



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Ryan Gritman

DATE: September 25, 2019

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

NAC FILE: 211.02 - General

**10/1/19 CC
Mtg.
Agenda Item
6a**

September Planning Commission Meeting

2431 Angell Road – Major Site Plan and Conditional Use Permit. At the September Planning Commission meeting, the Planning Commission voted 5-0 recommending approval of a major site and building plan and conditional use permit for a new swimming pool, sport court, and patio area. The approval is conditioned on the recommendations made in the Planner's Report.

Additional Planning Updates

Demolition Permits – Ordinance Update. Staff is working on the requested changes related to the demolition ordinance update. Staff is expecting to setup a meeting with other staff members to discuss changes and procedures with this ordinance. Staff expects that the ordinance will be ready at the November City Council Meeting.

Building Height Calculations and Applicant Checklist. Staff is currently working on researching building height calculations. Staff is expecting that any ordinance amendments related to building height will be reviewed by the Planning Commission in November or December. At the same time, Staff is working to review the applicant checklist and prepare any zoning ordinance amendments.

357 Salem Church Road – Major Site Plan Review and Conditional Use Permit – Amendment. The owners of this property received approval of a major site and building plan and conditional use permit for a home addition and swimming pool in April of this year. Since that time, a septic tank was discovered near the project area that was previously unknown. The applicants are taking steps to remove the septic tank and make some changes to their site plan as a result. The result of the changes creates a reduction of 900 square feet of hard

surface and the preservation of additional trees. The City Staff has reviewed the update site plan and is satisfied that changes meet the City's requirements for Engineering and Zoning.

245 Salem Church Road – Approval Extension. The owners of this vacant lot were granted approval of a Major Site and Building Plan in August of 2018. Recently, Staff granted an extension on their approval until May 2020. Since the extension was granted, the property has been sold to new owners who intend to do a different project. Staff anticipates that an application for a new home will be reviewed in a few months. The approved site and building plan will expire in May 2020. No formal action is needed by the City Council.

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