

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
REGULAR MEETING

Tuesday September 26th 2017 - 7:30pm
121 Judd Street – Village Hall

1. Call to Order
2. Set Public Hearing—SFU Overlay District
3. Set Public Hearing – Christian and Anne Minich – 280 Cherry Street
 - . CUP Request for Bathroom in Accessory Building
 - . Possible Rear Yard Variance
4. Pre-Application—Rob & Keri Barros-Schultz—360 Robert Street
 - . Variance Request for Playhouse Prior to the Construction of Principal Structure
5. Parking Lot Proposal Review – Christ Lutheran Church—Set Public Hearing
6. Old/New Business
7. Approval of August Minutes
8. Adjournment

The City of Marine on St. Croix Planning Commission regular meeting of September 26, 2017 was called to order by Chairman Mroska at 7:30pm. Brenner, Hagstrom, Roden, Spisak, and Warren present. Smitten absent.

Citizens Present: Rob Barros, Joel Martin, John Arnason, Matthew Langreck, Christian Minich

Set Public Hearing—SFU Overlay District

As the Public Hearing for the SFU Overlay District scheduled for this meeting was cancelled, a new Public Hearing needed to be scheduled.

*Spisak moved and Roden seconded to set a Public Hearing for October 31st at 7:35pm in consideration of the SFU Overlay District. **Motion passed unanimously.***

Set Public Hearing – Christian and Anne Minich – 280 Cherry Street

- . CUP Request for Bathroom in Accessory Building
- . Possible Rear Yard Variance

Warren reported to the Commission that both he and Brenner had met with resident Christian Minich twice about his plans to build a garage with an upstairs office/studio space and bathroom. While it would require a Conditional Use Permit, there would be no kitchen or bedroom. Warren further explained that in their meetings with Minich, there was a lot of discussion regarding the location of the building. The original concept was to have the garage behind the septic tank and lift station, fairly close to the house. It was then discovered that the path to the driveway went over the septic tank and therefore would not work. Of the multiple locations proposed, the most

recent was to place the garage farther east, which would allow a straight in driveway. Warren explained that there was both rear yard setback (25 feet) and front yard setback (35 feet) to consider, as well as impervious surface (Maximum 20%). Warren said that he and Brenner had drafted a list of facts for the Commission's use.

Minich provided the Commission with the most recent drawing. He said that to avoid a variance for impervious surface, a variance would be needed for both the front and back yard, 30 feet from the property line in the front and 29 feet in the back, with the size of the garage being 24 by 24 feet. Warren added that there is an allowance for rear yard setback in 402.3 2b of the Zoning Code, provided that the lot is not a through lot and the building does not occupy more than 25 percent of a required rear yard. This provision would leave Minich with approximately 6 feet to work with. Brenner raised the option of requesting a 26 foot setback instead (a 9 foot variance), as it would still be complying with impervious surface requirements, so the garage could extend an additional 4 feet. The Commission agreed that even if the 9 foot variance was denied a 5 foot variance could still be granted. Warren stated that he and Brenner will meet with Minich one more time before submitting an application to finalize the drawings.

*Spisak moved and Warren seconded to set a Public Hearing for a Conditional Use Permit for Christian and Anne Minich at 280 Cherry Street for October 31st at 7:40pm. **Motion passed unanimously.***

Pre-Application—Rob & Keri Barros-Schultz—360 Robert Street

. Variance Request for Playhouse Prior to the Construction of Principal Structure

Rob Barros was present to request that he have a playhouse on his property in absence of a principal structure, planning to have it on a 6 foot deck. Mroska asked whether Barros has a time frame on building the house. Barros responded he has looked at different options but is still preparing the site, which would be their eventual retirement home. Brenner explained that variances are generally for physical dimensions as opposed to use, citing 311.1 in the Zoning Code stating that no use variances may be issued in the zoning district. Barros explained that the playhouse would give his children something to do as he is working on the site, and that there was a principal structure but it is now gone. Mroska apologized to Barros and confirmed that the request doesn't fit within the City's Code. Barros thanked the Commission for their time but said that it may leave him in a position where he would have to sell the property.

Parking Lot Proposal Review – Christ Lutheran Church—Set Public Hearing

Hagstrom began by revisiting a question that was discussed at the previous meeting, whether it was the Commission's role to schedule a Public Hearing. John Arnason agreed with the question, stating that he had looked through the City's ordinances and had not found anything that requires it. Brenner summarized what was decided at the last meeting, that since the project would likely move over 50 cubic yards of dirt, the case would be Land Reclamation requiring a Site Plan Review. Hagstrom asked for clarification on what the City's procedure is for a Site Plan Review. Mroska shared that it was the staff opinion that a Public Hearing should be held to get input from surrounding residents. Some members of the Commission agreed that the scale of the project is

worth holding a Public Hearing, while others were unsure what question would be before the Commission following a hearing. Joel Martin said that the church will be having an open house sometime before the Public Hearing and has been in communication with the neighbors.

Mroska shared what Zoning Administrator Lynette Peterson had emailed the Commission in regards to what to review, including screening, lighting, future lighting, signage, and specific requirements on parking lots for churches. Arnason provided the Commission with a preliminary landscaping plan, which showed various plantings as the screening. As for lighting, Martin said that they believe the existing street light will provide enough light to begin with. Matthew Langreck asked the Commission whether a shelter would be possible in the future in the green space. Warren responded that it was unspecified in the ordinance but would probably be a permitted accessory use if it did not have a roof.

In regards to what the applicants should provide before the Public Hearing, Spisak suggested a follow-up letter to the one from City Engineer Ryan Goodman received July 24th. Warren recommended specification on the number of parking stalls, any future lighting being low level, and considering city requirements in a residential area for any signage. Brenner suggested adding more color to the landscaping plan to know exactly what will be planted.

Hagstrom stated that she viewed the Commission's role to be providing an opinion in regard to compliance with zoning, ordinances, and the Comprehensive Plan, etc., but not necessarily to hold a Public Hearing. She additionally expressed concern with the Public Hearing being scheduled on Halloween if the purpose is to gather resident input and the issue is of high importance. There was discussion as to how to proceed as two other Public Hearings had already been scheduled for that date, but it was decided that the meeting could be scheduled for October 31st and cancelled if needed.

*Spisak moved and Warren seconded to set a Public Hearing for a Site Plan Review of a parking lot at Christ Lutheran Church for October 31st at 8:00pm. Mroska, Brenner, Roden, Spisak, and Warren for. Hagstrom against. **Motion passed.***

Old/New Business None

Approval of August Minutes

Hagstrom noted a typo in the third paragraph under 280 Cherry Street. “but rather a home Occupancy” should be “Home Occupation.”

*Brenner moved and Warren seconded to approve the August 29 Planning Commission minutes as amended. **Motion passed unanimously.***

Adjournment

*Spisak moved and Warren seconded to adjourn at 8:53 pm. **Motion passed unanimously.***

Minutes taken by Kiersten Young, Assistant City Clerk