

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION MINUTES
ZONING CODE WORKSHOP

Tuesday, May 12, 2020
7:00pm via Zoom

The City of Marine on St. Croix Planning Commission zoning code workshop of May 12, 2020, was called to order at 7:02 pm. Present: Gerry Mroska, Jennifer Henry, Scott Spisak, Kristina Smitten, Ed Sanderson. Absent: Ron Brenner, Anna Hagstrom.

Citizens present: Eric Schwartz

Zoning Code Review

The commission reviewed the draft of suggested changes making notes on which areas needed further research or revision.

Definitions

Commissioner Spisak has listed two definitions that need to be added to section 202. One is a barn. The other is view shed, which is used in the cell tower/wireless ordinance.

Commissioner Smitten noted that the solar ordinance has not been incorporated in the zoning code.

The commission reviewed changes to the following definitions without issue: Boarding House; Carport; Conservancy.

Regarding Essential Services: Spisak noted with interest that the definition read “shall not include wireless service antennas, cell towers or support structures.”

Smitten said she would flag it and look it up.

Review of the following definitions continued without issue: Mineral Extraction; Feedlots, Livestock; Garage, Private; Home Occupation; Horse Boarding; Horticulture; Lodging Room (which had been struck); Mining; Municipal Government; Nursing home; Official Maps; Open Space.

Spisak noted that view shed was used in the “Open Space” definition. Smitten added that a definition for “Open Space View Shed” was included four definitions down. Spisak replied that some view sheds might not have open space, and that the commission could create a more general definition.

General consensus for Spisak to define “View Shed.”

Outlot: The commission thought these were likely unbuildable, or ancillary to the lot with a primary structure.

*PLANNING COMMISSION TERMS –Ron Brenner, Scott Spisak, Ed Sanderson – 12/31/2020;
Gerry Mroska, Kristina Smitten – 12/31/2021; Anna Hagstrom, Jennifer Henry – 12/31/2022*

Strike principal (“principle”); add “structure/s.”

Review continued: Pedestrian Way;

Public Water: Add parenthesis at the end.

Recreation; Registered Land Survey;

Restaurant: Add “s” to table.

Residential Care Facilities needs to be defined.

There was previous discussion about whether to allow nursing homes or drug rehab centers, and whether a state can override a municipality.

Smitten advised looking back at notes to see why the commission got stuck there. Mroska said he would check with his son.

Review continued: Site Plan; Slope

Smitten suggested adding a definition for “Steep Slope” if it's used in the code.

Tavern; Toxic and Hazardous Wastes; Variance; Wetland

Smitten will research which agency determines wetlands. The current definition lists the Washington County Conservation District but Smitten believes it's the DNR.

Review continued: Yard. Definitions section complete.

Smitten noted that solar ordinance language is missing and said she would see if she can pull it up.

Commissioners Smitten and Henry will define “Transient Guest” with regard to short-term rentals.

Ordinance

Review continued: Section 308.4; 309.1; 310.4(2).

311 (Variances) has a lot of changes. Chairman Mroska volunteered to email Commissioner Brenner and ask him to take a look at it to see if it matches current statute.

In Section 311.5 there is need for a new solar ordinance. City staff and Commissioner Smitten will look for the ordinance sent by Brian Ross of the Great Plains Institute.

Section 401.1 & 401.2

Suzanne will look up whether May 18th 1978 was the adoption of original zoning code.

Section 402.3 was reviewed without issue.

404.7 (1): Some discussion on Glare and Solar Glare. It was discovered that commissioners were working with slightly different drafts. One did not include solar glare.

The group decided not to include the definition, as solar panels are designed to absorb light rather than reflect it.

Commissioner Sanderson left the meeting at 8:07.

404.7 (6) Refuse: Contains a note to expand the section to discuss trash enclosures. Spisak suggested requiring that trash be enclosed in the Village Center and business districts, perhaps based on another city's requirements.

Mroska volunteered to ask his son.

Section 405.7

The commission will review John Goodfellow's comments and suggestions for this section.

410.10 (Seasonal Produce Signs)

Henry will research where this is used in the code, i.e. "specific zoning requirements."

Next steps

The group will pick up again beginning with Section 504.2, with a meeting the first week of June and another the week of June 15. Mroska would like the ordinance to council for its July 9 meeting.

Commissioners agreed to work on their items and send updates to Suzanne.

Adjournment

Spisak moved and Smitten seconded to adjourn at 8:17 p.m. Roll call vote: Mroska – Aye; Spisak – Aye; Smitten – Aye; Henry – Aye.

Motion approved unanimously.

Minutes taken by Suzanne Dammann, Assistant City Clerk.