

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION MINUTES
ZONING CODE WORKSHOP
Tuesday, August 18, 2020
7:00 pm via Zoom

The City of Marine on St. Croix Planning Commission zoning code workshop of August 18, 2020, was called to order at 7:01 pm. Present: Chairman Gerry Mrosła, Commissioners Scott Spisak and Kristina Smitten.

Citizens present: Larry Martin

Zoning Code Review

508.5 Conditional Uses

Spisak noted that 1(f) “connected with principal” should be “connected with the principal.” Also, change “discards” to “parts and all materials.”

In the last section of (h) change “should not be permitted in an area subject to public view” to “shall be screened as required in (f).”

The commission confirmed that neon signage is not allowed.

Regarding 2(f)(6), the group discussed whether the code should restrict a second or third floor in the commercial district from being residential. Smitten noted that thinking has changed regarding mixed use, and that it can be good in commercial districts.

All agreed to strike 2(f)(6) on page 5-42.

The assistant clerk and Commissioner Smitten agreed to create a list of “to do” items.

508.7 District Performance Standards

The group confirmed that setbacks are zero in the village center.

Smitten suggested asking the Watershed District to look at district performance standards when the draft goes out for review.

508.7(6) Colors of Structures: The group discussed building colors, currently mandated as earth or summer tones unless completely screened from the river. Spisak suggested adding that buildings completely screened from the river should use historic colors, and Smitten noted that Marine had received a historic designation.

Change to “New structures visible from the river, including roofs, shall be of earth or summer vegetation tones. If completely screened from the river, colors historic to the village of Marine are encouraged.”

509: Limited Industry

Zoning map should be revised from “Light Industrial” to Limited Industry.

509.5 Conditional Uses: Strike 4-6: schools, day care and residential care.

509.6 District Performance Standards: Smitten will work on language to the effect of “Any industrial building color should blend with the surroundings and be built with durable materials.”

Strike “509.7 Prohibited”

Section 510 Lower St. Croix River Overlay District

The group recalled that, per Jack Warren, this section “is what it is.”

Regarding 510.6 (1)(a) Smitten asked whether the city provides a vegetative cutting permit.

Suzanne will ask Lynette about this.

510.7 Spisak noted that variance language was struck, with a note to replace it with wording from 311.1.

Smitten suggested including a reference to that language.

511.4 General Provisions

(1) Flood Insurance Rate Map

Strike “for the City of Marine on St. Croix dated Feb. 3, 2010” and just say “the most current flood insurance rate map [... developed by FEMA].”

Smitten noted that there is a lot of floodplain language up to 511.9, also likely to fall under DNR review.

Spisak noted that (g)(b) – p. 5-58 is the correct number for the Sewer Use Ordinance.

511.11 Variances

Spisak noted that they’d made different edits here. Smitten asked about referencing, “Consistent with 311.1” Smitten and Spisak recalled that the DNR had possibly not met the allotted period for comment, and thus had effectively waived its right to make changes.

Spisak suggested that all of 511.11 might deserve research from Jack Warren's file.

Suzanne will ask Lynette also.

The group concluded its initial review. Mroska noted that at the next meeting they would discuss as a full commission. Spisak noted that many items had been set aside for later research.

Suzanne will try and have the list ready to go in the packet.

The meeting concluded at 7:52 p.m.

Minutes taken by Suzanne Dammann, Assistant City Clerk.