

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
MINUTES

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

Present: Chair Scott Spisak, Commissioners Tim Casey, Kristina Smitten, Ed Sanderson (Zoom), Anna Hagstrom (7:35 pm)

Absent: Commissioners Gerry Mrosla and Jennifer Henry

Citizens Present: None

Chair Spisak called the meeting to order at 7:31 pm

Approval of Agenda

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

Approval of Minutes

February 28 Regular Meeting

Casey moved and Smitten seconded approval of the minutes of the February 28 City of Marine on St. Croix Planning Commission meeting as drafted. Roll call vote. Motion carried unanimously.

February 21 Council-Commission Workshop

The Commission reviewed the minutes of the joint meeting with City Council, February 21, and had no revisions. The minutes will move to Council for review and final approval.

Old Business

Zoning Code

- **Draft Ordinance: St. Croix Overlay**

The DNR has not sent comments on the recent draft submitted for unofficial review. Planner Beth Richmond will follow up with them.

- **Parks as Uses in Residential & Village Center Districts**

Chair Spisak noted that parks are listed as a conditional use in every district except the Village Center and Limited Industrial. It would be consistent to add it as a conditional use in the VC. The City could then discuss memorializing Burris, Gazebo, and Flag Pole parks. Spisak also wondered whether the city parks in Jackson Meadow should be included. Smitten suggested that they might be designated through the planned unit development (PUD) agreement. Hagstrom asked about the Mill Site, which is owned by the Minnesota Historical Society. More research would be needed into those issues.

Smitten asked whether it would be circular for the City to grant its own conditional use permit. Spisak suggested asking Attorney Snyder, and asking how can the City protect that use. Sanderson suggested putting covenants on the parcels as one option.

- **Zoning Code Review**

Spisak inquired with HKGi about a review of the zoning code by the planners. Ms. Richmond told him they could do a high-level review or a more detailed one. He's requested an estimate for the high-level review.

Smitten added that she'd been in touch with Met Council sector reps Raya Esmaili and Patrick Boylan about potential resources for municipalities to review and update their codes between comp plan cycles, noting that if a city's code isn't aligned with its comp plan, the comp plan won't be enforced. The Met Council doesn't offer assistance for this right now, but they may do so in the future. Smitten also asked Ms. Esmaili how Marine could become eligible for planning dollars during the comp planning phase, and will keep in touch.

Wireless Infrastructure: 5G Design Guidelines Draft

Assistant Clerk Dammann has requested final revisions from Consultant Carly Kehoe, who hasn't responded yet. The Commission discussed options for ensuring the project is finished.

Chair Spisak shared photos of what appears to be 5G infrastructure on a streetlight and a telephone pole. These are relatively small box-like attachments to existing posts, and not very obtrusive. Hagstrom noted that this shows the technology is beginning to approach the area.

New Business

Work Plan

Looking ahead to next projects, Spisak spoke with Planner Beth Richmond, who suggested working on solar regulations. Longer-picture items include comp plan consistency and lot size analysis.

Commissioner Smitten suggested collecting background information and starting research on the lot size analysis now. The Commission will need to review the 2019 sewer study and gather information on lots sizes.

The Commission may need to ask Ms. Richmond for an additional analysis of lot sizes and ownership to find out how many lots are below the current lot size requirement in the targeted districts. Smitten noted that the group will need to compare the county's parcel information to ownership information on MetroGIS. Perhaps HKGi will be hiring summer interns that could do this for a lower billing rate. Sanderson suggested layering a map of the sewer over maps of zoning districts and parcels, then doing a walking tour of the areas of interest this summer, namely Single Family Urban and St. Croix Urban Residential on the west side of Judd St.

To get the research started, Spisak will share an existing spreadsheet showing lot sizes in the Single Family Urban District. The assistant clerk will disseminate the sewer study and a map of the city's septic system.

Sanderson asked whether the Commission needs to do anything about the planned expansion of the cemetery. Spisak suggested adding cemeteries as a conditional or permitted use. Assistant Clerk Dammann noted that it had been added to the 2021 draft Zoning Ordinance as a permitted use in the Single Family Rural District. Once Council adopts this draft the issue will be taken care of.

Adjournment

Hagstrom moved and Smitten seconded to adjourn at 7:52 pm. Roll call vote. Motion carried unanimously.

Minutes taken by Suzanne Dammann, Assistant City Clerk