



**MOSC City Council & Planning Commission Workshop  
6 pm, February 21, 2023**

**AGENDA**

**Planning Commission Updates:**

- **Current Projects:**
  - Zoning Code/DNR
    - Overview of changes to accommodate DNR requests (see attachment)
      - Discussion topics for Council input:
        - Substandard lots/Lot sizes in SC-UR district
        - Substandard Structures
        - Vegetative Cutting
    - Next Steps
  - 5G Design Guidelines
- **Workplan Pending Projects:**
  - Comp plan consistency and errors corrections
  - Lot area requirements
    - City wide, but primarily SFU District
  - Solar ordinance
  - Residential Care Facilities Ordinance

**City Council Committees Priorities from January 18 Workshop**

- **Items with possible intersection with Planning Commission**
  - **Parks and Recreation**
    - Burris Park – Upgrades and shelter
    - Downtown Greenspace Plan
  - **Cemetery Expansion**
    - Cemetery is in the SFR District and is not a permitted use
      - The same applies for the DNR property north of Broadway and the Lost 40 Public Works site
  - **EV Charger at Edward Jones**
    - Likely Impervious surface issues
  - **Other Topics**
    - Downtown Parking
    - Brookside Dumpster Enclosure
    - CP Railroad Abandonment

## Overview of Zoning Code Changes to Accommodate DNR Requests

- All language pertaining to the Lower St. Croix district has now been moved into one section. This section is tentatively numbered Section 507.
  - Language within the nonconformities and definitions sections (Section 4 and Section 2, respectively) which specifically dealt with the Lower St. Croix district was moved into the new Section 507 – Lower St. Croix Zoning District. Those sections of the general code where text was removed will need to be updated to fill holes.
  - Section 505, 507, and 508 (SC-RR, SC-UR, and VC) have been moved into the Lower St. Croix Zoning District section.

Existing Sections	Proposed Section #	Notes
501 Zoning Districts	501 Zoning Districts	No change
502 Zoning Map	502 Zoning Map	No change
503 Vacated Streets	503 Vacated Streets	No change
504 Single Family Rural (SFR)	504 Single Family Rural (SFR)	No change
505 St Croix – Rural Residential (SC-RR)	505 Single Family Urban (SFU)	Moved up
506 Single Family Urban (SFU)	506 Limited Industry (L-I)	Moved up
507 St Croix – Urban Residential (SC-UR)	507 Lower St Croix District	Includes SC-UR, SC-RR, and SC-VC districts
508 Village Center (VC)	508 Floodplain	Includes reference to full floodplain language in Code Ch. 21
509 Limited Industry (LI)		
510 Lower St Croix Overlay		
511 Floodplain		

- Substandard lots
  - The language included is from the 11/21 draft. The code allows the City to determine that some substandard lots are still buildable if they are within a percentage of the lot's minimum dimensional requirements. The city has the power to determine what that percentage is. This still needs to be set, and determining lot sizes (see below) will likely influence the percentage.

- Substandard structures
  - Updated to clarify that only structures on lots that abut the St. Croix River (riparian lots) would be considered “substandard” under the Lower St. Croix District regulations.
  - Exceptions have been added to allow more flexibility in modifying substandard structures so long as the structures are not visible from the river. There is an exception for any structures located within the City’s historic district to allow those structures to be rebuilt if needed.
- Uses
  - Uses in the subdistricts (SC-UR, SC-RR, and SC-VC) were taken from Marine’s code with minor changes from the 2021 draft. Existing uses may continue without interruption and without need for any permit. Any new uses which are listed as conditional in the new code language would be required to obtain a conditional use permit prior to beginning use.
- Zoning Map
  - Review of the zoning map found that there was an inconsistency between the City’s zoning map and State Rules. After review, Commissioners have indicated that they would like to keep the lots south of Bitternut Falls Trail zoned SC-RR. This area is designated as urban in the MN State Rules, but DNR has indicated that the City may continue to zone this area as SC-RR if it chooses.
- Lot sizes in the SC-UR district
  - Lot standards in the SC-UR are larger than required. The City could reduce the minimum lot area from 1 acre to 20,000 square feet. The City has the authority to make this decision. This is something to discuss with Council, as decreasing sizes could bring more lots into conformance with dimensional regulations, but could also open the door for replatting and additional development which could affect sewer capacity issues. The commission is generally uninterested in reducing lot sizes along the river, but in other parts of the city decreasing lot size would bring regulations more in line with existing lot sizes.
- Vegetative cutting
  - Language has been added relative to vegetative replacement and reforestation.
- Procedures
  - Language pertaining to procedures is unchanged from 11/21 draft. One change was made to reflect that the DNR may review and comment on plats but does not have approval authority.
- Floodplain
  - Floodplain language has been moved in full to Ch. 21 of the City Code.