

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

**Tuesday July 31 2018- 7:30pm**  
**121 Judd Street – Village Hall**

1. Call to Order
2. Pre-Application – Tim and Barb Casey – 1051 Nason Hill Rd  
. CUP Request for Bathroom in Accessory Building
3. Comprehensive Plan Update-Recommendation
4. Old/New Business
5. Approval of May Minutes
6. Adjournment

The City of Marine on St. Croix Planning Commission regular meeting of July 31, 2018 was called to order by Chairman Mroska at 7:31pm. Brenner, Roden, Spisak, and Warren present. Hagstrom and Smitten absent.

Citizens Present: Barb Casey, John Norusis, Bill Miller, Lon Pardun

Pre-Application – Tim and Barb Casey – 1051 Nason Hill Rd  
. CUP Request for Bathroom in Accessory Building

Barb Casey was in attendance to present plans for both the moving of their existing garage and the building of a new, larger garage. The new garage would have a studio space above it and a bathroom, which would require a Conditional Use Permit. There would be no cooking facilities. Warren asked about the height of the proposed garage. Casey said that the proposed garage is approximately a foot shorter than the existing garage. The total size of both buildings would also be within the 2,500 square feet allowed for accessory buildings in the rural residential district. Mroska asked if there were any steep slopes. Casey said that the house is on a slope but the garage is not. Brenner asked whether a variance would also be required since the new garage would be in front of the house. Warren said there could be two variances with the first garage being disconnected from the ground and also placed in front of the house. Warren then asked about the clearance from the drain field. Casey said they are not planning to connect to the drain field but rather put a new holding tank in. Warren said that connecting to the existing system is preferable. Mroska asked if there was a design yet for the tank. Casey said there was not but they are working with Cates Construction. Warren advised Casey to contact Washington County and Mroska provided Casey with a referral. Mroska asked Casey when they are wanting to begin construction, and Casey said they would like to begin in the fall. Mroska, Brenner, and Roden were assigned to meet with Casey to visit the site and review what variances would be needed in addition to the Conditional Use Permit.

Comprehensive Plan Update-Recommendation

Jane Kansier from Bolton & Menk was present to answer any questions before a recommendation was made for approval of the draft Comprehensive Plan. There was discussion about the inclusion of the Village Center Task Force Addenda of 2012, which consists of a concept plan map and a text document as Appendix B (page 105). It was agreed at the July 17<sup>th</sup> Comprehensive Plan workshop that the map

would be included with a list of projects, rather than the entire document as it currently is in the Plan. Warren stated that the map and table is more informative than the text, which is in a format no longer fitting for Met Council requirements. Roden agreed, adding that the original text of the Addenda is outdated and frequently refers to the older Comprehensive Plan. Pardun questioned why the list of projects is needed when the concept plan is referenced throughout the Plan itself. Warren explained that the table is simply a reference point of items to be considered as future projects. Pardun questioned whether the purpose of the table as a reference point would be clear for future Council members in reading the Plan, adding that the specificity of some of the goals in the table might be seen as a list of projects that have to be followed. Kansier said that a case could be made for a project not being consistent with the Plan if it is not explicitly listed. Spisak read the language from page 18 regarding the Concept Plan: "The Village Center concept plan is not a regulatory document; rather, it is intended as a long-range vision for the Village Center. The Council has and will continue to reference the vision as improvements are proposed in the Village Center." Kansier said that they could soften the language in the last sentence to make it clear that it is not a binding document. It was decided to revise that language and keep the list of projects.

Mroska asked what would happen with the Plan once the Council is able to review the code revisions made by the Planning Commission. Kansier explained that once the Plan is approved, the City has nine months to make the City codes consistent with the Plan. Kansier then explained the final steps in the process. After recommendation of the Plan by the Planning Commission, the City Council will review it at its August meeting. There is then a 6-month waiting period for surrounding communities to comment, the City would get it back to make changes, then the Council would be able to send it to the Met Council for final approval in March or April. This would give the City an adopted plan by June of 2019. Lastly, Warren reviewed for Spisak and Brenner a list of five local issues mentioned at the workshop that might be discussed by the City after the Plan is approved. Mroska stated that they had decided to add those topics to the back of the Council agendas for future discussion.

*Brenner moved and Warren seconded to recommend approval of the July 2018 draft of the Comprehensive Plan, contingent on the addition of the Village Center Task Force Project List in place of the current text in Appendix B, as well as softened language from Bolton & Menk on page 18. **Motion passed unanimously.***

#### Old/New Business

None.

#### Approval of May Minutes

*Spisak moved and Roden seconded to approve the May 29th Planning Commission minutes as drafted. **Motion passed unanimously.***

#### Adjournment

*Spisak moved and Warren seconded to adjourn at 8:25 pm. **Motion passed unanimously.***

Minutes By Kiersten Young, Assistant City Clerk