



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Ryan Gritman

DATE: May 1, 2019

RE: Sunfish Lake – Planning Update for May City Council Meeting

NAC FILE: 211.02 - General

**5/1/19 CC
Mtg.
Agenda Item
6a**

April Planning Commission Meeting

2150 Charlton Road – Major Site and Building Plan and Conditional Use Permit. At the April Planning Commission Meeting, action was tabled on this application at the request of the property owner. The purpose of tabling the action was to accommodate the building footprint moving four feet to the west. The Planning Commission will revisit the application at the May Planning Commission Meeting. Staff expects that the Commission will make a final recommendation at that meeting.

Additional Planning Updates

Demolition Permit – Zoning and Engineering Review. Staff has been researching the Zoning Ordinance related to demolition permits. Currently, the Zoning Ordinance does not require silt fencing to obtain a demolition permit. The City Council should decide if an ordinance update is necessary.

Driveway apron width. At the direction of the City Council, Staff has researched the City's Zoning Ordinance related to driveway apron width. Currently, no specific driveway width is mentioned. Staff is recommending that a 20-foot maximum width be the standard for driveways. This will accommodate firetrucks and two-way driveway traffic. This can be enforced with a Zoning Ordinance update, or simply a policy standard that Staff administers.

1 Sunfish Lane – Major Site and Building Plan. Staff is currently processing an application for 1 Sunfish Lane. The application will be for a teardown rebuild of an existing home, a conditional use permit to accommodate an oversized attached garage, and a minor subdivision to correct a non-conformity.

270 Salem Church Road – Minor Site Plan Review. Staff has approved a minor site plan review for tree removal at 270 Salem Church Road. The purpose of the tree removal is to accommodate a driveway. The driveway construction is necessary to access the site for soil testing in anticipation of a new home. Staff has approved the minor site plan with the condition that the trees be replaced once the home construction is finished, or by May 2020 if not building permit has been obtained.

2 Sunfish Lane – Major Site and Building Plan and Conditional Use Permit from 2018. At the December 2018 City Council Meeting, the Council approved a major site and building plan for this address. Since that time, the project has not progressed. Staff has recently been made aware that the owner of the property has switched contractors. Staff is expecting a building permit application soon with no changes to the original approval.

c: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Jeff Sandberg and Brandon Movall, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector
Dave Dreelan, Fire Chief