

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 meeting, 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.