

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION

MINUTES

Tuesday, March 26, 2024 – 7:00 pm
121 Judd Street

Present: Chair Scott Spisak, Commissioners Lisa White, Jennifer Henry, Gerry Mrosla (remote),
Tim Casey (7:02 pm)

Absent: Commissioners Kristina Smitten, Anna Hagstrom

Citizens Present: Lynn Waldorf, Bob Hollerbach, Darrell Schaapveld, Breanne and Ryan
Marsel, Emily Blake (remote), Beth Richmond (HKGi, remote)

Chair Spisak called the meeting to order at 7:00 pm.

Approval of Agenda

Spisak amended the agenda to strike the preapplication request at 675 Pine Cone Trail, as the property owners were revising their building plans to eliminate the need for a variance. *White moved to approve the agenda as amended. Henry seconded. Roll call vote: Henry – yes; Spisak – yes; White – yes; Mrosla – yes. Motion carried unanimously.*

Review of Minutes

The Commission reviewed the minutes of February 27 regular meeting.

Henry moved and White seconded to approve the minutes of the February 27 meeting. Roll call vote: Spisak – yes; White – yes; Mrosla – yes; Casey – yes; Henry – yes. Motion carried.

Old Business

CUP Application: 1410 Quant Ave – fence height

Spisak moved to set the public hearing for the conditional use permit for an 8-foot fence in a residential zone at 1410 Quant Avenue for 7 pm, April 30. Henry seconded. Roll call vote: White – yes; Mrosla – yes; Casey – yes; Henry – yes; Spisak – yes. Motion carried.

New Business

Pre-Application for Two Variances: 280 Judd St.

Ryan and Breanne Marsel were in attendance to explain their variance requests for accessory square footage. Their current garage is small, but they'd like to keep and restore it. Separately, they'd like to build a two-car garage (28x30; 840 sq. ft.) with a breezeway (13x6; 78 sq. ft) connecting to the house. The existing deck would be removed.

This plan would require two variances, one for a garage over 750 sq. ft. and another for total accessory square footage over 1450 sq. ft. The proposed total square footage is 1,480, over by 30 sq. ft. Chair Spisak and Commissioner White will work with the Marsels to prepare their application over the coming month.

Plan: Protections for historic, substandard Riverway buildings

Planner Beth Richmond reviewed her memo to the Commission regarding a path forward to ensure historic substandard structures can be rebuilt on their current footprint.

Regarding changes to the comp plan, Spisak noted that the PUD density bonus could wait until the next Comp Plan update, but fixing an error in the land use map would be convenient if it could be added in. Ms. Richmond advised that depending on how large the area was, the Metropolitan Council might see that as a major amendment. Staff will put materials together depicting the site and the error. Ms. Richmond will draft comp plan language for the Commission to review.

Regarding a possible legislative change, the Commission would use 2024 to prepare, with a goal to pursue legislative action in 2025. Ms. Richmond will reach out to a state legislator and/or staff to ask how the City should go about requesting a legislative change, and will create a list of historical materials she has so far. Commissioners will think about what supporting historical materials they can gather.

Ticketed Events / Home Occupations

Spisak noted that last October, Council amended the special event ordinance to allow up to four ticketed events annually in residential areas. This created inconsistencies between the City Code and Zoning Code. City staff requested that the Commission investigate how the two could be reconciled. The assistant clerk has a first attempt at a table comparing City Code Chapter 26 to Zoning Code Section 508.2, with a goal of having materials ready before the April meeting.

Chair Comments

Solar: Ms. Richmond sent Chair Spisak up-to-date information and a model ordinance. This will be added to a future agenda.

Residential care: According to Ms. Richmond's review, the City's code is compliant with state requirements allowing residential care facilities. These are defined and licensed by the state, and most cities don't add conditions. If Marine has concerns, conditions could be added. The Commission is satisfied with the current regulations and ready to remove this from the workplan. However, they would like to consider various types of group living including senior and multigenerational housing in the future. This will be added to the work plan.

Adjournment

White moved and Casey seconded to adjourn at 7:52 pm. Roll call vote: Casey – yes; Henry – yes; Spisak – yes; White – yes; Mrosla – yes. Motion carried unanimously.

Minutes taken by Suzanne Dammann, Assistant City Clerk