

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
WORKSHOP MINUTES

Tuesday, June 16, 2020 – 7 pm
Virtual meeting via Zoom

An informal workshop with members of the City of Marine on St. Croix Planning Commission began at 7:01 pm. Present: Chair Gerry Mrosła, Commissioners Scott Spisak, Kristina Smitten.

No citizens present.

Zoning Code Review

The commissioners reviewed the zoning code beginning with Section 506: Single Family Urban.

506.2 (7)

Strike 506.2 (7) Wireless Communications, Antennas and Towers.

506.3: Smitten wondered whether solar was listed as an accessory use in other districts.

506.6 (1)(a)

Commissioner Spisak noted that part of the point of this review is to check for consistency with the comprehensive plan. Why have a minimum lot size of 30,000 when we have data showing that the average lot size is 20-something?

Commissioner Smitten suggested keep that in mind for the final review. What's the appropriate way to think about dimensional standards in the urban area?

Chairman Mrosła offered to ask Commissioner Brenner.

Smitten asked, if a site is served by city sewer why it needs a septic system?

Mrosła answered that the system needs a holding tank for solids. It's kind of a hybrid system.

Section 507: St. Croix – Urban Residential District

507.2

Smitten wondered why (3) specified “detached”? Is it detached from the garage?

Spisak noted that in the Single Family Rural district the code refers to “single family residential,” and noted that common elements should be identified the same way section to section. It's detached in the urban district. Does “detached” differentiate from town homes or twin homes?

Smitten volunteered to look into this.

507.2 (4)

Unstrike 507.2 (4) (“telegraph, and power distribution poles and lines and necessary appurtenant equipment and structures such as transformers, unit substations, and equipment houses.”)

507.2 (6)

Stike 507.2 (6) Wireless Communications, Antennas and Towers – Strike from all districts until we get the ordinance. Part of that will be figuring out which districts it applies to.

507.3

Smitten noted that accessory buildings seems redundant to the definition. Garages should be left.

Unstrike Garages and strike Accessory Buildings.

Spisak: Switch the two sentences to read: All accessory buildings are subject to the provisions of ... The following are permitted accessory structures ...

507.7: District Performance Standards

Smitten believes this is something the DNR should review. I would wait until we hear from them.

Spisak: What is the process? Do we go to the DNR first before the public hearing? What are the steps to adoption? We could talk about that at the June 30 planning commission meeting.

507.7 (2)

(e) should be (d); (f) should be (e)

Smitten volunteered to look into whether there is a model ordinance on setbacks.

Section 508: Village Center

Smitten noted where the code says “Purpose” they should refer back to the comp plan to check for consistency.

Spisak added that this should be done for all of the districts.

508.2 Permitted Uses

Strike Clubs.

Strike Wireless Communications, Antennas and Towers.

508.3 (2) Change “for commercial use ...” to black (was not added and struck, just struck).

508.4

Strike “the following are” and “and.”

508.5 (1)(a) Commissioner Smitten whether the Marine Garage would adhere to the minimum 20,000-foot lot size?

They operated under a conditional use permit. According to Minnesota statute, a CUP runs with the land. When the property is sold the new landowner has the right so long as the conditions are met.

The commissioners agreed to wrap up their review, to resume at Section 508.5.

The meeting was end at 8:01 p.m.

Minutes by Suzanne Dammann, Assistant City Clerk