

CITY OF MARINE ON ST. CROIX
PLANNING COMMISSION
REGULAR MEETING

Tuesday, December 12, 2023 – 6:00pm
121 Judd St.

Roll Call

Approval of Agenda

Old Business

- Zoning Code Revisions
- Set Public Hearing Date for Updated Zoning Code

New Business

- Chair Comments

Adjournment

*The Marine Planning Commission welcomes resident feedback.
Please direct comments through the city clerk: mosc@cityofmarine.org*



Marine on St. Croix Planning Commission

2023 Work Plan

- Zoning ordinance revisions
- ✓ 5G design guidelines
- Comp plan consistency and errors
- Lot area requirements (need guidance from council)
- Solar
- Residential care facilities

PLANNING REPORT

TO: City of Marine on St. Croix Planning Commission
FROM: Beth Richmond and Rita Trapp, Consulting Planners
DATE: December 7, 2023
SUBJECT: Zoning Code Update
MEETING DATE: December 12, 2023

Overview

The Planning Commission has been working to update the City’s Code for several years. While an important part of this update includes the language in the City’s Lower St. Croix River Zoning District, additional updates have been proposed throughout the zoning code. HKGi has been working since July to review the existing code, reorganize its sections, and provide edits and suggestions to modernize the code and improve its usability for City Staff, elected officials, and members of the public.

In November, HKGi began to discuss the remaining outstanding questions and comments pertaining to the updated divisions of the Zoning Code with the Planning Commission. Time was primarily spent discussing the next steps for the Riverway language, timeline for Code adoption, and specific district standards for the SFR and SC-VC districts in Division 400. Following this meeting, HKGi submitted the draft Riverway language to the DNR for review. Preliminary comments from the DNR are expected before the meeting on December 12th, and HKGi will provide an update at the December meeting.

The December Planning Commission meeting will circle back to several topics identified in November – namely, minimum lot sizes in the SFR district and side yard setbacks in the SC-VC district. The remainder of the time will be spent discussing the outstanding questions pertaining to Divisions 500-900. These questions were sent out to the Planning Commission on November 30 and can also be found attached to this memo. For reference, all of the first drafts and their associated comments can also be found on the [Konveio site](#).

Next Steps

HKGi will incorporate feedback from the November and December Planning Commission meetings into a full second draft of the Zoning Code. This draft will also include the updated definitions in Division 200 and the reformatted Riverway language. This draft will be available for review by the public, Planning Commission, and City Council around Christmas.

Attachments

- Outstanding questions/discussion topics

December 12, 2023 Planning Commission Meeting Code Update Discussion Questions

Division 500 Use-Specific Standards

- Principal Uses
 - Agriculture
 - Maximum number of animals
 - Auto Service Station
 - Why are we limiting lot size?
 - If VC doesn't have setbacks, should this use (and all structures) be required to have special setbacks?
- PUDs
 - Does PC want to keep density language? (one vote for yes)
 - Does PC want to allow density transferring for all PUDs or only for cluster PUDs?
 - Is a certain amount of common open space required?
 - If PUD is created for SFR district, is common open space inclusive of the required open space for SFR?
- Accessory uses
 - New name for accessory apartment?
 - Accessory structure
 - By IUP or CUP? – Revisit this. Is this intended for uses that will never have a principal structure (then CUP)?
 - Home occupation
 - Which prohibited uses?
 - 1 ton capacity; school bus question
 - Outdoor dining standards
 - Area or capacity
 - Enlargement

Division 600 Development Standards

- Public lighting – what would this be?
- Driveways
 - Driveway security deposit
 - Material standard
 - Who is in charge of approving permits? Who can add or provide exceptions to standards? (ZA staff, engineer, building inspector)
- Parking/access
 - Parking space dimensions
 - Do we need to revisit parking requirements for schools in light of existing building?
- Screening
 - Does city want to screen parking lots? If so, screen from all residential uses or only certain ones?
- Tree preservation on vacant lots

Division 700 Signage

- Maximum signage size
 - Corner lot signage (15%) – how does PC want to handle?
 - For sale sign (75 SF)
 - Signs in VC and LI districts (100 SF)
 - Sign for farm operation

Division 800 Procedures & Enforcement

- Pre-app meeting with PC
- Site plan exemptions

Division 400 – Circle Back

- SFR
 - Lot size: Discussion about minimum and maximum lot sizes for standalone lots vs. neighborhood clusters.
 - Current requirements are 1 acre minimum area and 150' lot width. Density is 1 per 5 acres. Does it make sense to require all lots to have lot area minimum of 5 acres, unless in a neighborhood cluster? If in cluster, then 1-5 acres?
- VC discussion
 - 0' side yard setbacks. Desire to increase to match existing character? Could also consider building separation rather than setback requirement. Would suggest not creating non-conformities. Discussion in November included building code and fire wall requirements.

NEXT STEPS

- HKGi prepares Division 200 (definitions) and makes edits to all others
 - Incorporates edits from attorney, PW, and engineering (and DNR, if necessary)
 - Includes updated references
 - Includes reformatted riverway language
- Public hearing draft available around Christmas
 - 1 draft for PC, CC, staff
 - Another draft for public comment with summary explaining update