

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

**Tuesday September 24, 2019- 7:30pm**  
**121 Judd Street – Village Hall**

The City of Marine on St. Croix Planning Commission regular meeting of August 27, 2019 was called to order by Chairman Mroska at 7:30 pm. Henry, Hagstrom, Sanderson, Smitten, and Brenner present, Spisak absent.

Citizens Present: Scott Iwen, Milo Horak, Laurie Schmidt, Juli Hagstrom, Larry/Mary Whitaker, Lon Pardun, Bill Miller.

Scott Iwen – 18337 St. Croix Trail N – Pre-App Accessory Building size/CUP for bathroom in Accessory Building. Mr. Iwen was in attendance to request a variance for a garage. The applicant stated there is currently a barn on the property that was there when he purchased the home. The structure has living quarters in it, including a bathroom that was added last year. Unfortunately the addition of the bathroom was not flagged by the building inspector as part of the building permit, so a Conditional Use Permit was never obtained and will need to be acquired. A question was raised as to the use of the structure prior to Mr. Iwen remodeling it. It was mostly used as storage and he isn't sure if the previous owners used it as a garage or not. Sanderson and Mroska will work with Mr. Iwen.

Possible PUD Proposal – Juli Hagstrom is representing the seller for 980 Rosabell and 705 Broadway, both which are owned by the same family. This property is complicated in that there are wetland areas, issues with getting a survey certified, and two existing homes that are in deteriorating condition. The property is located in the Rose's addition, which historically has had issues with the original platted boundaries lining up with current surveys. In order to get this issue resolved, the owner will need to go through the legal process of getting those boundaries corrected. Currently 705 Broadway is connected to City sewer and 980 Rosabell has its own private septic system.

Laurie Schmidt was in attendance to present a proposal for a PUD for the two properties that is in the very early stages of development. The idea for this proposal is being put together by Ms. Schmidt, John Goodfellow and Dennis Reynolds, all Marine residents. Mr. Reynolds is a land use planner/architect and would be an investor in this project. The idea is to provide an opportunity for affordable housing to Marine. This project would help to attract single parent families, middle aged people looking to downsize, millennials and seniors. The hope would be for at least 50% of the units to be priced at under \$300,000. The developers plan to maintain the character and integrity of the current neighborhood. They would like to build on to the current trail system to allow access to downtown and Jackson Meadow, and create a lot of open green space. There would be a self-contained water system and potentially a shared geo thermal system. The title they are exploring is called a cottage court yard with 8-10 homes clustered around a courtyard area. Each home would be approximately 1500-1800 square feet with an area available for a potential future addition. Access to the development could come from either Rosabell Street with a potential second access behind the 705 Broadway property. Brenner is familiar with the cottage courtyard development and his experience is the price is much higher than what is being proposed.

*PLANNING COMMISSION TERMS – Kristina Smitten-Expires 12/31/2021, Anna Hagstrom, Gerry Mroska, Ron Brenner, Jennifer Henry –Expires 12/31/2019, Scott Spisak, Ed Sanderson-Expires 12/31/2020*

Sanderson questioned where the septic system would go. Laurie was not sure at this time. The request from Ms. Schmidt was to have a couple of commission members assigned to work with the group to help them move forward. Smitten noted that she does not believe this project is quite at the level to have the Commission assist at this time. Items to be addressed would be septic, water and roads.

#### Old/New Business

The STR workshop was set for October 15<sup>th</sup> based upon the responses received, however a couple of members did not receive the meeting request. A new meeting request will be sent out and will include a few new dates to see if everyone can attend.

Asa Parker Lot request - Brenner presented a review of the Asa Parker request. The initial request was withdrawn and a new request was presented to the City Council to split the PID for lots 4 and 5. The City Council denied the request and Brenner has not heard whether Julie Warren will apply for a variance at this time. Larry Whitaker, resident, noted that he believes there is support for approving a variance for the Asa Parker issue and would like to see the code adjusted to allow instances to happen if it fits the character of the neighborhood. Mroska stated that is already taken into consideration when a variance is requested. Mr. Whitaker is also concerned about the potential for allowing STR's into all residential zones because he believes they are businesses. Council person Anderson stated the Planning Commission does have the authority to take on a charge of researching this issue on their own without Council direction per the City Code. Smitten noted that without direction from the Council, the Commission could be expending a lot of effort and resources without a clear result.

Smitten is requesting land use data for vacant lots from the City Engineer.

Mroska noted there are four commission members up for re-appointment in December.

#### Approval of July and August Minutes

*Brenner moved and Smitten seconded to approve the July and August Minutes, with one amendment by Spisak to the August Minutes to include that he would like to wait to discuss the Asa Parker issue at the September meeting when the entire Commission is present. Motion passed unanimously.*

Smitten would like to review the League of MN Cities policies of the role of the Planning Commission and also the change for the basis of hardship to practical difficulties at the October meeting.

#### Adjournment

*Smitten moved and Hagstrom seconded to adjourn at 8:55 pm. Motion passed unanimously.*

Minutes by Lynette Peterson, City Clerk