

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
REGULAR MEETING

Tuesday, August 25, 2020 - 7:30pm
Virtual meeting via Zoom

1. Call to Order
2. Public Hearing for Variance – Tim Casey
 - Expanding a nonconforming structure
3. Short-Term Rental Ordinance recap
4. Wireless Communications Ordinance progress update
5. Zoning Code progress update
6. Approval of minutes:
 - July 28 regular meeting
 - August 18 workshop
7. Adjourn

How to join virtually

Visit <https://zoom.us/j/4741920648>

Or call: 1-312-626-6799

Meeting ID: 474 192 0648

One tap mobile: +13126266799,,4741920648#

CASEY GARAGE ADDITION

SHEET INDEX

- T - TITLE SHEET
- A - SITE PLAN
- B - FLOOR PLAN
- C - ROOF PLAN
- D - NORTH ELEVATION
- E - NORTH-WEST ELEVATION
- F - WEST ELEVATION
- G - SECTION
- H - ELECTRICAL

PROJECT LOCATION

1051 NASON HILL ROAD NORTH
MARINE ON ST. CROIX, MN 55047

CONTACT

TIM CASEY
612-212-8002
CASEY.TIM11@GMAIL.COM

ACCESSORY BUILDING FOOTPRINT AREAS

EXISTING GARAGE = 484 SQUARE FEET
PROPOSED GARAGE ADDITION = 437 SQUARE FEET
PROPOSED STUDIO BUILDING = 560 SQUARE FEET

TOTAL = 1,481 SQUARE FEET



CASEY ARCHITECTS
1051 Nason Hill Road N
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casey.tim11@gmail.com

CASEY
GARAGE
ADDITION

Issues and Revisions

5/15/20	REVIEW SET
5/22/2020	
6/30/2020	

Commission No.	2020-01
Drawn by	T-KC
Checked by	T-KC

SHEET

T

SURVEY PROVIDED BY:
Landmark Surveying
Scandia, MN

NASON HILL RD N

PROPOSED
GARAGE ADDITION

CONCRETE WALK
AND APRON

REMOVE EXIST.
BITUMINOUS

EXIST. BITUMINOUS
DRIVE

EXIST CONCRETE
DRIVE

PROPERTY LINE

30' FRONT YARD
SETBACK

35' SETBACK

EXISTING DRAIN
FIELD

EXISTING GARAGE

EXISTING SHED

PROPOSED NEW
STUDIO

HOME



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CASEY
GARAGE
ADDITION

SITE PLAN

Issues and Revisions:

JUNE 15, 2020

Commission No. 2019-02

Drawn by T-KC

Checked by T-KC

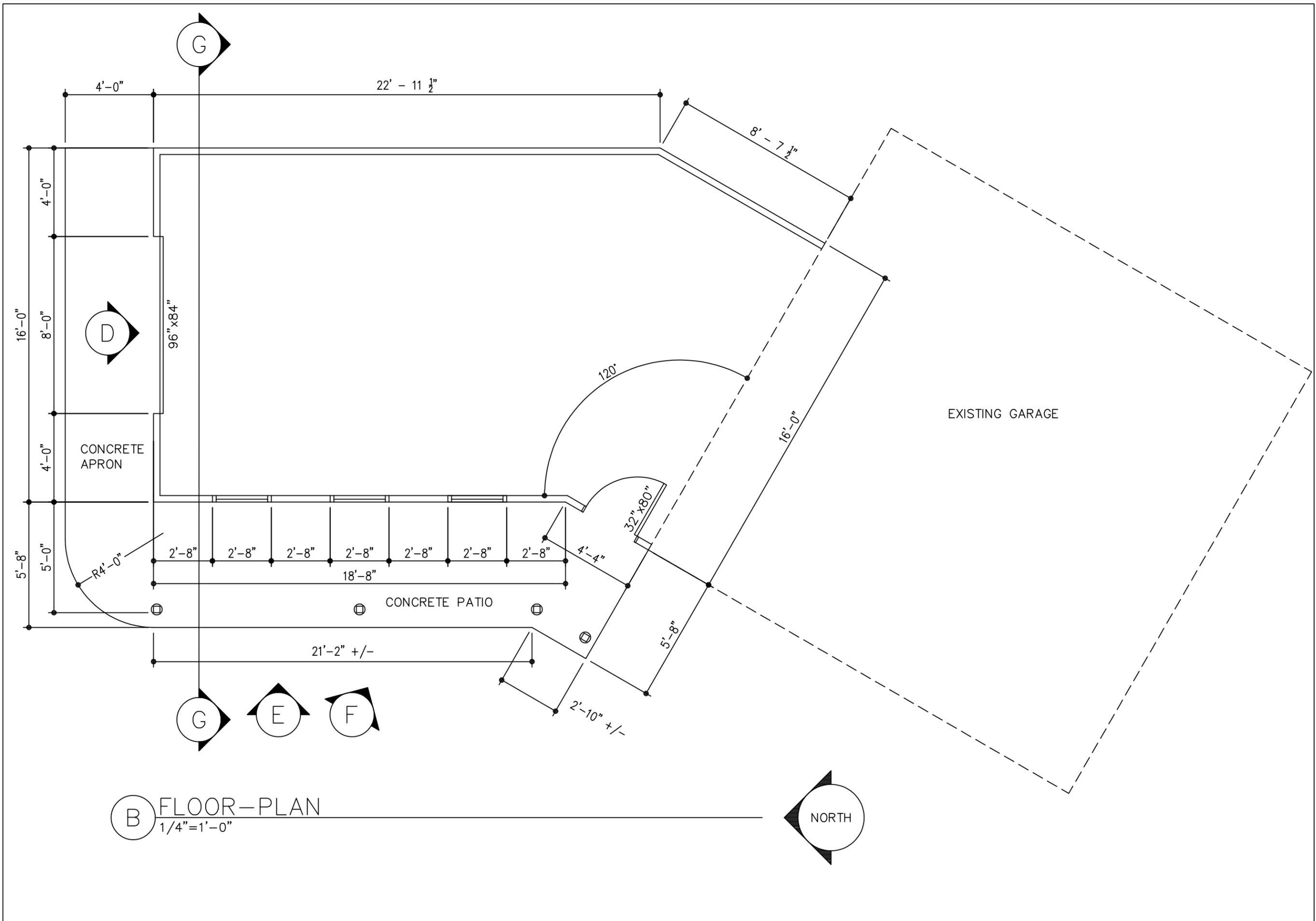
SHEET

A



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CASEY
 GARAGE
 ADDITION



B FLOOR-PLAN
 1/4" = 1'-0"

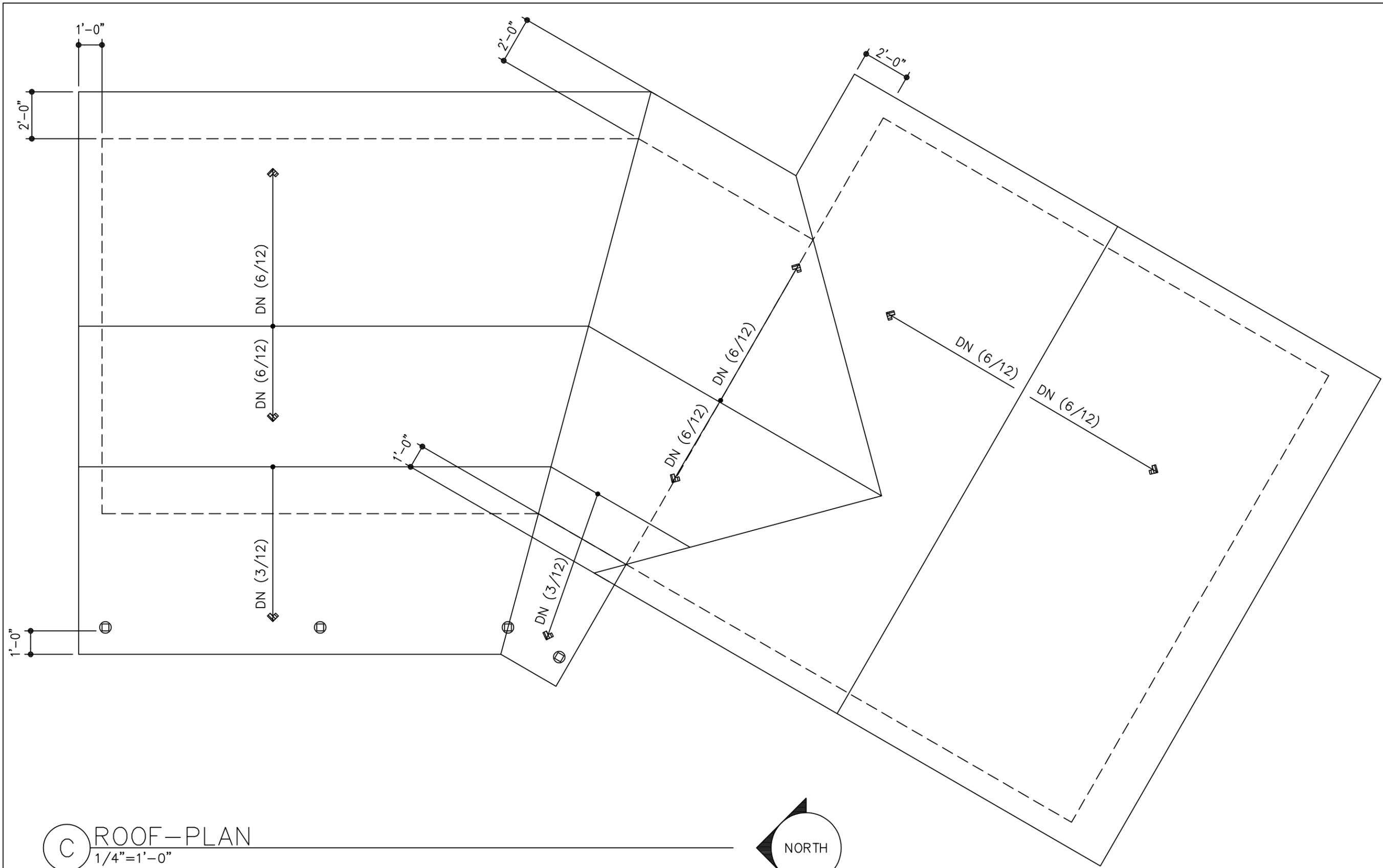
Issue and Revision	Date

Commission No.	2020-01
Drawn by	T-KC
Checked by	T-KC



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CASEY
GARAGE
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C ROOF-PLAN
1/4" = 1'-0"



Issue and Revision
6/30/20

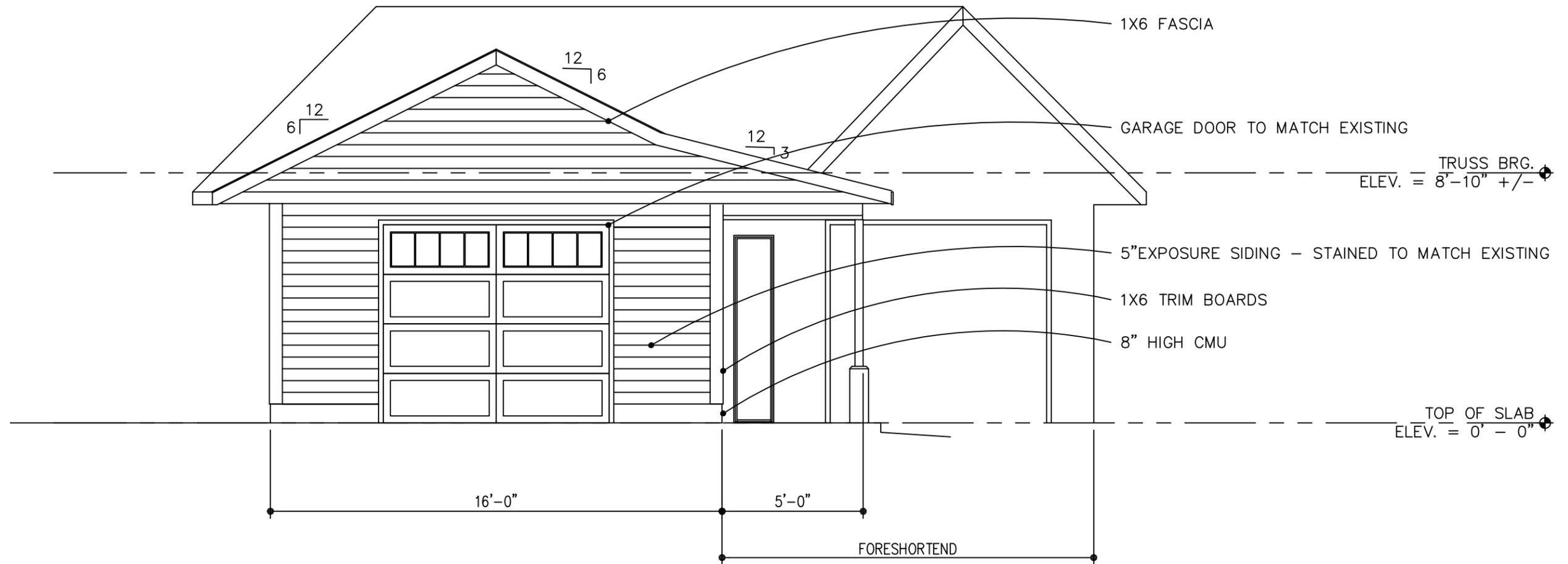
Commission No.	2020-01
Drawn by	T-KC
Checked by	T-KC

SHEET
C



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CASEY
 GARAGE
 ADDITION



D NORTH-ELEVATION
 1/4" = 1'-0"

Issues and Revisions
 6/30/20

Commission No. 2020-01
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 Checked by T-KC

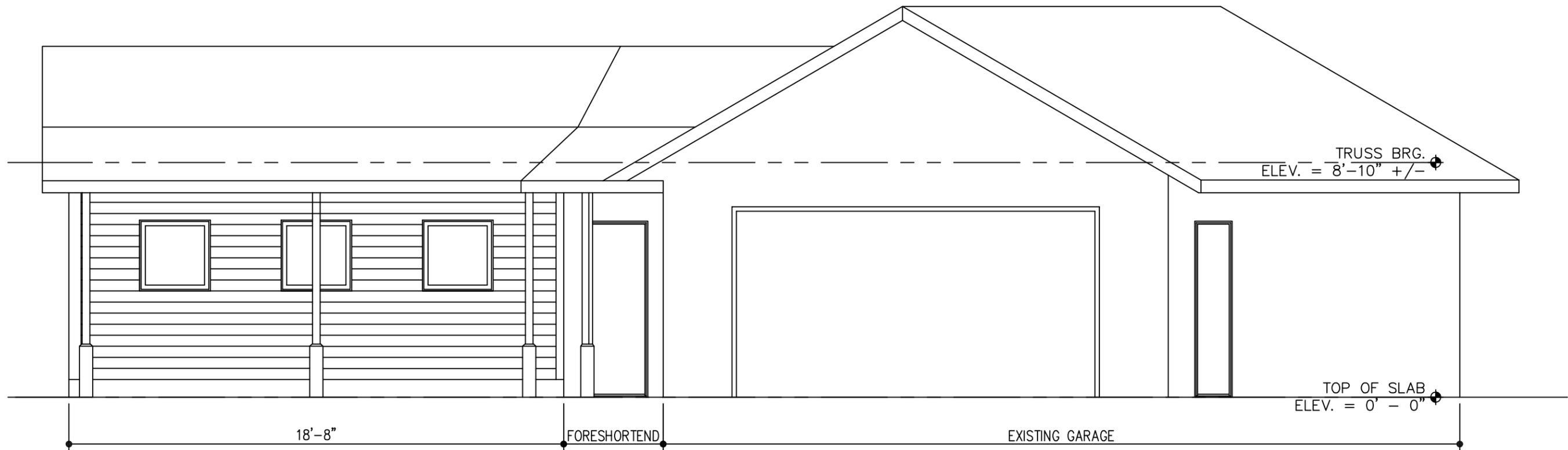
SHEET

D



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CASEY
GARAGE
ADDITION



NOTE: SEE ELEVATION D FOR TYPICAL MATERIALS

E NORTHWEST-ELEVATION
1/4"=1'-0"

Issues and Revisions

Issue No.	Description	Date

Commission No. 2020-01
Drawn by T-KC
Checked by T-KC

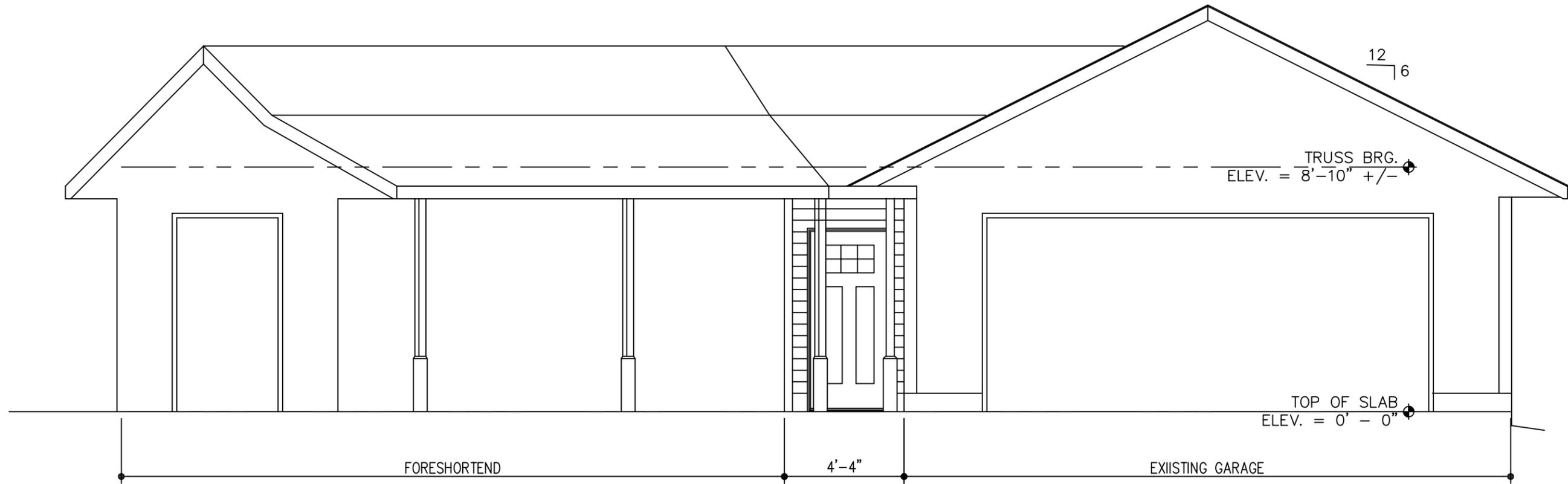
SHEET

E



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CASEY
GARAGE
ADDITION



NOTE: SEE ELEVATION D FOR TYPICAL MATERIALS

F WEST-ELEVATION
1/4" = 1'-0"

Issues and Revisions
6/30/20

Companion No. 2020-01
Drawn by T-KC
Checked by T-KC

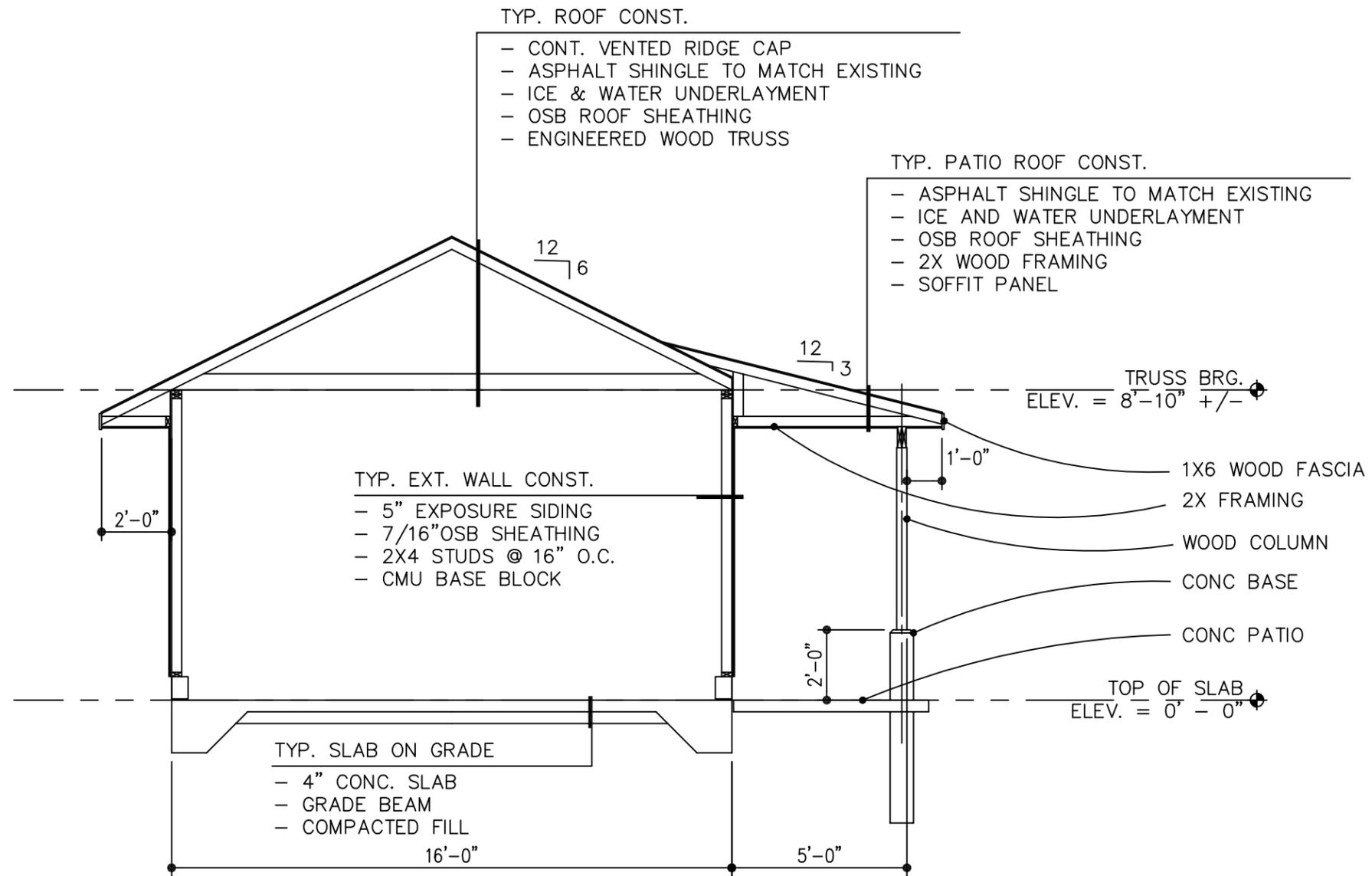
SHEET

F



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CASEY
 GARAGE
 ADDITION



G SECTION
 1/4" = 1'-0"

Issues and Revisions
 6/30/20

Compliance No. 2020-01
 Drawn by T-KC
 Checked by T-KC

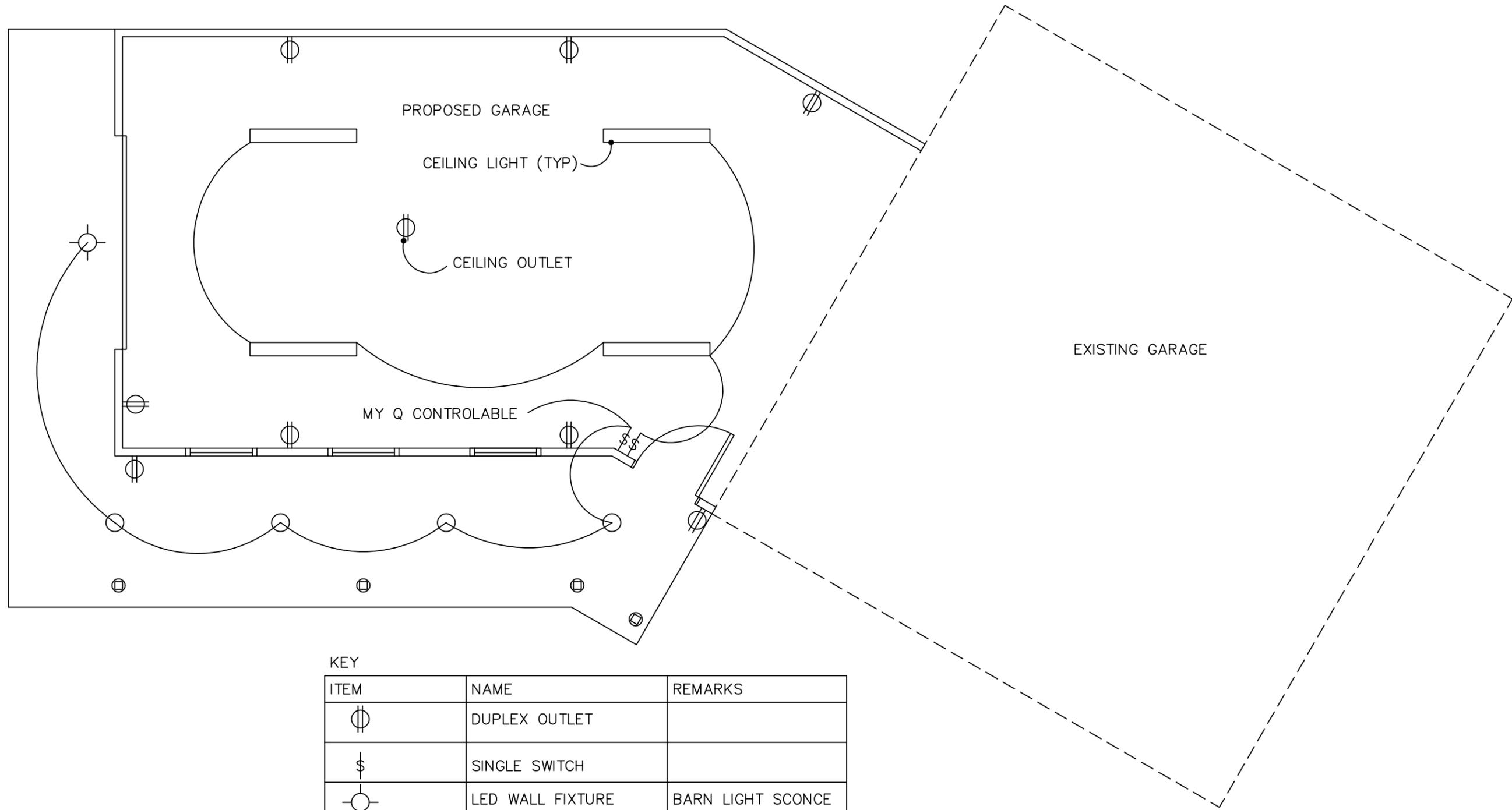
SHEET

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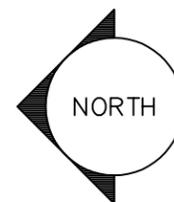
CASEY
 GARAGE
 ADDITION



KEY

ITEM	NAME	REMARKS
	DUPLEX OUTLET	
	SINGLE SWITCH	
	LED WALL FIXTURE	BARN LIGHT SCONCE
	STRIP CEILING FIXTURE	COLD WEATHER
	CAN OR FLUSH LIGHT	

H ELECTRICAL
 1/4"=1'-0"

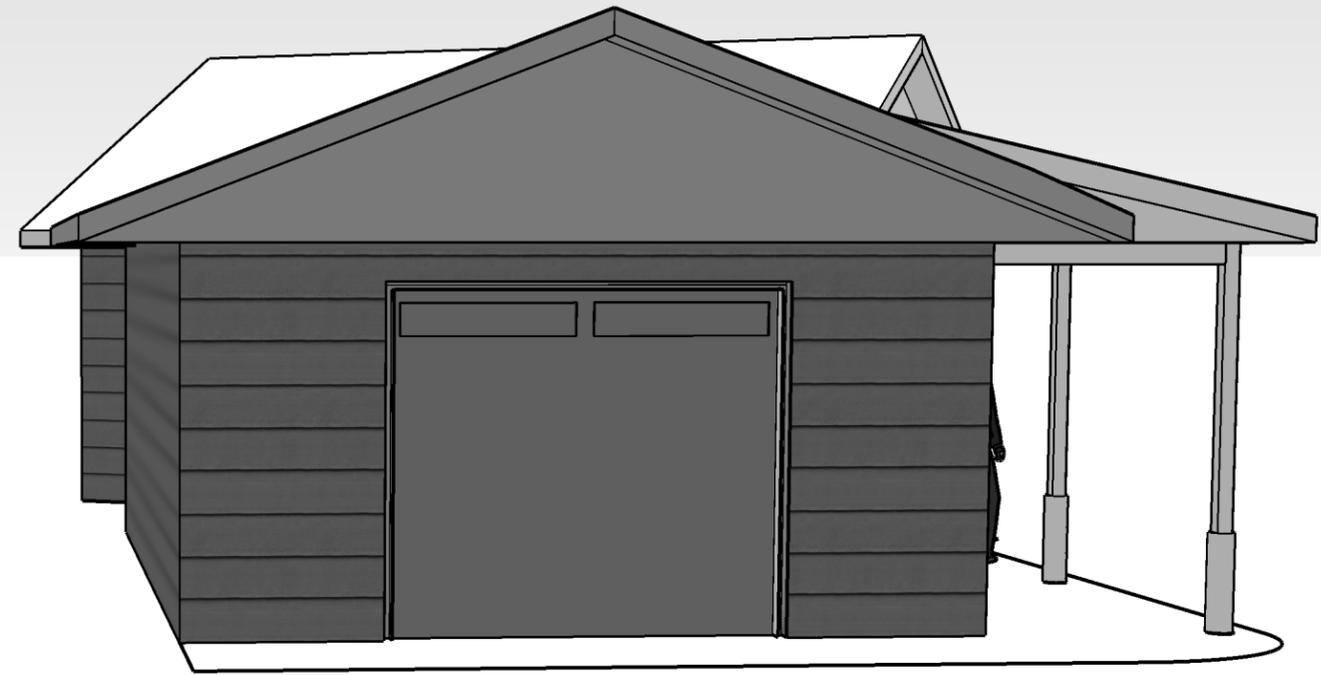


Issues and Revisions
 6/30/20

Commission No. 2020-01
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SHEET

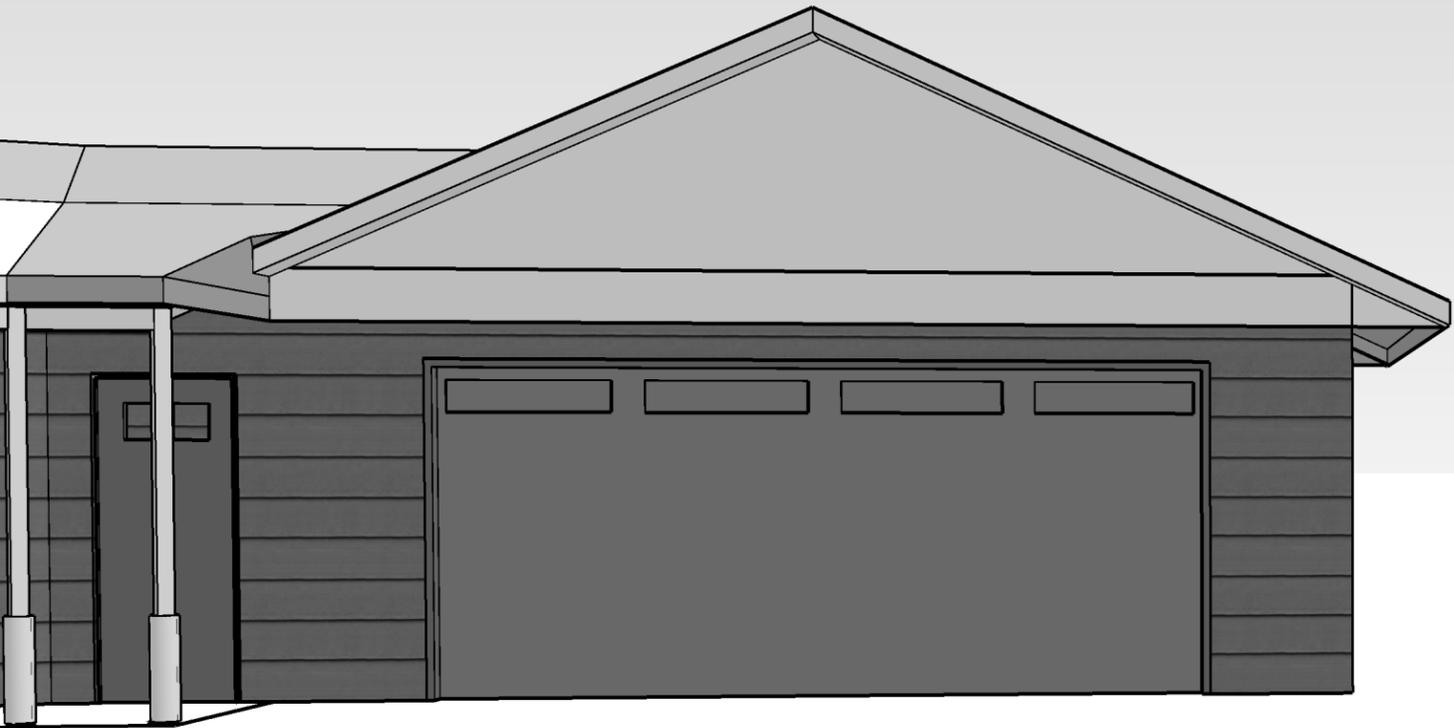
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VIEW FROM MAILBOX



VIEW FROM THE DRIVEWAY



VIEW FROM KITCHEN WINDOW



VIEW FROM GRILL

City of Marine Planning Commission

Agenda Date: August 24, 2020

Agenda Item: 2

Applicant: Tim Casey

Variance and Conditional Use Permit Request

Planning Case Application No. 07-29-20-01

1051 Nason Hill Road North

Summary:

Tim Casey has made application for a variance to construct an addition to his existing non-conforming garage. The addition would provide additional storage for vehicles and other items. On July 10, 2020, Planning Commission chair Gerry Mroska and member Ron Brenner met on site with Tim Casey to review the proposal and existing site conditions.

The property lies within the Single Family Urban Residential District. The applicant is requesting the following variance:

1. *Section 402.3.3.b of the zoning ordinance requires that no accessory building shall be located nearer the front property line than the principal building on the lot. The applicant proposes a lateral (east-west) addition to the existing non-conforming garage. The proposed addition is approximately 23 feet in the west-east direction and 16 feet in depth (north-south direction).*

Findings:

1. Does the landowner propose to use the property in a reasonable manner not permitted by the zoning ordinance?
 - a. *The proposed addition otherwise complies with all other required setbacks and other zoning requirements.*
 - b. *An alternative location to the east of the garage would require extensive grading due to topographic conditions, require the removal of several existing pine trees, require additional impervious surface and would still require a variance.*
 - c. *The proposed location to the west side of the existing garage will preserve the existing homes viewshed to the northeast from the entry porch.*
 - d. *An alternative detached garage located to the northwest of the house would require more extensive grading, removal of existing trees, and would still require a variance.*
 - e. *The existing residence and garage / proposed addition are already visually inconspicuous due to vegetative screening and topographic conditions. The proposed addition will not impact either of these aspects.*

Recommendation:

Planning Commission Volunteers recommend Approval for the variance request and conditional use permit request, as presented.

APPROVAL MOTION: I move the Planning Commission recommends the City Council **approve** the application of Tim Casey, for the requested variance for the proposed construction at 1051 Nason Hill Road North as presented, based on the following findings:

- a) The landowner proposes to use the property in a reasonable manner not permitted by the zoning ordinance per findings: 1a, 1b, 1c, 1d, 1e, 1f, 1g and 1h.
- b) The plight of the landowner is due to circumstances unique to the property not created by the landowner property per finding: 2a and 2b.
- c) The variance, if granted, will not alter the essential character of the locality per findings: 3a, 3b, 3c and 3d.
- d) The requested variance, if granted, will be in keeping with the spirit and intent of the City Zoning per finding: 4a and 4b.
- e) The requested variance, if granted, will be consistent with the Comprehensive Plan per finding: 5a.

And subject to the following conditions:

1. No conditions recommended.

DENIAL MOTION: I move the Planning Commission recommends the City Council **deny** the application of Tim Casey, for the requested variance for the proposed construction at 1051 Nason Hill Road North as presented, based on the following findings:

- a) The landowner's (applicant's) proposed to use the property in a reasonable manner not permitted by the zoning ordinance because:
- b) The plight of the landowner (applicant) is due to circumstances unique to the property not created by the landowner property because:
- c) The variance, if granted, will not alter the essential character of the locality because:
- d) The requested variance, if granted, will be in keeping with the spirit and intent of the City Zoning because:
- e) The requested variance, if granted, will be consistent with the Comprehensive Plan because:

MOTION FOR ADDITIONAL TIME: I move the City exercise its right to take up to 60 additional days as provided by MN statute 15.99 to process the application of (applicant name(s)), extending the deadline to (date) for the following reason(s)_____.

Note: MN statute 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60 day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

Key Dates:

Application Complete:	07-28-2020
Notice of Public Hearing Published:	08-12-2020
Planning Commission Hearing:	08-25-2020
City Council Consideration:	09-10-2020
60 Day Deadline:	09-28-2020
120 Day Deadline (if necessary):	11-28-2020

Code update notes/to-dos

KS - 08/19/2020

- Vegetative Cutting
- Driveway standards, per Jason Crotty's input
- Solar language addition. Review 404.7 (1) (a) solar glare.
- Chickens language addition
- Septic requirement if hook-up is available
- Lot Area requirements - 506.6(a)
- SF Detached – definition
- Marina – Can't remember why I have it on the list
- Overall consistency with the Comprehensive Plan
- Definitions review: Essential Services, Residential Care Facilities, Steep Slope, Wetland, STR definitions, Solar
- I have a mark by Substandard Structures (401.2) – Need to review?
- 402.4 (2) h. –Poles, towers and other structures for essential services - Remove. Don't believe this is in the adopted version and it's not redlined.
- 404.7 (6) Refuse – Expand to include trash enclosures.
- 410.10 Seasonal Produce Signs are marked – Need to review?
- 502 Zoning Map reference to updates.
- Residential Care Facilities and Day Care Facilities
- 504.7 (3)(e) add a credit option?
- Tree Preservation language – Review by forestry group
- Review of variance procedures – Review by Ron
- LI building guidelines – natural colors, durable materials.
- Does City provide vegetative cutting permits?

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
MINUTES

Tuesday, July 28, 2020 - 7:30pm
Virtual Meeting via Zoom

Present: Chairman Gerry Mrosła, Commissioners Brenner, Spisak, Henry, Sanderson (arrived 7:50 pm).

Citizens present: Mary Whitaker, Tim Casey, Dan Willenbring, Barb Casey, Larry Martin.

Public Hearing – Dan Willenbring – Variance Request

Chairman Mrosła opened the public hearing at 7:32 pm.

Dan Willenbring, 400 Tanglewood Lane, was in attendance regarding his request for variances for sideyard setback and to build a structure in front of the primary residence. The chairman noted that Willenbring's request had come before the commission in 2014 and was approved by the commission and council. Construction had been delayed and the variance had sunset.

Commissioner Smitten visited the site in 2014 and again in July 2020. She submitted a written report recommending approval, with conditions regarding vegetative screening and architectural design and materials. Commissioner Spisak noted a small error in the second paragraph of the findings: the zoning is Single Family Rural but was called Single Family Residential. This will be changed before the recommendation goes to council.

Mr. Willenbring thanked the commission for considering his request and noted that he was asking for two additional feet in height from the 2014 application. The structure would remain lower than the primary residence. Screening at the site had also increased in the six years since the original application was approved. Commissioner Brenner asked the applicant if he was aware of the conditions to retain vegetative screening, to keep the building architecturally similar to the primary structure, and design the street facing exteriors to mimic a residential structure. He was.

Mrosła asked whether the public wished to comment. No one spoke. He closed the public hearing at 7:40 pm.

Brenner moved to recommend approval based on the report and the conditions therein. Spisak seconded. Roll call vote: Mrosła – Aye; Brenner – Aye; Spisak – Aye; Henry – Aye. Motion to recommend approval passed unanimously.

Variance – Tim Casey – 1051 Nason Hill North

Mr. Casey is applying for a variance to add a single stall onto the existing garage, which is nonconforming in that it sits in front of the house. The property poses practical difficulties because it is bordered by steep hills.

Spisak moved and Henry seconded to set a public hearing for a variance for the garage addition at the August 25 Planning Commission meeting, 7:30 pm. Roll call vote: Mroska – Aye; Brenner – Aye; Henry – Aye; Spisak – Aye. Motion passed unanimously.

Wireless Communications Ordinance progress update

Commissioner Spisak reported that the committee met in July and has created an agenda with action items. They plan to begin more serious work on this matter now that the commission is finished with the short-term rental ordinance.

Zoning Code progress update

A workshop date needs to be set. Suzanne will send a reminder to commissioners about the Doodle poll.

Approval of minutes

June 30 Regular Meeting: Commissioner Spisak noted several typographical errors: under Willenbring variance Spisak's second was listed twice; under STR, Gwen Roden's comment should say "14" as opposed to "many," under Rentals per District there is a "that that," "Henry and Roden agreed;" and "changes" (not chances).

Spisak moved and Brenner seconded approval of the minutes of the June 30 zoning workshop, as amended. Roll call vote: Mroska – Aye; Brenner – Aye; Spisak – Aye; Henry – Aye. Minutes approved as amended.

July 14 Special Meeting: *Spisak moved and Henry seconded approval of the minutes of the July 14 special meeting. Roll call vote: Mroska – Aye; Brenner – Abstained (not present July 14); Spisak – Aye; Henry – Aye. Motion carries.*

July 22 Public Hearing on Proposed Short Term Rental Ordinance: *Spisak moved and Henry seconded approval of the minutes of the July 22 public hearing. Roll call vote: Mroska – Aye; Brenner – Abstained (not present July 22); Spisak – Aye; Henry – Aye. Motion carries.*

Adjournment

Spisak moved and Sanderson seconded to adjourn at 7:54 pm. Roll call vote: Mroska – Aye; Brenner – Aye; Henry – Aye; Spisak – Aye; Sanderson – Aye. Motion passed unanimously.

Minutes taken by Suzanne Dammann, Assistant City Clerk.

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION MINUTES
ZONING CODE WORKSHOP
Tuesday, August 18, 2020
7:00 pm via Zoom

The City of Marine on St. Croix Planning Commission zoning code workshop of August 18, 2020, was called to order at 7:01 pm. Present: Chairman Gerry Mrosła, Commissioners Scott Spisak and Kristina Smitten.

Citizens present: Larry Martin

Zoning Code Review

508.5 Conditional Uses

Spisak noted that 1(f) “connected with principal” should be “connected with the principal.” Also, change “discards” to “parts and all materials.”

In the last section of (h) change “should not be permitted in an area subject to public view” to “shall be screened as required in (f).”

The commission confirmed that neon signage is not allowed.

Regarding 2(f)(6), the group discussed whether the code should restrict a second or third floor in the commercial district from being residential. Smitten noted that thinking has changed regarding mixed use, and that it can be good in commercial districts.

All agreed to strike 2(f)(6) on page 5-42.

The assistant clerk and Commissioner Smitten agreed to create a list of “to do” items.

508.7 District Performance Standards

The group confirmed that setbacks are zero in the village center.

Smitten suggested asking the Watershed District to look at district performance standards when the draft goes out for review.

508.7(6) Colors of Structures: The group discussed building colors, currently mandated as earth or summer tones unless completely screened from the river. Spisak suggested adding that buildings completely screened from the river should use historic colors, and Smitten noted that Marine had received a historic designation.

Change to “New structures visible from the river, including roofs, shall be of earth or summer vegetation tones. If completely screened from the river, colors historic to the village of Marine are encouraged.”

509: Limited Industry

Zoning map should be revised from “Light Industrial” to Limited Industry.

509.5 Conditional Uses: Strike 4-6: schools, day care and residential care.

509.6 District Performance Standards: Smitten will work on language to the effect of “Any industrial building color should blend with the surroundings and be built with durable materials.”

Strike “509.7 Prohibited”

Section 510 Lower St. Croix River Overlay District

The group recalled that, per Jack Warren, this section “is what it is.”

Regarding 510.6 (1)(a) Smitten asked whether the city provides a vegetative cutting permit.

Suzanne will ask Lynette about this.

510.7 Spisak noted that variance language was struck, with a note to replace it with wording from 311.1.

Smitten suggested including a reference to that language.

511.4 General Provisions

(1) Flood Insurance Rate Map

Strike “for the City of Marine on St. Croix dated Feb. 3, 2010” and just say “the most current flood insurance rate map [... developed by FEMA].”

Smitten noted that there is a lot of floodplain language up to 511.9, also likely to fall under DNR review.

Spisak noted that (g)(b) – p. 5-58 is the correct number for the Sewer Use Ordinance.

511.11 Variances

Spisak noted that they’d made different edits here. Smitten asked about referencing, “Consistent with 311.1” Smitten and Spisak recalled that the DNR had possibly not met the allotted period for comment, and thus had effectively waived its right to make changes.

Spisak suggested that all of 511.11 might deserve research from Jack Warren's file.

Suzanne will ask Lynette also.

The group concluded its initial review. Mroska noted that at the next meeting they would discuss as a full commission. Spisak noted that many items had been set aside for later research.

Suzanne will try and have the list ready to go in the packet.

The meeting concluded at 7:52 p.m.

Minutes taken by Suzanne Dammann, Assistant City Clerk.