

**CITY OF MARINE ON ST. CROIX**  
**PLANNING COMMISSION**  
**MINUTES**

**Tuesday, June 28, 2022 - 7:30pm**  
**121 Judd Street and Remotely**

**Present:** Chair Scott Spisak, Commissioners Gerry Mrosla, Ed Sanderson, Kristina Smitten, Jennifer Henry, Tim Casey

**Absent:** Commissioner Anna Hagstrom

**Citizens Present:** Glen Mills, Gwen Roden, Charlie Borden, Shelly Schenfeld, Mike Bultsma (Vinco), Luke Christenson, Michael Towers. Zoom: Wendy Ward, Ron Mitchell (AT&T), Roger Lyle

Chair Spisak called the meeting to order at 7:30 pm.

Approval of Agenda

Spisak noted that the approval of minutes would be for the May meeting (not March as stated on the agenda). *Smitten moved and Mrosla seconded approval of the agenda as amended. Motion approved unanimously.*

Approval of Minutes

May 31 Regular Meeting

*Henry moved and Casey seconded to approve the minutes of the May 31 City of Marine on St. Croix Planning Commission meeting as drafted. Motion approved unanimously.*

Application: Conditional Use Permit for Driveway over 200 Feet

990 Rosabell St. – Charles Borden

Commissioner Smitten reported that she and Commissioner Henry had done a site visit and the application was complete. Per code, the driveway has to have a passing lane, and the applicants have designed the lane to protect a large tree. The applicants and commissioners had considered options to shorten the driveway but didn't find any suitable solutions. The driveway material will be class five gravel.

*Spisak moved to set a public hearing for a CUP application, case #072622-01, for 7:30 pm July 26, 2022. Smitten seconded. All in favor; motion carried.*

Application: Variance for Vinco Cell Tower

Spisak noted that a variance is needed as part of the larger conditional use permit because the proposed site doesn't meet the setbacks of ½ mile from Highway 95 and ¼ mile from William O'Brien State Park. The hearing will be specifically and only for the variance request. Comments for the CUP have already been received.

*Spisak moved to set a public hearing for the variance application from Vinco for a cell tower at the city compost site, case #072622-02, for 7:45 pm July 26, 2022. Henry seconded. All in favor; motion carried.*

Preapplication: Variance for a setback and CUP

350 Judd St. – Luke Christenson

Mr. Christenson was in attendance and explained that he and Jacqueline Christenson plan to permanently move to this home after updating the buildings. One of the outbuildings, Building 2 on the survey, needs repair. He'd like to rebuild in the same footprint but raise the roof two feet. It's a single story, but he'd like to have 10-foot ceilings. The building is currently used as a summer bedroom.

Building 1 is the current garage. He'd like to move it and put a bathroom on the second floor. He's flexible on the exact site and needs to connect with public works to locate the septic tank. Christenson asked whether the garage could be expanded in the current location. Mrosla answered that that would expand a nonconforming structure because nearly half the garage is built over the property line onto (undeveloped) Wilke Street. Spisak added that if the city ever needed that access the owner is obligated to remove or relocate the building, and a 30-foot setback applies to the yard along Wilke as a "front yard" even though Wilke isn't a developed street.

Casey and Mrosla will discuss further options with Mr. Christenson during a site visit. The commission inquired whether the proposed structures surpass the limits for accessory building square footage in the SC-UR district (750 sq ft or 75% of primary structure, whichever is less), or impervious surface. Mr. Christenson will connect with commissioners Casey and Mrosla and Marine Public Works to finalize the request.

Old Business

- 5G Design Guidelines Draft – Spisak noted that the consultant, Carly Kehoe, had submitted a draft. Smitten asked whether Kehoe had brought in federal guidelines. Henry confirmed. Smitten asked about historic district guidelines. This is an area for revision. Staff will set up a draft for commissioners to comment on in Google Docs. Sanderson wondered whether the city could be more deliberate in its limiting location and visibility within the historic district. This may entail a conversation with Ms. Kehoe about how the 1996 ruling plays into 5G, and what communities can limit. The commission will collect comments until July 20 with the goal of getting feedback to Carly by August 1.

- Consultant Planner Search

The RFP has been issued and extra background posted. Spisak noted the deadline of July 15 for proposals, and said it was important for the commission to have more support for the heavy lifting. The work they've been doing is not sustainable, although they have successfully handled some weighty issues including the short-term rental ordinance and wireless ordinances.

- Zoning Code: Review DNR Comments

Spisak reported that the commission is to the point where they have a number of questions for the city attorney, enough to try to compile them. He'll work with city staff to compile the questions and create a one-page background brief for the city attorney. Staff will also compile the commissioners' comments on the DNR draft into a single draft for the next meeting, and will remove any water-related language from the vegetative cutting section, but save it for later review.

New Business

None.

Adjournment

*Mroska moved and Smitten seconded to adjourn at 8:16 pm. All in favor. Passed unanimously.*

Minutes taken by Suzanne Dammann, Assistant City Clerk