

CITY OF *Sunfish Lake* MINNESOTA

TO: Sunfish Lake Property Owners

Enclosed is the Property Owner and Development Guide. This is a condensation of the revised Zoning Ordinance, and reflects the basic philosophy for the future of the City embodied in the 1998 edition of the Comprehensive Plan.

This document provides specific guidelines for permitted uses of land in the City, with the goals of protecting property values, maintaining the low density semi-rural character upon which the City was founded, respecting the rights and privacy of neighbors, and having minimal adverse effect on the natural environment.

Most projects involving land or external building alterations require some level of review to fulfill these goals. The scope of review ranges from simple approval by the Planning staff for minor projects to formal public hearings before the Planning Commission and City Council, depending on the nature and extent of the project. A call to the Planning consultants at 763.231.2555 will answer any questions you may have, and of course you are always free to contact any member of the Planning Commission or your elected representatives on the City Council.

Particular attention is drawn to two regulations: (1) any land alteration (i.e. grading, filling, excavating) other than usual gardening activities requires review and permit. This is especially important for land above lakes and wetlands and near property lines; and (2) outdoor lighting is strongly discouraged as unnecessarily intrusive. Lighting needed for security and safety should be hooded, downcast and of low intensity. According to the police, proximity lights actuated by movement are much more effective for security than fixed lights.

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