

City of Marine on St Croix  
Planning Commission Meeting  
Tuesday, February 28, 2017

The City of Marine on St. Croix Planning Commission regular meeting of February 28, 2017 was called to order by Acting Chairman Brenner at 7:34pm. Smitten, Spisak, Roden and Hagstrom present. Warren present but not with the Commission due to Public Hearing on his property. Mroska absent.

Citizens Present: Jim Smith

1. Call to order 7:35 pm.
2. Asa Parker Variance- Public Hearing
3. Zoning Amendment Discussion/SFU
4. Old/New Business
5. Approval of Minutes (January 31, 2017)
6. Adjournment

Asa Parker Variance- Public Hearing:

Jack Warren presented a proposal to remove an addition from the west end of his property at 17500 St Croix Trail N. Adjacent to an alley, the current addition is not original to the house and is only 3 feet from the edge of the right away. The addition's kitchen layout is also structurally inefficient. Warren would like to remove this and rebuild it more towards the center of the house. This new addition would be 6'6" from the right away, roughly twice what the setback is now. The current addition that will be removed is a one story, and the new addition will be a 2 story. While plans for the second floor are not yet definite, the existing rooms on the second floor of the house towards the west have a maximum height of seven feet, making them unserviceable and no longer meeting code. The house was built with two stairways, one in the front and one in the back corner, the latter not meeting code. Warren would like to replace the stairs and raise the roof to get the necessary head room.

Acting Chairman Brenner provided a summary of the staff report. Brenner and Hagstrom met with Warren at the property a week ago and understand the need for the proposal. Brenner emphasized that the proposed increase from the property line would be a great improvement from the current 3.2 feet. He also noted that the two edges of the proposed addition will be covered porches, resulting in a lower property mass. Brenner summarized how the proposal meets the outlined criteria for such a variance request, such as that the addition not impacting view sheds or light to neighbors (Section 311.1 of the Zoning Code), and explained that the Comprehensive Plan values historic properties such as this one and encourages these kinds of proposals. Hagstrom added that some change is necessary to return this to a single family residence as it is currently is a vacant bed and breakfast with a conditional use permit.

Resident Jim Smith was present and shared that as it improves the setback he supports it.

Brenner explained one staff condition of the approval would be a limit in height to no higher than the existing two story home. The enclosed two-story width (north-south direction) of the addition shall be limited to 20 feet. The total width (north-south direction) shall be limited to the width of the original structure.

***MOTION:*** Spisak made a motion to recommend approval as drafted subject to the condition as noted. Roden seconded. ***Motion passed unanimously.*** Warren recused himself from the discussion and vote.

Minutes By Kiersten Young, Assistant City Clerk

*PLANNING COMMISSION TERMS* – Jack Warren 12/31/2018, Gwen Roden, Gerry Mroska, Ron Brenner – 12/31/2016, Scott Spisak, Kristina Smitten – Expires 12/31/2017 Anna Hagstrom – Expires 12/31/2019

Warren rejoined the Commission at 8:00 pm.

Zoning Amendment Discussion/SFU:

At the January meeting, the Commission drafted some questions for the City Council and City Attorney in regards to the proposed amendment. A response was received from the City Attorney, and reviewed by the Commission members.

Smitten questioned whether this would cover more than just the 3 properties. Councilmember Pardun confirmed that it was just for the 3 properties. A question was raised regarding spot zoning. Pardun explained that it has been a school, church, and museum since before our zoning ordinances existed and this is one way the City can protect them. Smitten wondered whether it would make sense to expand the overlay over to the north side of the school to make it more of a true overlay. City Clerk Peterson pointed out that that would be singling out 4 or 5 homes and create a larger problem. Smitten agreed that it makes sense to overlay the properties according to Comprehensive Plan as long as the City Attorney says it is appropriate.

Roden questioned whether existing accessory structures already on the properties would be grandfathered in. Clerk Peterson and other members of the Commission confirmed that they would be. In regards to prohibiting new structures, Spisak pointed out that the owner could still request a variance.

Hagstrom presented a draft for an Ordinance for such an overlay that Clerk Peterson will send to City Attorney Snyder for review.

Clerk Peterson pointed out that the district boundaries need to change to layout the 3 properties. Pardun agreed that there needs to be a legal description and there would have to be an addition to the zoning code. After further discussion, the Commission was on board with the proposed amendment. The public hearing will be held at the March 9<sup>th</sup> City Council meeting.

Old Business: None

New Business: None

Acting Chairman Brenner announced that a new Assistant City Clerk, Kiersten Young, had joined the City.

Approval of Minutes:

Spisak had concerns on the Zoning Amendment Discussion section. After some discussion, the Commission consensus was to change the minutes to reflect the Zoning Amendment Discussion to say “the Commission reviewed a zoning amendment recommendation from the City Attorney which would affect the school property. After review, the Planning Commission developed questions which will be submitted to the Council and City Attorney for comment.”

The Commission discussed whether the email from the City Attorney could be attached to the minutes for this meeting. Clerk Peterson will look into. Clerk Peterson explained that minutes are to reflect issues discussed at meetings and if the actual email could not be attached, then a summary of the questions and answers would be included instead.

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*Spisak moved and Smitten seconded to approve the January 31, 2017 Planning Commission minutes as amended. Motion passed unanimously.*

**Adjournment: Warren moved and Smitten seconded to adjourn at 8:48 pm. Motion passed unanimously.**

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