



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

TO: Sunfish Lake Mayor and City Council
FROM: Ryan Gritman
DATE: April 27, 2016
RE: Sunfish Lake – Planning Update for April City Council Meeting
NAC FILE: 211.02 - General



April 2016 Planning Commission Meeting

5865 South Robert Trail - Major Site Plan Review and Variance. The applicants wish to demolish an existing home and build a new home at approximately the same location on the site. A major site and building plan review is required for building alterations exceeding 1,000 square feet in area. In addition, the applicants are requesting a variance from the lakeshore setback and side yard setbacks.

The Planning Commission tabled action on 5865 South Robert Trail Major Site Plan Review and Variance. The action was tabled so updated plans could be submitted that showed compliance with fire truck access and an updated landscaping plan that showed the plantings of nine trees.

May 2016 Planning Commission Meeting

331 Salem Church Road – Minor Site Plan Review and Variance. The Planning Commission will consider an application for a minor site plan review and variance for an addition to an existing home. The existing home has lakeshore frontage on Sunfish Lake. The addition will include a bedroom, bathroom, laundry room, and workout room. The project will also include the renovation of an attached garage. The impervious surface will not be increased since the expansion will protrude out onto the existing driveway.

The applicants are also seeking a variance from the required side yard setback and the shoreland setback. The existing home sits well within the 200 foot OHWL setback; and well within the 50-foot side yard setback. The applicant is requesting a variance from these requirements. The addition will not be visible from the lakeshore due to tree and vegetation

coverage on the lakeside of the property. The addition will also be on the side of the home that faces away from the lake.

Additional Planning Updates

389 Salem Church Road. In April 2015, a minor site plan and variance was approved at this site for an addition and deck onto an existing home. Since that time, the applicants have not started construction. The applicants have stated that they have not found a builder that meets their needs. By code, staff can grant a one-year extension if significant progress has not been made. Staff has granted a one-year extension at their request, with an expiration date of April 2017.

55 Salem Church Road. Staff is expecting an application for a conditional use permit to add a second accessory structure at this site. Currently, the site has a home, attached garage, and a sport court. The property owner is exploring a conditional use permit to add a detached garage. By code, a conditional use permit is necessary to add a second accessory structure.

c: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna and Eric Eckman, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector
John Maczko, Fire Chief