

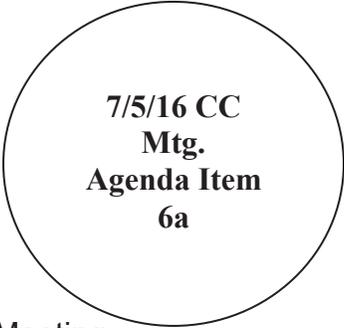


NORTHWEST ASSOCIATED CONSULTANTS, INC.

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

MEMORANDUM

TO: Sunfish Lake Mayor and City Council
FROM: Ryan Grittman
DATE: June 29, 2016
RE: Sunfish Lake – Planning Update for July City Council Meeting
NAC FILE: 211.02 - General



June Planning Commission Meeting

The June Planning Commission meeting was cancelled due to a lack of applications and agenda items. The July Planning Commission meeting is scheduled and has one application to be considered.

Additional Planning Updates

Temporary Health Care Units. This Spring, the Legislature passed, and the Governor signed, a law purporting to require municipalities to allow “Temporary Family Health Care Dwellings” under MN Statutes Section 462.3593. The new law defines these dwellings and requires their accommodation; however, the law does include an “opt-out” provision that permits municipalities to exempt themselves from the provisions.

Staff is preparing an agenda item for the July Planning Commission meeting to pass a Zoning Ordinance amendment that seeks to prohibit these in the City of Sunfish Lake. The new law goes into effect starting September 1, 2016.

Shoreland Setback Research. At the direction of the Mayor and Council, staff has researched the possibility of creating a new zoning district around the Horseshoe Lake area. The new zoning district would still be low density residential, but would have smaller side yard setbacks, and smaller shoreland setbacks.

The DNR requires a 150 foot shoreland setback on Horseshoe Lake. Due to the small lot sizes on and around the Horseshoe Lake area, staff does not feel that an ordinance change would reduce the number of variance requests required in the Horseshoe Lake area. Further, in the past five years, Sunfish Lake has processed around one variance per four

projects that were either minor or major projects in the City. The strict requirements by the DNR, combined with the number of variance requests, shows that the current setbacks around Horseshoe Lake are adequate. Staff does not feel there is a need to create a new zoning district with less restrictive setbacks. Staff feels that any change in the current setbacks would not create less variance requests.

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