

SUNFISH LAKE PLANNING COMMISSION MEETING
SEPTEMBER 21, 2023
7:00 P.M.

Attendants

Chair: Tom Hendrickson
Commissioners: Present: Ginny Beckett, Jeannine Naves and Kevin Wu
Absent: Dominick Driano
City Planner: Lori Johnson
City Clerk: Christy Wilcox
Members of the General Public.

1. CALL TO ORDER: Chair Hendrickson called the meeting to order at 7:00 p.m.
2. ADOPT AGENDA: Chair Hendrickson asked if there were any additions to the agenda and there was no response.

Commission Beckett moved to adopt the agenda as presented, seconded by Commissioner Naves. Motion carried (4-0)

3. APPROVE MINUTES, JUNE 15, 2023, PLANNING COMMISSION MEETING: Chair Hendrickson asked if there were any additions or corrections to the June 15, 2023, Planning Commission meeting minutes.

Chair Hendrickson moved to approve the June 15, 2023, Planning Commission minutes seconded by Commissioner Wu. Motion carried. (4-0)

4. PUBLIC HEARING: A. MAJOR SITE AND BUILDING PLAN REVIEW APPLICATION, 114 Salem Church Road, applicant is M & M Homes and the property owner is Jon and Alyssa Ylinen. Chair Hendrickson opened the meeting for the purpose of a public hearing on the application for a Major Site and Building Plan Review for the property located at 114 Salem Church Road. He reviewed the procedures for conducting a public hearing and asked the Planner to present her report.

Planner Johnson referred to her report dated September 21, 2023, as well as the presentation packet that was distributed this evening. The property is zoned R-1 Single Family Residential and the land use is Rural Residential. She advised that the homeowner has applied for a Major Site and Building Plan Review. The acreage of the site is 5.66.

PROPOSAL

- 9,502 square foot new home/garage
- Exceeds setback requirements
- Impervious surface is 3.42% - meets requirement
- Building coverage is 1.77% - meets requirements

- Access is a shared private road (Horseshoe Lane) which connects to Salem Church Road. Applicants/Owners will be required to inform other property owners that they will be responsible for any damage to the private road (Recommend taking pictures)

LANDSCAPING AND TREE REMOVAL/PRESERVATION

- Heavily wooded site with 88 significant trees removed to construct home
- Applicant would normally replace on a one-to-one basis but because there are so many trees on site, the City Forester has recommended a fee in lieu of onsite replacement
- Applicant will replant 9 new trees. 79 trees need to be replaced.
- City Forester recommends \$75 per requirement replacement tree. Applicant will be required to pay \$5,925 to the City's forestry fund to be used to plant trees in other areas of the city

All lighting on the building meets city footcandle requirements. Per the Engineer memo, the list of items required before permit are incorporated into the resolution of approval.

Discussion regarding the shared driveway and the condition of the road at this time. The applicant said he does not want to be fully responsible for a road that is already in poor condition. City Planner stated that this is why it is recommended that the applicant take pictures prior to the construction of the project. The City Planner noted that this is not a City issue because it is a private road and any suggestions that are being discussed will not be added as a requirement. This is a private matter between the residents.

Chair Hendrickson stated that the requirement is that you notify the shared owners of the private road and the City does not have any enforcement action as what happens to the road. With pictures, everyone is on the same page from the beginning of when the project began. Also, any emails or correspondence the applicant has with the adjacent property owners should be provided to the City Planner for the record.

The Planner stated that staff recommends approval of the Major Site and Building Plan Approval and subject to the Findings of Fact and with the thirteen (12) conditions as listed in the Planner's report both documents dated September 21, 2023.

Chair Hendrickson asked if there were any further comments from the applicant or public at this time.

Jon Ylinen said that he was approached by another neighbor back in 2020 and was interested in sharing the costs for replacing the road but said it would not make sense to do the road until after the home has been constructed.

Elizabeth Rocco, 1 Horseshoe Lane indicated she was not aware of the magnitude of the project and was concerned about the costs of possibly a total reconstruction of the street rather than an overlay of the street.

Gary Unrich, 1 Horseshoe Lane had concerns about the safety aspects of the area during construction. There are areas of the private road that are very narrow. A question was raised about where the construction vehicles and workers going to be parked? The City Planner indicated that there is a spot shown on the plans where the construction parking will occur (shown on Exhibit C2). The applicant should work with the developer and residents regarding the parking during construction.

Chair Hendrickson asked if the Commissioners had any questions or comments.

Chair Hendrickson asked if there were any further questions or comments and, hearing none, closed the public hearing.

Chair Henrickson moved to approve the Major Site and Building Plan Approval located at 114 Salem Church Road, by applicant M & M Homes and property owners Jon and Alyssa Ylinen, based on the Findings of Fact dated September 21, 2023, and subject to the thirteen (13) conditions listed in the Planner's report dated September 21, 2023.

Seconded by Commissioner Naves and Motion carried. (4-0)

OTHER/NEW BUSINESS:

5. ADJOURN

Chair Hendrickson moved to adjourn the meeting at 7:21 p.m., seconded by Commissioner Naves. Motion carried. (4-0)

Respectfully submitted,

Christy Wilcox, City Clerk