



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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

MEMORANDUM – Addendum

TO: Sunfish Lake Mayor and City Council
Sunfish Lake Planning Commission

FROM: Ryan Gritman

DATE: May 11, 2016

RE: Sunfish Lake – Birch – 5865 South Robert Trail –
Site and Building Plan Review and Variance

FILE: 211.01 – 16.02

6/7/16 CC
Mtg.
Agenda
Item 6a

At the April 20, 2016 meeting, the Planning Commission considered a request from Brian and Joyce Birch for a major site and building plan approval for the construction of a new home. The applicants are also requesting approval of:

- Variance request to permit the home to intrude on the shoreline setbacks.
- Variance requests to permit encroachments into both side yard setbacks.
- Permit the construction of a home not meeting setback standards on a substandard sized lot.

The Planning Commission tabled consideration of the applications to the May Planning Commission Meeting to permit the applicants to address the issue of landscaping, engineering, and tree replacement on site; as well as fire truck access and turnaround on site. On the day of the April meeting, an updated landscaping plan and fire truck access was submitted. Planning staff requested additional time to review the newly submitted plans and asked the Planning Commission to table action on the application.

The Planning Commission also requested samples of the siding and exterior materials be brought to the meeting for further review. The proposed siding is LP lap siding; LP shake siding; and stone.

With regards to the issues raised at the April 20, 2016 Planning Commission meeting, the following issues have been addressed:

1. **Fire Access.** The fire access (driveway area) has been widened from 10 feet to 20 feet. In order to service the site, the fire truck access needs to be a minimum of 20 feet wide, or be 15 feet wide with fire sprinklers installed inside the house. The applicants have opted for a 20-foot wide access. The driveway will be constructed to withhold the weight of a firetruck.

The fire access also includes a 90-degree turnaround pad for fire trucks onsite. This is separate from the circular vehicle turnaround to the east of the proposed home. The access is located on the south part of the driveway. Staff has the following concerns related to the firetruck turnaround:

- a. The access requires an eight-point maneuver to turn a fire truck around. The maneuvering will take careful driving to be executed correctly. The maneuvering also includes the vehicle hanging over the edge of the turnaround pad and over the property line. This extra area will need to be kept clear at all times.
- b. The landscape plan appears to have a tree planted on the turnaround pad. This tree will need to be planted elsewhere on the property.
- c. The turnaround pad will need to be kept clear at all times in order to be effective. This includes the storage of items, landscaping, and snow removal.

2. **Landscaping / Tree Replacement.** The applicants have submitted an updated landscaping and tree replacement plan. The new plan proposes to remove nine trees (same as before); however, the applicants have proposed the planting of five trees along the north property line, and four trees along the south property line. The City Forester had previously recommended the planting of nine trees as a replacement for the trees being removed for construction. The applicants have proposed Black Hills Spruce trees to provide screening from homes to the north and south of the subject site.

The trees along the north property line are to be planted at an elevation ranging from 952 feet to 958 feet. The elevation of the home ranges from 950 feet to about 956 feet. The elevation of the trees will be at approximately the same elevation as the home.

3. **Updated Engineer's Memorandum.** The City Engineer has provided an updated memorandum on the project. The City Engineer has recommended approval of the plans with the following:

- a. Please include the addresses of the adjacent properties on the plan sheets.
- b. The contractor must adhere to axel load limits when delivering material to the site.
- c. Any damage to South Robert Street shall be repaired to the City's satisfaction by the applicants prior to the issuance of a certificate of occupancy. It is recommended the builder take pictures of the roadway prior to construction to document the condition of the roadway. These pictures should be taken at a wide enough angle to verify their location.

RECOMMENDATION

The applicants are seeking approval of a Major Site Plan and Variances to construct a new home at 5865 South Robert Trail. Staff recommends approval of the site and building plans dated April 20, 2016 and May 5, 2016 with the following conditions:

1. The applicants adhere to the recommendations of the City Engineer as stated above and in the Engineer's Report dated April 29, 2016.
2. The Landscaping Plan be updated to show the fire truck turnaround clear of trees. The Black Spruce tree shall be planted elsewhere on the property.
3. The applicants adhere to any and all recommendations by the Fire Chief.
4. The turnaround pad will need to be kept clear at all times in order to be effective. This includes the storage of items, landscaping, and snow removal.

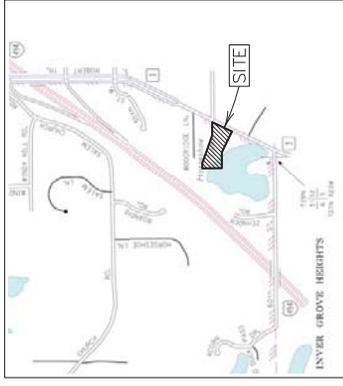
Attachments:

- Exhibit A: Site Plan
- Exhibit B: Legend and Notes
- Exhibit C: Existing Conditions
- Exhibit D: Grading and Erosion Control Plan
- Exhibit E: Hydrology Plan
- Exhibit F: Turning Plan
- Exhibit G: Landscape Plan
- Exhibit H: Tree Preservation Plan
- Exhibit I: City Engineer Memo Dated April 29, 2016

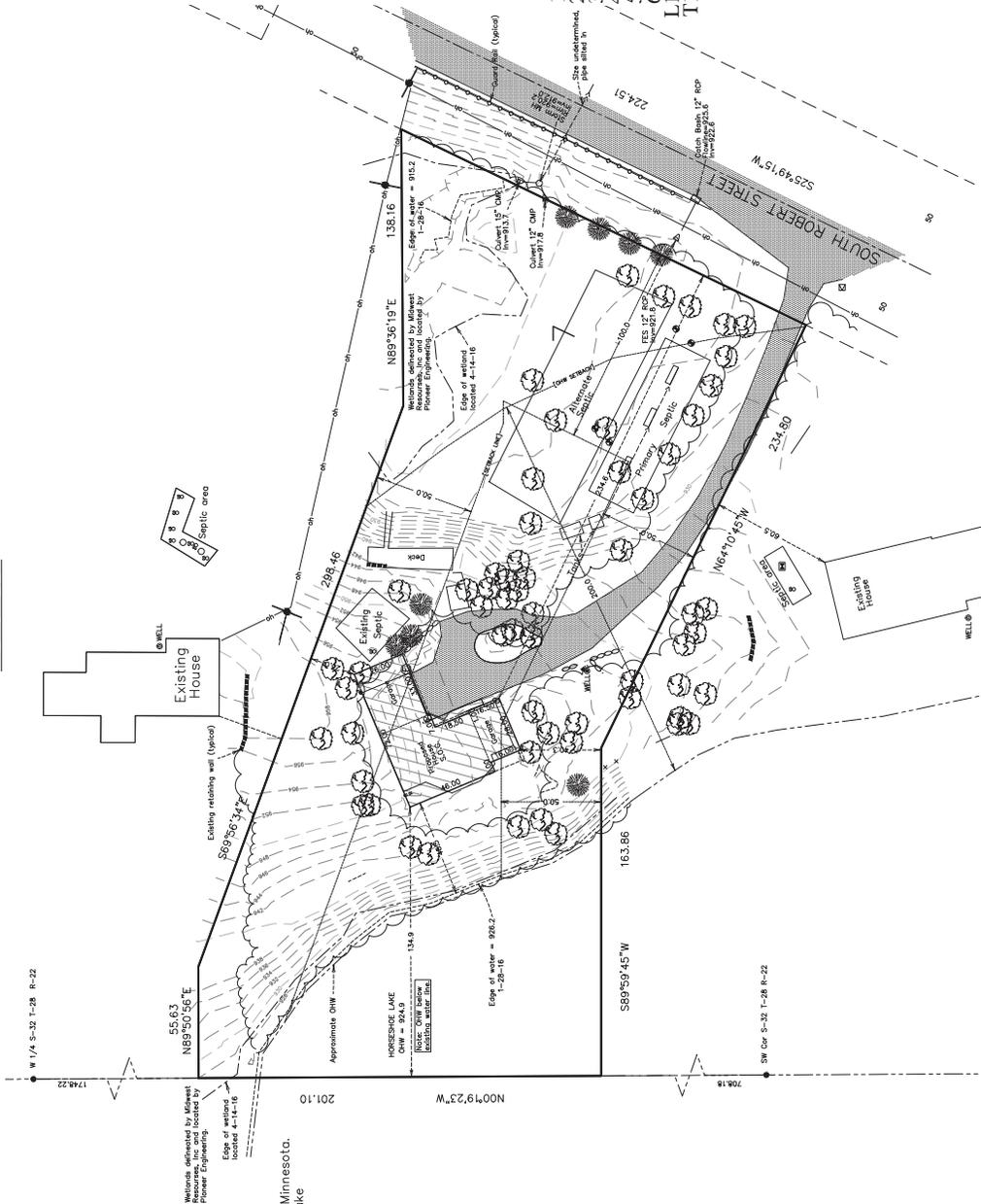
- c: Cathy Iago, City Clerk
- Mike Andrejka, City Building Official
- Ron Wasmund, City Septic System Inspector
- Don Sterna and Eric Eckman, City Engineers
- Jim Naves, City Forester
- Timothy Kuntz, City Attorney
- John Maczko, Fire Chief
- Brian and Joyce Birch, Applicants / Owners
- SD Custom Homes, Sean Doyle, Builder

SUNFISH LAKE REBUILD DEVELOPMENT PLAN SUNFISH LAKE, MINNESOTA

TIE SHEET



LOCATION MAP

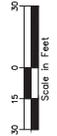
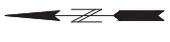


LEGAL DESCRIPTION

Lot 7, WOOD RIDGE, Dakota County, Minnesota.
5865 Robert Trail South, Sunfish Lake

Existing land use - Residential
Building Height Limitation -
Average grade around house - 947.7 + 30 = 977.7
Enclosed Building Height - 944.8 + 27 = 971.8
(from plan elevations)
Easements
Lot area = 7799 sf
Driveway area = 5196 sf
Impervious Coverage = 3.9 %
Proposed
Lot area = 7799 sf
Driveway area = 5449 sf
Impervious Coverage = 10.8 %

- SHEET INDEX**
1. COVER SHEET/TIE SHEET
 2. LEGEND
 3. EXISTING CONDITIONS
 4. GRADING & EROSION CONTROL PLAN
 5. HYDROLOGY PLAN
 6. TURNING PLAN
 - LI. LANDSCAPING
 - TI. TREE PRESERVATION

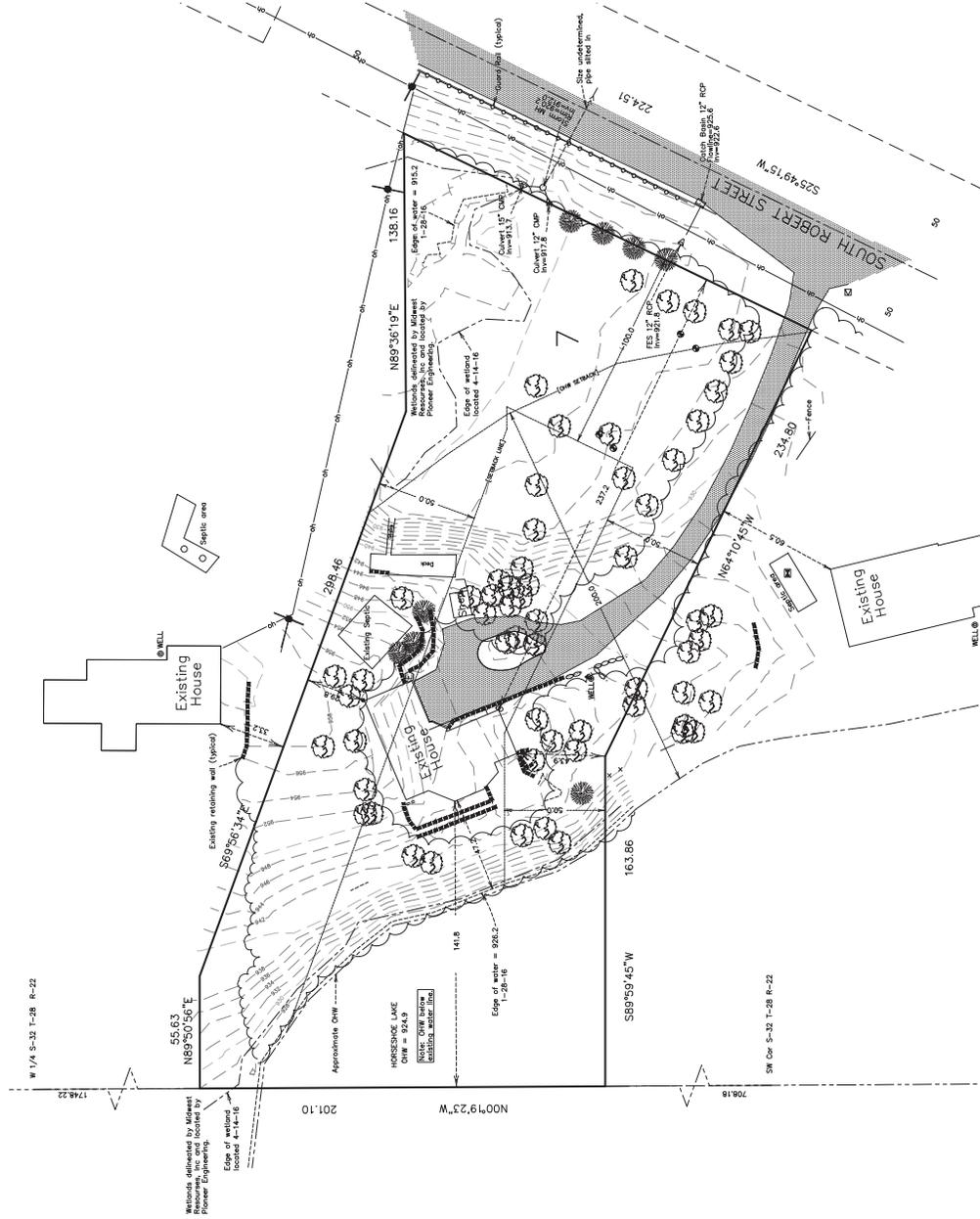


BEULAH MARK
BEULAH MARK
SE CORNER OF PIERER
ROAD BRIDGE
ELEVATION

EXHIBIT A

<p>PIONEER engineering CONSTRUCTION, LAND SURVEYING, LANDSCAPING 6517 6811 014 Fax: 651-9488 www.pioneereng.com</p>	<p>Project name: Sunfish Lake Rebuild Project No.: 23-0301 Date: 02/28/16</p>	<p>Scale: 1" = 40' Drawing No.: 23-0301-01 Revision: 1</p>	<p>Client: SD COMPANIES, LLC 700 APACHE LANE MENDOTA HEIGHTS, MN 55120</p>	<p>Project: SUNFISH LAKE REBUILD Sheet: 1 OF 6</p>
	<p>Drawn by: [Signature] Checked by: [Signature] Approved by: [Signature]</p>	<p>Scale: 1" = 40' Drawing No.: 23-0301-01 Revision: 1</p>	<p>Client: SD COMPANIES, LLC 700 APACHE LANE MENDOTA HEIGHTS, MN 55120</p>	<p>Project: SUNFISH LAKE REBUILD Sheet: 1 OF 6</p>

EXISTING CONDITIONS



LEGAL DESCRIPTION

Lot 7, WOOD RIDGE, Dakota County, Minnesota.
5865, Robert Trail South, Sunfish Lake

PIONEER engineering

ONE DUNDAS LANE, SUITE 100, WASHINGTON, MISSOURI 63103
PH: 631.681.9014
FAX: 631.681.9488
WWW.PIONEERENGINEERING.COM

Prepared by: [Signature]
Checked by: [Signature]
Reviewed by: [Signature]
Date: 02/23/2011

By: [Signature]
Date: 02/23/11
Title: [Signature]

2-5-64 City Comments
2-5-64 City Comments
1-13-11 City Comments
1-13-11 City Comments

Date: 02/23/11
Drawn: JMM
Checked: JMM
Reviewed: JMM

Existing Conditions

SD COMPANIES, LLC
700 WACHTELANT
MEMPHIS, TENNESSEE 38120

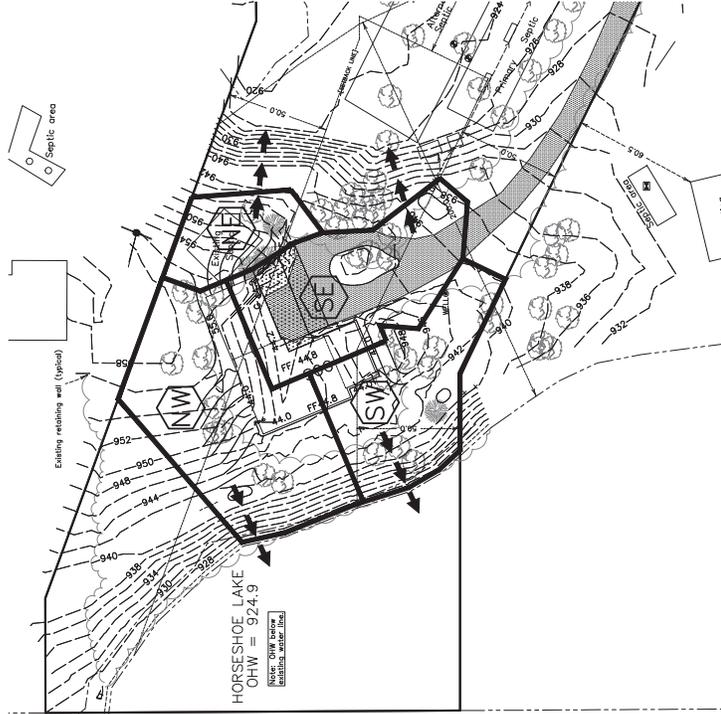
SUNFISH LAKE REBUILD
3 OF 6

EXHIBIT C

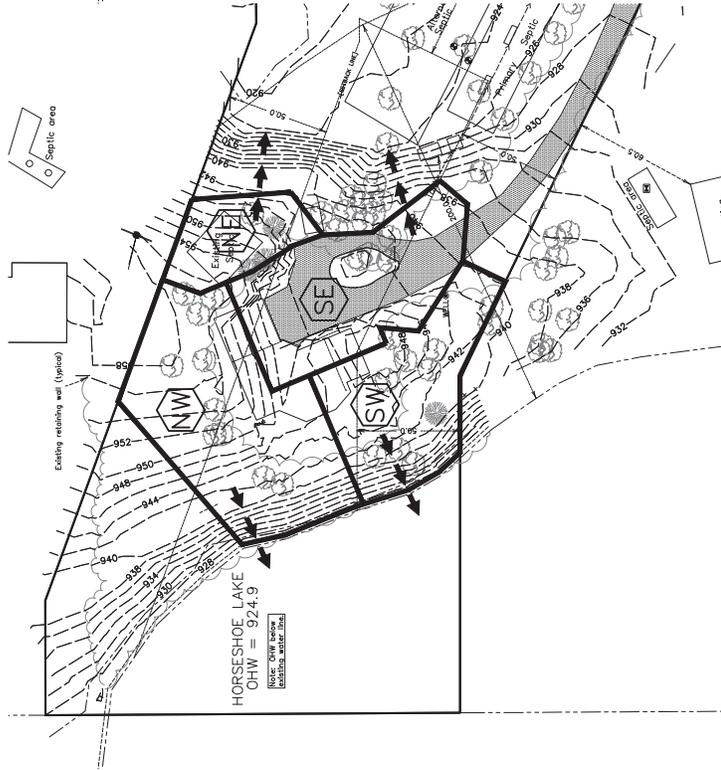
Scale in Feet
0 10 20 30

REFLECT MARK
REFLECT MARK
SE CORNER OF PIER
ROAD BRIDGE
ELEVATION

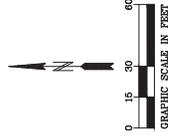
BEHOLD MARK
REFLECT MARK
SE CORNER OF PIER
ROAD BRIDGE
ELEVATION



PROPOSED HYDROLOGY



EXISTING HYDROLOGY



BELUSHI MARK
 BLOT MARKER
 SE CORNER OF PLEPER
 ROAD BRIDGE

EXHIBIT 10

SUNFISH LAKE REBUILD
 SUNFISH LAKE, MINNESOTA

SD COMPANIES, LLC
 700 AFRICHLANE
 MENOMONIE, MINN. 55120

HYDROLOGY PLAN

Date: 02-28-16
 Drawn: JMM
 Design: JMM

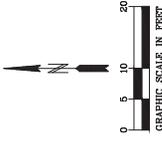
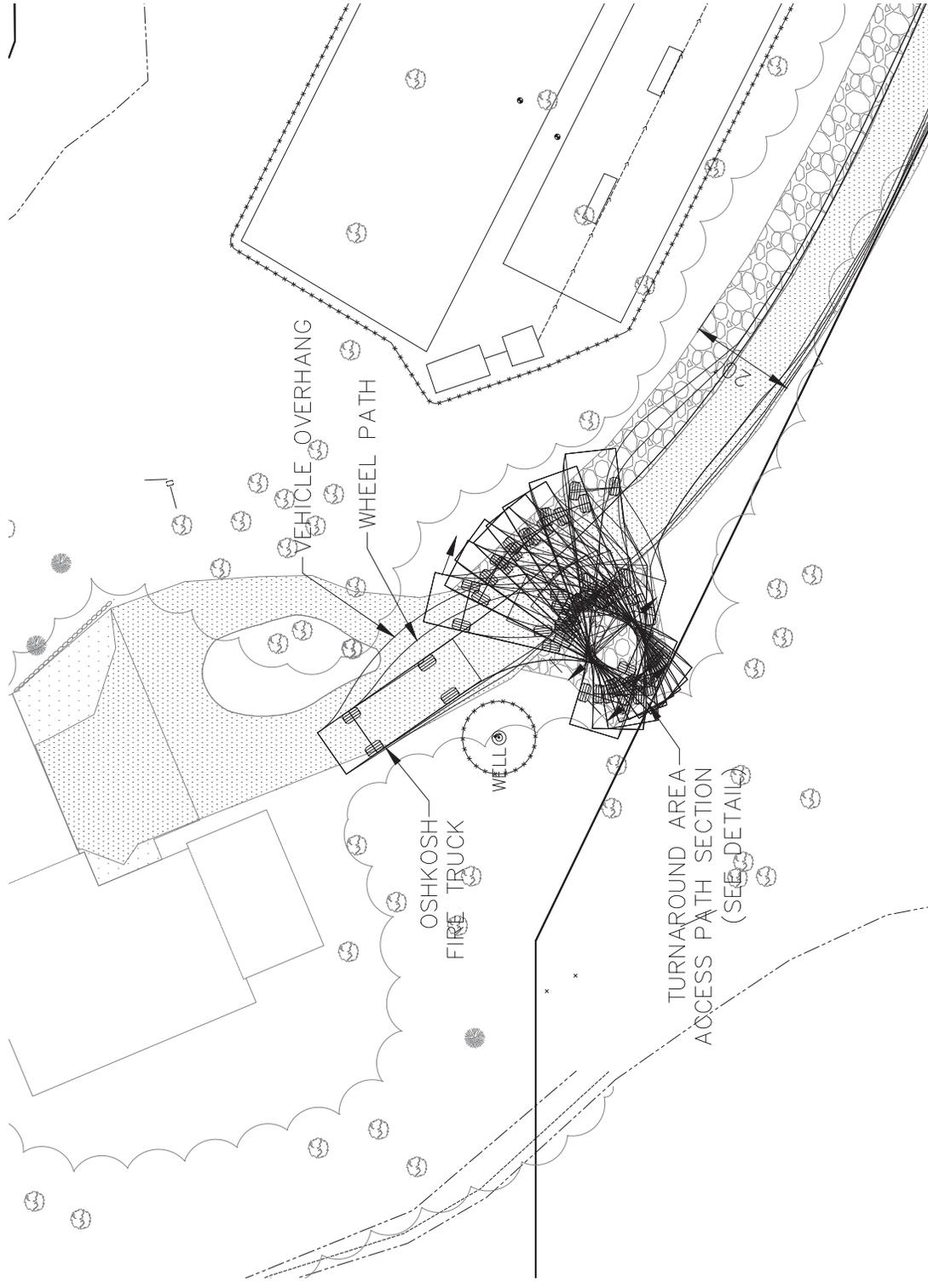
By: JMM
 Checked: JMM
 3-11-16 City Comments
 4-13-16 City Comments
 5-16-16 City Comments

Revised: 02-28-2016
 Date: 02-28-2016

Reviewed: JMM
 Date: 02-28-2016

Business entity and this plan were prepared by
 Pioneer Engineering, LLC
 10000 Highway 101
 Mendota Heights, MN 55120
 www.pioneereng.com
 Phone: 651-681-9488
 Fax: 651-681-9488

PIONEER Engineering
 LLC
 10000 Highway 101
 Mendota Heights, MN 55120
 www.pioneereng.com
 Phone: 651-681-9488
 Fax: 651-681-9488



BENCH MARK
 BENCH MARK 1885AF
 SE CORNER OF PIERP
 ROAD BRIDGE
 ELEVATION

SUNFISH LAKE REBUILD
 SUNFISH LAKE, MINNESOTA

SD COMPANIES, LLC
 700 ARCHLANT
 MENOMONIE, WISCONSIN 53120

TURNING PLAN

Date	10-20-16
Drawn	JMM
Checked	JMM

3-5/8" City Comments

3-5/8" City Comments
 1-1/2" City Comments
 1-1/2" City Comments

John R. Williams
 License No. 25531 Date: 12-28-2016

Business entity and map plan were prepared by
 a duly Licensed Professional Engineer
 under the laws of the State of Minnesota

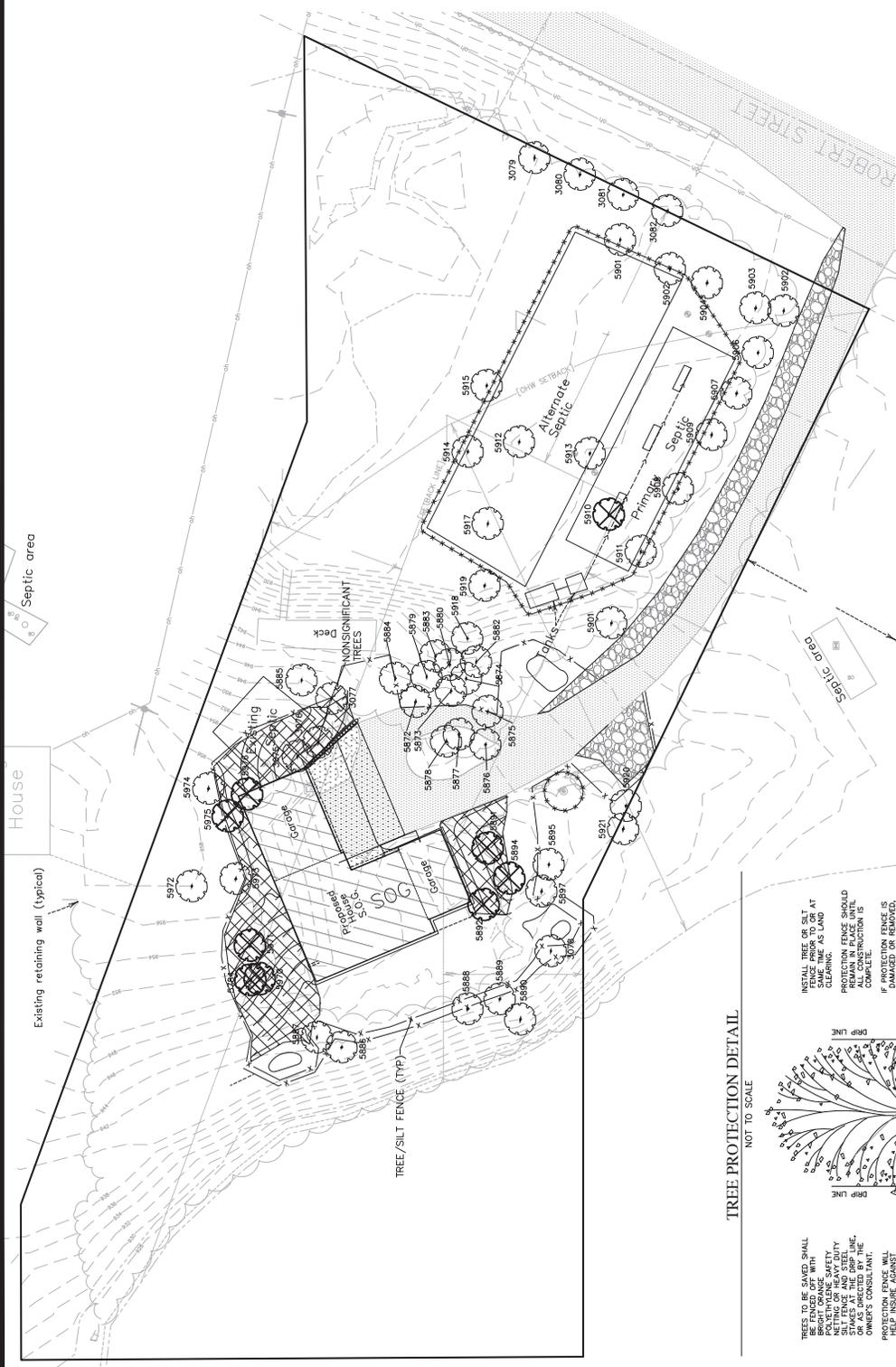
PIONEER engineering
 6510 6811 0114
 Fax: 651-948-8888
 www.pioneereng.com
 Menasha Heights, MN 55120

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6 OF 6

EXHIBIT F

Tree ID	Size	Tree Species	Status
5784	18	Oak	Remove
5785	20/18	Oak	Save
5786	7	Oak	Save
5787	16	Oak	Save
5788	9	Spruce	Save
5789	10	Pine	Save
5790	17	Oak	Save
5791	10	Spruce	Save
5792	17	Oak	Save
5793	11	Oak	Save
5794	14	Oak	Save
5795	12	Oak	Save
5796	12	Maple	Save
5797	9	Aspen	Save
5798	18/22	Oak	Save
5799	7	Maple	Save
5800	16/13	Oak	Save
5801	18/22	Oak	Save
5802	17/11/8	Oak	Remove
5803	10	Oak	Remove
5804	26	Oak	Save
5805	10/10/10/8	Oak	Save
5806	9	Pine	Save
5807	12	Pine	Save
5808	13	Spruce	Save
5809	16	Spruce	Save
5810	11	Spruce	Save
5811	13	Spruce	Save
5812	16	Spruce	Save
5813	14	Spruce	Save
5814	15	Spruce	Save
5815	18	Spruce	Save
5816	18	Spruce	Save
5817	19	Oak	Remove
5818	18	Spruce	Save
5819	14	Oak	Save
5820	8	Birch	Save
5821	11	Oak	Save
5822	9	Maple	Save
5823	20	Oak	Save
5824	12	Oak	Save
5825	13	Oak	Save
5826	18	Oak	Save
5827	18	Oak	Save
5828	32	Oak	Save
5829	14	Spruce	Save
5830	12	Oak	Remove
5831	14	Oak	Save
5832	18/24/12/10	Oak	Save
5833	26	Oak	Save
5834	12	Pine	Save
5835	8	Pine	Remove
5836	16	Pine	Remove
5837	2	Spruce (Nonsignificant)	Remove
5838	2	Spruce (Nonsignificant)	Remove
5839	2	Spruce (Nonsignificant)	Remove
5840	10	Pine	Save
5841	12	Spruce	Save
5842	18	Spruce	Save
5843	18	Spruce	Save
5844	13	Spruce	Save

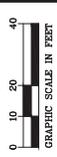
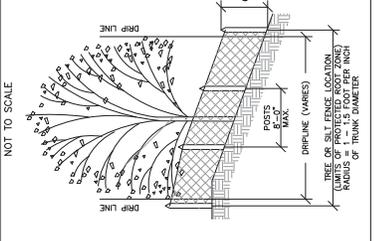


PROPOSED TO REMOVED 9 SIGNIFICANT TREES

○ = TREE TO BE SAVED

⊗ = TREE TO BE REMOVED

TREE PROTECTION DETAIL



GRAPHIC SCALE IN FEET



Memorandum

To: Ryan Grittman
Northwest Associated Consultants

From: Donald W. Sterna, PE & Eric M. Eckman, PE
WSB & Associates, Inc.

Date: April 29, 2016

Re: Site and Building Plan Review (REVISED PLANS SUBMITTED 4/21/16)
5865 South Robert Street
City of Sunfish Lake, MN
WSB Project No. 2182-200

Project Background

The applicant is proposing to construct a new home, septic drain field system and well along with the necessary grading and driveway construction in place of the existing home, septic drain field system, well and driveway. The following review is only for the engineering, storm water management, and site grading issues. The building compliance, fire access compliance and/or septic and well requirements will be handled by the City planners, Fire Chief, and Building and Septic inspectors.

In accordance with the Site Plan Building Permit Application Procedures Checklist the following items need to be provided:

- Please include the addresses of the adjacent properties on the plan sheets.

Site Grading

All comments from the previous review have been addressed.

Stormwater Management

We have reviewed the updated HydroCAD model and stormwater report submitted by Pioneer Engineering on April 21, 2016. Our initial comments have been addressed. The proposed project meets rate control requirements. The MPCA MIDS calculator was used to address volume requirements for the property and is acceptable. There are no water quality requirements for the site.

Site Access

- The Contractor must adhere to axle load limits when delivering material to the site.
- Any damage to South Robert Street shall be repaired to the City's satisfaction by the applicant prior to the issuance of a certificate of occupancy. It is recommended the builder take pictures of the roadway prior to construction to document the condition of the roadway. These pictures should be taken at a wide enough angle to verify their location.

Conclusion and Recommendations

Based upon our review of the proposed site and grading plan for the proposed new home at 5865 South Robert Street, the plans appear to be consistent with the City's requirements, with the exception of the above-noted items in this memorandum. We hereby find the proposed plans to be in accordance with City requirements and recommend approval from an engineering standpoint for this project. We are requesting a new set of plans addressing these comments be resubmitted to our office prior to final issuing of the building permit on the project.

CITY OF *Sunfish Lake* MINNESOTA

**Planning Commission
Findings of Fact &
Recommendation
(Approval)**

Applicant's Name: Brian and Joyce Birch

Request: The applicants are requesting City approval of a major site and building plan and variance to allow construction of a home at 5865 South Robert Trail. The applicants are seeking to encroach upon the 200 foot shoreland setback requirement; the north side yard setback; the south side yard setback; and construct a home on a substandard sized lot. The proposed home sits entirely within the 200-foot shoreland setback.

Planning Commission Meeting Date: May 18, 2016

Findings of Fact: Based on review of the application and evidence received, the Sunfish Lake Planning Commission now makes the following findings of fact and recommendation:

1. The address of the subject property is as follows:

5865 SOUTH ROBERT TRAIL, INVER GROVE HEIGHTS, MINNESOTA 55077
2. The planning report dated April 14, 2016 prepared by Northwest Associated Consultants, Inc. and the engineering report dated April 29, 2016 prepared by WSB Associates are incorporated herein by reference.
3. The applicants are proposing to raze an existing home and construct a new home on a similar footprint.
4. The new home is greater than 1,000 square feet which requires review by the Planning Commission and City Council approval.
5. The proposed home is located entirely within the 200-foot shoreland setback. The home also encroaches both side yard setbacks.
6. The lot is a legal lot of record within the City of Sunfish Lake. The lot is substandard in size.
7. The Sunfish Lake Planning Commission held a public hearing to review the applicant's request for a major site and building plan and variance approvals at the April 20, 2016 and May 18, 2016 Planning Commission meetings.

8. After hearing staff, applicant, and public testimony on the project, the Planning Commission recommended approval of the site and building plans; shoreland setback variance; side yard variance; and substandard lot size variance to permit the requested home construction and setback encroachments at 5865 South Robert Trail, based on conditions set forth in the referenced planning and engineering reports.

The following findings support the Planning Commission recommendation for approval:

- a. Practical difficulties result from the unique configuration of the subject parcel. The 200-foot shoreline setback extends across a significant portion of the lot, leaving only a limited area in which to construct the proposed home.
- b. The applicant's request to construct a home is reasonable and common to other properties in the City of Sunfish Lake.
- c. The applicant's request is consistent with the spirit and intent of the City's Comprehensive Plan and Zoning Ordinance by proposing a home project which, with the exception of the shoreland and side yard setbacks, meets all area, material, and aesthetic requirements of the City.
- d. Provided screening on the sides of the home will be from trees that will be planted. Its construction within the shoreland setback area is not anticipated to impact the character of the locality.

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends approval of the applicant's request for a major site and building plan and variance to allow the encroachment of a home within the 200-foot shoreland setback; both side yard setbacks; and to allow construction on a substandard sized lot.

Approved, subject to the following conditions:

1. The applicants shall contact planning and engineering staff to arrange pre- and post-construction site visits, whereby staff can confirm that site and building plans and associated approval conditions have been implemented accordingly. The inspections are separate from other inspections that may be necessary by the City Building Inspector, City Septic System Inspector, City Engineer, or other individuals. The cost of site inspections is \$75.00 each and payment of this amount shall be the responsibility of the property owner.

2. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed project.
3. The tree that is proposed on the firetruck turnaround be planted elsewhere on the property.
4. The firetruck turnaround pad be kept clear at all times, this includes storage of items, landscaping, and snow storage.
5. The applicants adhere to the City Engineer's recommendations for construction, as addressed in his report dated April 29, 2016.

Adopted by the Sunfish Lake Planning Commission this 18th day of May 2016.

City of Sunfish Lake

By: _____
Tom Hendrickson
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk