

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
MINUTES

Tuesday, February 28, 2023 - 7:30pm
121 Judd Street and Remotely

Present: Chair Scott Spisak, Commissioners Tim Casey, Kristina Smitten, Jennifer Henry, Gerry Mrosła (Zoom), Ed Sanderson (Zoom)

Absent: Commissioner Anna Hagstrom

Citizens Present: Glen Mills

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

Approval of Agenda

Henry moved and Casey seconded approval of the agenda. Roll call vote. Motion carried unanimously.

Approval of Minutes

January 31 Regular Meeting

Casey moved and Henry seconded approval of the minutes of the January 31 City of Marine on St. Croix Planning Commission meeting as drafted. Roll call vote. Motion carried unanimously.

Old Business

Recap February Workshop with City Council

Chair Spisak briefly recapped the Feb. 21 workshop, saying the Commission reviewed where they're at with DNR issues and next steps, talked about 5G, the 2023 Workplan, and items that may or may not come before the Commission.

Zoning Code

Planner Beth Richmond of HKGi sent proposed zoning code updates to the DNR Feb. 21 for unofficial review. The DNR hasn't responded yet.

Regarding lot sizes, Council agrees the City should keep the 1 acre minimum lot size for now in the river overlay districts. The Commission may consider decreasing the minimum lot size west of Judd St. when they analyze lot size in the Single Family Urban District. The Commission will also need to identify the percentage variable in the code [507.1 (5)(1)(d): "The pre-existing lot area dimensions meet or exceed ____ percent of the requirements for a new lot in the same district"], and will revisit the topic in March.

Wireless Infrastructure: 5G Design Guidelines Draft

Noting that the 5G Design Guidelines are meant to be updated over time, there was consensus among Commissioners to send the draft with Sanderson's comments to Consultant Carly Kehoe for revisions. The Commissioners would like to have a draft finalized in March and before Council for approval in April.

Maggie Raedeke – Capstone Project

Ms. Raedeke is refining her (hypothetical) landscape and playground designs for the Marine Elementary School. Commissioner Sanderson will reach out next month to see if she'd like to present at the end of the semester, in person if possible.

New Business

Chair Comments

Regarding the Burriss Park Picnic Shelter, Planner Beth Richmond recommended pursuing a conditional use permit for the park itself, and to clarify in the code that structures incidental to park use are permitted. The park conversation also led to the realization that parks aren't listed as a permitted or conditional use in the Village Center, in which Gazebo Park and Flag Pole Park sit. City Clerk Lynette Peterson proposed bringing Burriss Park into the Village Center and making parks an allowed use in the district.

Spisak noted that the whole code could use review for situations like this. For instance, schools are a permitted use in the Single Family Urban District, where Marine Elementary is, and a conditional use in every other district except St. Croix Urban Residential. He wondered whether schools should be permitted at all outside of the SFU District. Spisak said it might be helpful to have the planners review the code for these issues. Smitten suggested getting an estimate from them, and said she would look into whether the Met Council has resources such as match funds to help cities with zoning code cleanup between comp plan cycles.

Adjournment

Smitten moved and Casey seconded to adjourn at 8:00 pm. Roll call vote. Motion carried unanimously.

Minutes taken by Suzanne Dammann, Assistant City Clerk