

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

**Tuesday, November 29, 2022 - 7:30pm**  
**121 Judd Street and Remotely**

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

**Absent:** Jennifer Henry

**Citizens Present:** None.

Chair Spisak called the meeting to order at 7:34 pm.

**Approval of Agenda**

Spisak added Commissioner Terms and Chair Comments under new business.

*Mrosla moved and Casey seconded approval of the agenda. Motion carried unanimously.*

**Approval of Minutes**

October 25 Regular Meeting

*Mrosla moved and Sanderson seconded to approve the minutes of the October 25 City of Marine on St. Croix Planning Commission meeting as drafted. Motion carried unanimously.*

**Old Business**

**Zoning Code**

Chair Spisak updated the Commission on a meeting with DNR staff regarding river overlay regulations and Marine's zoning code. Commissioners Spisak, Sanderson, Hagstrom, the assistant clerk, and planners attended. The top goal was to understand where each side was coming from. Other topics of discussion included definitions, district boundaries, uses (accessory apartments, daycare, dining, places of worship), and nonconformities.

Commissioner Sanderson added that one of the most significant takeaways was hearing that the DNR's main intent for the overlay is to preserve scenic character. The DNR also seems to be aware that some uses needed today aren't addressed in the 1974 rules, which may need to be updated. However, it's pretty cut and dry as to what uses are allowed and what uses are prohibited. The City will only be allowed exceptions if it can show the uses were existing in the 1966 code. For example, the City will likely be allowed to have accessory dwelling units as a conditional use because "lodging rooms" were a use in the 1966 code. Giving that those quarters were limited to 2 people, the City and DNR might establish a size based on that. Substandard structures such as the Marine Landing seemed less certain, and the City might want to include the attorney before the planners spend much time developing language.

Hagstrom added that the DNR is concerned more with scenic appearance from the riverway than anything else, with some concerns for protecting the water quality.

The subcommittee will debrief with the planners to create a plan for moving forward.

### **Wireless Infrastructure: 5G Design Guidelines Draft**

Consultant Carly Kehoe has returned to work after a bout with long Covid, but hasn't sent an updated draft. Chair Spisak will check in with her.

### **Maggie Raedeke – Capstone Project**

Commissioners Casey and Sanderson reported that Ms. Raedeke is winding down her first term and has two concept plans for the school and folk school. Next semester she'll home in on design and engineering. Casey and Sanderson have provided feedback on what they'd be looking for on a real-world project. She'd like to do a presentation and Q&A prior to the PC's January 31 meeting. 6:30 would likely work. The assistant clerk will help coordinate, publicize, and invite stakeholders (Win Miller, Robin Brooksbank, Kim Kokx).

### **Tiny Houses**

AARP has a good model zoning ordinance that balances the needs of communities and tiny home residents. There isn't always consistency – some have a foundation; others are on wheels. Cities typically require a foundation.

### **New Business**

#### **Work Plan**

The commission reviewed the work plan, noting they'd completed a significant item this year, with the cell tower permit and variance. They've made progress on the 5G guidelines and working with the DNR on the zoning ordinance, and expect more momentum with help from the planners in 2023. They didn't add any new items to their list for 2023.

#### **Commissioner Terms**

Spisak announced that Hagstrom and Henry have agreed to renew their three-year terms. Their names will go to council for reappointment at the December meeting.

#### **Chair Comments**

Spisak reflected that the commission has done a lot of good work this year, and the council's cooperation in hiring planners will help move things forward. The group has gelled, and having the planners gives the commission access to additional expertise, especially regarding statutes.

### **Adjournment**

*Mroska moved and Hagstrom seconded to adjourn at 8:52 pm. All in favor. Passed unanimously.*

Minutes taken by Suzanne Dammann, Assistant City Clerk