

Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Lori Johnson, City Planner

Date: March 26, 2024

Re: Sunfish Lake – Planner's Report for the April 3, 2024, City Council Meeting
WSB Project No. 024343-000

Planning Commission Meeting: There was not a Planning Commission meeting in March. There will be a meeting scheduled for April 18 (see below).

1. 2570 Delaware: The homeowners are pursuing the installation of a pool, bocce ball court and putting greens, as well as entry monuments/gates and a tree house. The contractor has submitted an application for major site plan approval, a conditional use permit and variances related to this project. The latest round of plans was submitted on March 15 and after review, it has been determined that the application remains incomplete. The application is for:
 - Major Site Plan Approval for the project which is over 1,000 square feet in size.
 - Conditional Use Permit for more than one accessory structure and for the location of accessory structures in the front yard.
 - Variance for the location of entrance monuments in the side yard setback, and a variance for the 120 square foot proposed tree house for its location within the side yard setback. (The tree house is considered an accessory structure.)
2. 5960 Zehnder Road: The property owner has applied for a variance to install a new septic system within the required 150-foot setback from the ordinary high-water mark. The applicant has now submitted all requested information and the item has been scheduled for review by the Planning Commission on April 18, 2024. There will be an on-site meeting prior to the Planning Commission meeting at 6:30 p.m. Public hearing notices have already gone out to the adjacent residents.
3. 415 Salem Church Road: The homeowners are proposing to install a pool at this property and have made an application for major site plan approval. The application has been deemed incomplete due to lack of information presented to staff.
4. Ordinance Updates: Several chapters have been redlined and the Mayor and I will be meeting to discuss the proposed ordinance changes.
5. HF4009-0: There was a flurry of activity in Sunfish Lake over the past week regarding this proposed Missing Middle Housing Bill in the Minnesota legislature. Mayor O'leary, Councilmember Beckett and I met with Representatives Clardy, Howard and Kraft last week to discuss the city's specific concerns regarding this proposed legislation. The

residents have also been very proactive in reaching out to their legislators. With any luck, the voices that have been speaking out about this legislation will have made a difference and the city will be exempted from any requirements of the proposed legislation.