidding process in January. Warren (as a member of the audience) asked whether the Commission should appoint two people to review the plan. Roden said she would be willing to and Mroska said Clerk Lynette Peterson could help find another volunteer from the Commission. Martin provided the Commission with a hand-out of the narrative for the project. Warren asked Assistant Clerk Kiersten Young if the handout from Martin could be attached to the minutes, and she said she could discuss it with Clerk Peterson but it would be filed with the application.

Mroska recessed the Public Hearing at 8:20 pm to be continued on November 28th at 7:30 pm. Warren rejoined the Commission.

Old/New Business

Brenner said he would like to review the definition of an accessory apartment, as it is currently defined as having a kitchen and a bathroom, when in some cases, it is just a bathroom. He asked whether the Commission wanted to keep reviewing everything with a bathroom as a Conditional Use Permit for an Accessory Apartment, which may allow someone to have just a bathroom and then put in a kitchen later. Warren suggested having options for kitchen and bathroom and being able to grant for a specific one. Roden added that the age of the sewer system is a problem, and even though there is not another person living in the accessory building, it still may be a stress on the system. Mroska suggested asking Public Works Lead Worker Jason Crotty his thoughts on the sewer system and accessory buildings. He also suggested maybe having a workshop on this definition and topic in January as it does relate to the Comprehensive Plan.

Approval of September Minutes

Warren noted one change under the second paragraph of 280 Cherry Street. “He said that to avoid the Watershed District” should be changed to “to avoid a variance for impervious surface.” The Commission agreed.

*Warren moved and Brenner seconded to approve the September 26th Planning Commission minutes with the clarification in the second paragraph under 280 Cherry St. **Motion passed unanimously.***

Adjournment

*Roden moved and Warren seconded to adjourn at 8:40 pm. **Motion passed unanimously.***

Minutes taken by Kiersten Young, Assistant City Clerk