

**CITY OF MARINE ON ST. CROIX**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

**Tuesday August 28 2018- 7:30pm**  
**121 Judd Street – Village Hall**

1. Call to Order
2. Pre-Application – Garhardt and Gail Balego – Subdivision Request
3. Pre-Application – Tim and Barb Casey – 1051 Nason Hill Rd  
. CUP Request for Bathroom in Accessory Building
4. Short-Term Rentals—Pass out Review Materials
5. Old/New Business
6. Approval of July Minutes
7. Adjournment

The City of Marine on St. Croix Planning Commission regular meeting of August 28, 2018 was called to order by Chairman Mrosla at 7:32pm. Brenner, Hagstrom, Roden, Smitten, Spisak, and Warren present.

Citizens Present: Joel Anez (Landmark Surveying), Mike Hermes (Edina Realty), Garhardt Balego, Gail Balego, Larry Whitaker, Mary Whitaker

Pre-Application – Garhardt and Gail Balego – Subdivision Request

Joel Anez from Landmark Surveying was present along with Garhardt and Gail Balego, and their realtor, Mike Hermes, in a request to divide their approximately 16 ½ acres along Highway 95 into three parcels. The property is bordered by William O'Brien State Park to the west and north, and approximately half of the property would be conservation easement. Anez explained that their goal is to build single driveways on each parcel like there is across the street. Mrosla asked if they had been in contact with MNDOT. Anez explained that they had made an application with them in the middle of June but had yet to receive an official answer. Spisak suggested reaching out to them again for approval before the Planning Commission made a recommendation. Mrs. Balego suggested making a recommendation contingent on DOT approval. Brenner asked about the size of the parcels, noting that parcel B is narrower and less than 5 acres. Warren said there is a history of averaging the 5 acres. Mrs. Balego added that parcel B doesn't have as much conservation easement as A and C, and they were likely trying to balance the buildable area. Mrs. Balego expressed that they simply want greater access to the property, and they were told by MNDOT that they should have no problem with the driveways.

Hermes explained that they have had interest on the property as one parcel but splitting them up would make them much easier to sell. Hagstrom asked if they had considered water supply and waste disposal. Hermes said each would likely have its own mound system and well. Brenner said that dividing three lots would fall under the normal subdivision ordinance. The property is in the Single Family Rural District. There was discussion about Section 1004 in the Subdivision Ordinance and whether Planning Commission review was necessary. Brenner said he could look through the ordinance and share his thoughts with assigned commissioners Mrosla and Spisak. Warren suggested reviewing the difference between a conservation easement and the city's requirements for open space, citing Section 504.7 of the Zoning Code: "A minimum of fifty (50) percent of land subdivided for development shall be dedicated to open space..."

Pre-Application – Tim and Barb Casey – 1051 Nason Hill Rd  
. CUP Request for Bathroom in Accessory Building

Mrosla stated that he, Brenner, and Roden had met to review the Casey's request to build a new garage with a bathroom, which would require a Conditional Use Permit. However, once at the property, they discovered that multiple variances would be required, since the existing garage would be moved in front of the house, the new garage would be in front of the house, and the new garage would be taller than the house. He added that the property is right on the bluff line and presents large practical difficulty. Mrosla said that the Casey's are waiting on a price estimate for the work as well as sewer plans, but he will continue to stay in contact with them.

Short-Term Rentals—Pass out Review Materials

Mrosla stated that the Commission has been asked by the City Council to review short-term rentals, and he has gathered some materials from both Burnsville and Stillwater for them to look at and discuss at the September meeting. Brenner asked if they were assigned to draft an ordinance, and Mrosla said that right now it is only for review. Mrosla said that they likely won't have a final opinion on the issue until early next year. It was discussed how many communities approach the issue differently and some may or may not be relevant to Marine. Mrosla noted that May Township has prohibited them but is now dealing with enforcement. Warren said that the role of tourism should be considered, for both the businesses in the Village Center and other zoning districts. He added that making a list of the positives and negatives is a useful tool. There was mention of the Asa Parker House, which Warren now owns, being used as a Bed and Breakfast under a Conditional Use Permit. Resident Larry Whitaker suggested making some general plans for how to approach the issue, including questions about how many rentals the City wants to allow, where, whether the property is resident owned and occupied during rentals, and whether the renter is able to be contacted during the time of rentals. Mrosla agreed that these are good questions and are tied to enforcement. Spisak noted that in Stillwater's licensing, there are multiple levels when it comes to involvement of the owner, with a greater regulatory process with each step up.

Old/New Business

Mrosla shared that he had been contacted by the owner of 801 Broadway Street, who would like to build a small porch in front of his home to increase the curb appeal. However, the front yard setback is 30 feet and the home is currently only at 10 feet. He added that most of the other homes on the street have porches, and it was discovered that many of them do not meet the 30 feet requirement. Smitten asked whether a side porch as an option. Warren suggested something may be possible as part of the Historic District if it would benefit both the owner and the community. Mrosla said he would keep the Commission updated.

Approval of July Minutes

*Brenner moved and Warren seconded to approve the July 31<sup>st</sup> Planning Commission minutes as drafted. Motion passed unanimously.*

Adjournment

*Spisak moved and Warren seconded to adjourn at 8:35 pm. Motion passed unanimously.*

Minutes by Kiersten Young, Assistant City Clerk