



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 Planning Commission
Sunfish Lake City Council

FROM: Ryan Gritman

DATE: August 10, 2016

RE: Sunfish Lake – 55 Salem Church Road – Minor Site and Building
Plan Review and Conditional Use Permit

FILE: 211.01 – 16.07



BACKGROUND

At the July 20, 2016 meeting, the Planning Commission considered a request from Luis and Irma Escoto for a minor site and building plan, and conditional use permit to allow a second accessory structure (a shed) on their property. The Planning Commission tabled consideration of the applications to the August 17, 2016 meeting to allow the applicant to address the issues raised by the City Engineer and to hear comments that were emailed to City Staff. On August 8, 2016, an updated site plan and landscaping plan was submitted.

Attached for reference:

Exhibit A: Site Plan
Exhibit B: Landscape Plan
Exhibit C: Adjacent Lot Lines and Addresses
Exhibit D: City Engineer Memo Dated August 9, 2016

ANALYSIS

The City Engineer requested the following updates from his report dated June 21, 2016:

1. The landscaping plan submitted should note if these are existing trees. The plan is dated 5/19/2000. If additional trees have been added to the site within 50' of the construction area, they need to be identified on the plan.
2. Based on information submitted and speaking with the applicant, no ground disturbance is anticipated for the construction of the building. If this is not the

- case, erosion control measures will be required to protect any disturbed soil from leaving the site.
3. Dimensions should be shown on the plans from the edge of the proposed structure to the property and setback lines as well as the existing tennis court area and driveway.
 4. Please provide the addresses and lot lines for the adjacent properties on the plans.
 5. Septic and well locations should be shown on the plans.
 6. Please note on the plans if there are no septic systems for adjacent properties within 50 feet of the construction limits of the project.

The City Engineer has provided a final report stating that all the items raised in the original report have been addressed and satisfied.

In addition, the applicant was asked to submit a shingle and siding sample for inspection at the August 17, 2016 Planning Commission meeting. The applicant has submitted samples to City Staff that will be available at the meeting.

RECOMMENDATION

The applicants are seeking approval of a Minor Site and building Plan and Conditional Use Permit to construct a shed at 55 Salem Church Road. Staff recommends approval of the site and building plans with 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.

c: Cathy Iago, City Clerk
Mike Andrejka, City Building Official
Ron Wasmund, City Septic System Inspector
Don Sterna, City Engineer
Jim Naves, City Forester
Tim Kuntz, City Attorney
John Maczko, Fire Chief
Luis and Irma Escoto, Applicants

991247 2/28/2022 ESCOTO, JOSE LOUIS

ADVANCE SURVEYING & ENGINEERING CO.

5309 S. Hwy. No. 101 Minneapolis, MN 55345 Phone (612) 474-7964 Fax (612) 474-8267

SURVEY FOR: JOSE LOUIS ESCOTO

SURVEYED: September, 1999 **DRAWN:** September 27, 1999

REVISED: September 28, 1999 (to show house, add limits court, lower to allow higher roof)

REVISED: October 5, 1999 (to show driveway)

REVISED: October 13, 1999 (to show revised house elevations and add proposed contours)

LEGAL DESCRIPTION:

The part of the Southwest Quarter of the Northwest Quarter of Section 32, Township 28, Range 23, 1/4 North and West of the Minnesota Department of Transportation Right of Way Plan No. 19-62, except that part thereof which lies Southwesterly of a line run parallel with and distant 40 feet northwesterly. Line One described below:
Line 1. From a point on the West line of said Section 32, distant 10.78 feet North of the West Quarter corner above, east westerly at an angle of 90 degrees 51 minutes 51 seconds from said West section line (commenced from North to West for 267.29 feet to the point of beginning of Line 1) to be described; thence run Easterly on the last described course for 85.78 feet; thence run Southwesterly on a magisterial curve, having a radius of 31.97 feet and delta angle of 54 degrees 10 minutes 15 seconds to a point on Line 1, distant 34.14 feet from the point of beginning of Line 1; thence run Southwesterly on a magisterial curve, having a radius of 1272.24 feet and a delta angle of 13 degrees 21 minutes 22 seconds for 497.91 feet and then terminating, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

PROPOSED ELEVATIONS:

Top of Foundation 1017.5; Garage Floor 1017.1; First Floor 1019.0; Lowest Floor 1009.4; Benchmark* 1016.5

* Top of iron as shown

LIMITATIONS:

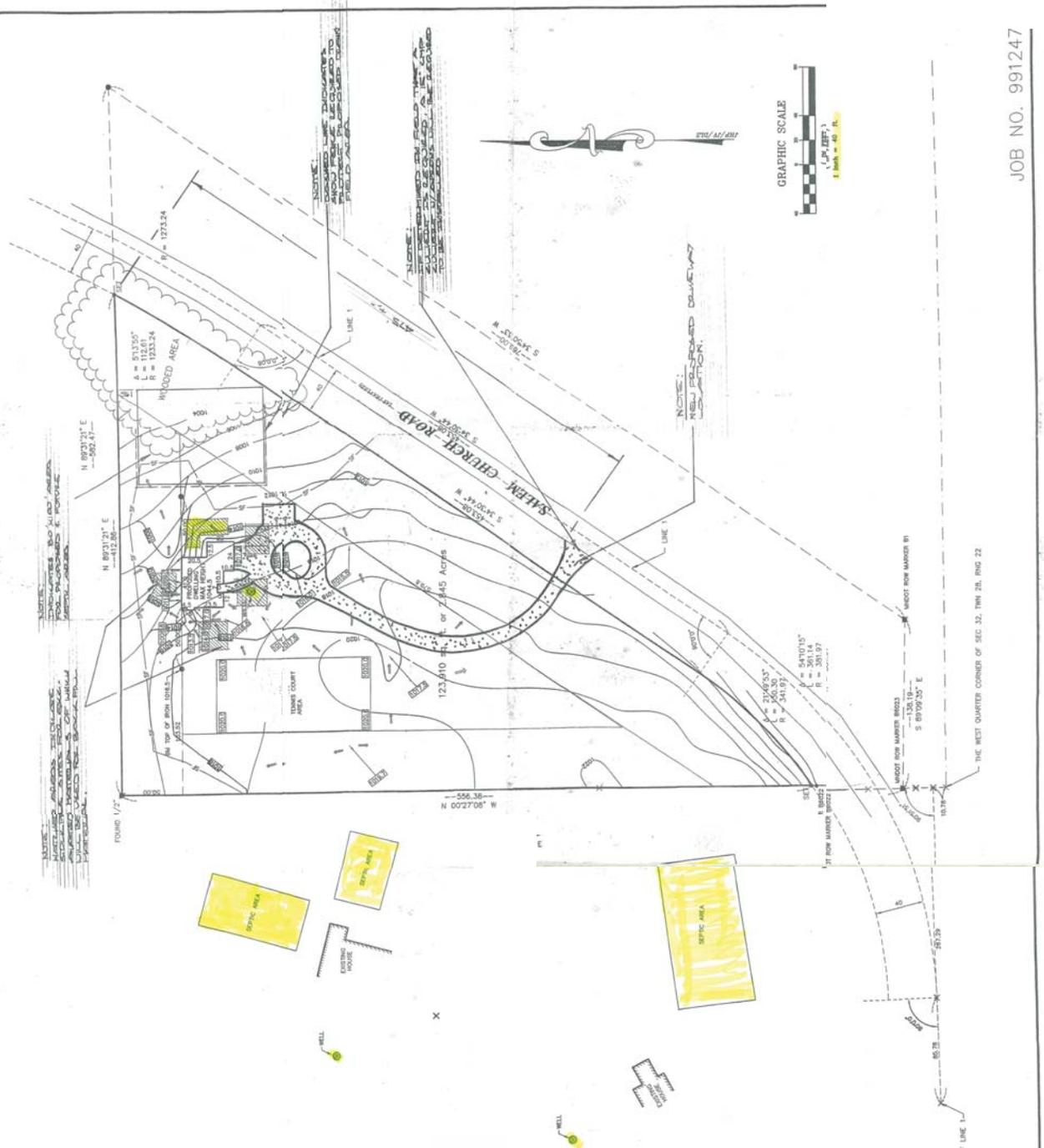
1. Showing the length and direction of boundary lines of the above legal description. Please check this legal description with the original surveyor's records and with the records of the Minnesota Department of Transportation for the above right of way plan, since the scope of our services does not include acting as your title attorney and determining what you own and what documents of record affect the property.
2. Showing the location of existing improvements we deemed important.
3. Showing existing spot elevations necessary to show elevation differences on the site.
4. While we show a proposed location for this house, we are not as familiar with your house plans as you and your architect and/or builder are. Check our proposed location and siting of the house and yard grades carefully to see that they match your plans before construction. It is your responsibility to obtain the necessary permits and other official that may have jurisdiction over the house and its siting, and obtain their approvals before beginning construction.
5. We have provided a benchmark for your use in determining elevations for construction on this site, use that benchmark and existing elevations for that purpose. Check the elevation of at least one other fixture shown to verify your elevations.

STANDARD SYMBOLS & CONVENTIONS:

* * * Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted. Proposed elevations shown above a hole in a 2" x 4" beam, with existing elevations are shown without a box. Arrows indicate the proposed flow of storm water on the site.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer in the State of Minnesota.

James H. Pinter P.E. & T.S. No. 9235



JOB NO. 991247

EXHIBIT A

landscapes by dae
Debra A. Entenness, APLD, CNLP
1872 Chardele Court
West Saint Paul, Minnesota 55118-4439
651-455-0137

LANDSCAPE DESIGN FOR
Mr. and Mrs. Jose Luis Escoto
Salem Church Road
Sunfish Lake, Minnesota

PROJECT
99111

DATE
9-22-99
REVISION
5-19-00

SCALE
40

SHEET
L1

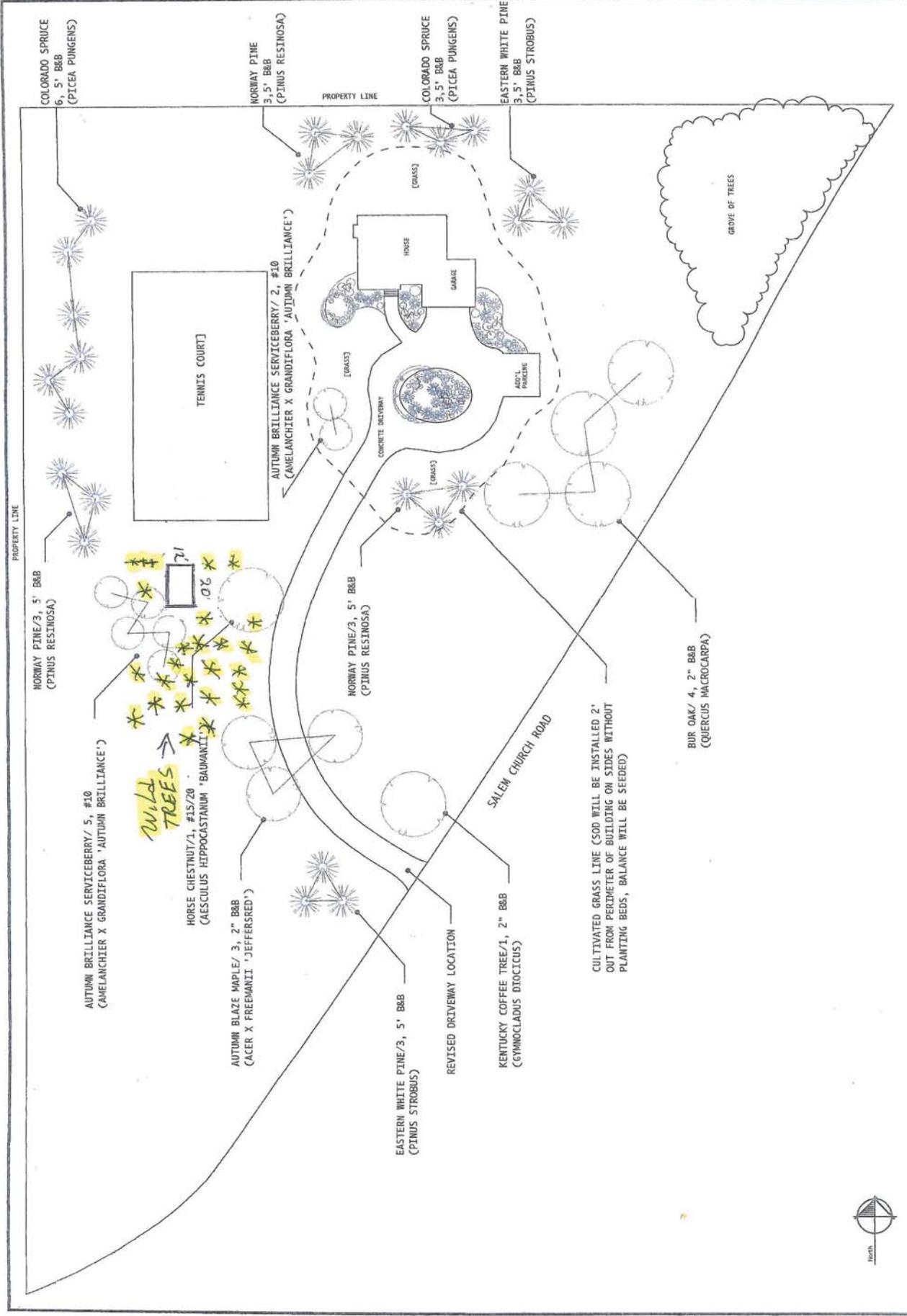
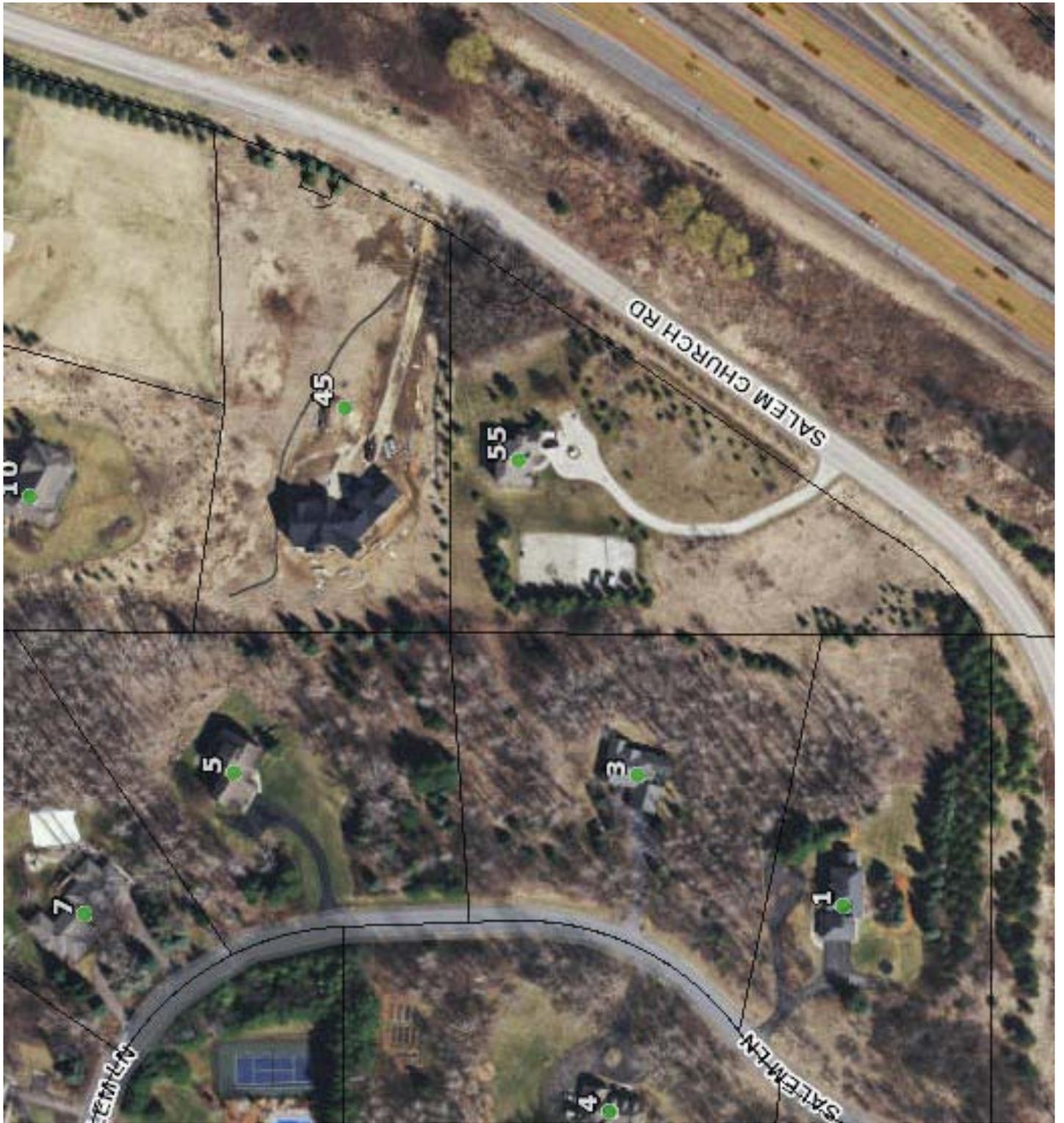


EXHIBIT B





Memorandum

To: *Ryan Grittmann
Northwest Associated Consultants*

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

Date: *August 09, 2016*

Re: *Site and Building Plan Review (Minor) (Resubmitted 08/08/16)
55 Salem Church Road
City of Sunfish Lake, MN
WSB Project No. 2182-230*

Project Background

The applicant is proposing to construct an accessory structure (shed) on their property. The following review is only for the engineering, storm water management, and site grading issues. The building compliance will be handled by the City planners and Building inspectors.

Stormwater Management

Based on our review, the amount of impervious area added to the site is considered negligible (240 square feet). The runoff from the proposed structure will be adequately treated by the grassy areas surrounding the structure.

Site Grading

- All of the items from the previous review have been addressed.

Site Access

The Contractor must adhere to axle load limits when delivering material to the site. Any damage to the roadways with the City and City right-of-way shall be repaired to the City's satisfaction by the applicant prior to final construction approval.

Conclusion and Recommendations

Based upon our review of the proposed site and grading plan for 55 Salem Church Road, the proposed site and grading plans appear to be consistent with the City's requirements. Therefore, we hereby find the proposed plans **to be in accordance with City requirements** and recommend approval from an engineering standpoint.

Ryan Grittman

From: Florence Baskfield <fbaskfield@gmail.com>
Sent: Saturday, July 09, 2016 11:40 AM
To: Ryan Grittman
Subject: 55 Salem Church Road

Ryan,

It is nice to have a new face as our planning consultant.

We received your letter of notice relative to a Planning Commission Meeting Wednesday, July 20, to consider a conditional use permit to build a 12' x 20' garage/shed at 55 Salem Church Road. How many families are living there that they have so many vehicles?

Since this Sussel, pre-cut house was built at 55 Salem Church Road many residents have complained about the ongoing eye soar this property has become. First off, it was never finished. There is still a 2x4 board nailed over the sliding doors in the back of the house where a deck should have been built. Normally, a certificate of occupancy would not be issued on an unfinished house.

The owners planted willow trees in the road right of way to try to hide the multiple vehicles parked on the lawn and drive. They also keep a Taco Vending Truck most of the time in the drive way at the house along with a horse trailer and an unused trampoline. Add to this an array of toys and trash strewn throughout the yard. Most of the time the garage door is open as is the mailbox.

This is an unsightly property at the gateway to Sunfish Lake and is poorly maintained, contrary to the way the vast majority of Sunfish residents keep their property. Most of us have substantial amounts of money in our homes and keep them and the grounds around them well maintained. This property rides on the valued coattails of all of the majority of homes in the Sunfish Lake community which are well maintained and groomed.

Several years ago, when approached by a representative of the City Council who was dispatched to ask them after a year, to repair a broken glass in a front crank, second floor window, the residents were threatening and demanded the City Representative leave. These people have never been good neighbors. One time the Building official had to call on them to advise them that a discarded sink and bath tub could not remain on the front sidewalk and to remind them that they needed a building permit to remodel a bathroom.

A representative of the city also had to ask them to remove an old stove from their front stoop after months, actually a season of sitting there. Another time, they had a straight chair wedged into a front window for months.

Unfortunately this house and its ground maintenance are incompatible with the way the majority of the homes and yards are maintained in Sunfish. Few would be permitted to show this kind of disrespect for their neighbors in most area communities.

They have established a strong record of neglect and disregard for their neighbors over the past fifteen years and we don't believe The Sunfish Lake Planning Commission should permit them to build another building on the property to exacerbate the current problems.

Permitting them to building another building on the property will only compound the current optics problems.

We strongly urge this body to reject this request.

Sincerely,

Brent and Florence Baskfield
90 Salem Church Road
Sunfish Lake MN 55118

Phone 651-552-1597

This letter will be sent to the City of Sunfish Lake Planner, Mayor, City Council and Who Else?

I own property in the City of Sunfish Lake, and I have input regarding the Planning Commission Meeting on Wednesday, July 20, to consider a conditional use permit to build an additional building at 55 Salem Church Road. I will be in Alaska on the date of the meeting so I cannot attend. I hope that my views can be considered in my absence.

I do not agree that a conditional use permit should be given to this property. The owners of 55 Salem Church Road have never complied with the regulations of the City from the beginning of construction. The patio was never finished, and boards are still nailed across the span. This is not only unsightly, and unsafe, it should have prevented a Certificate of Occupancy.

Willow trees were planted along Salem Church Road right-of-way, and should never have been put so close to the road. The mature willows will certainly interfere with the road.

There are numerous cars, trucks, trailers and junk all over the front yard. This is a stark contrast to the other homes in the community that are well maintained.

Sincerely,

Virginia Coss
295 Salem Church Road

Ryan Grittman

From: John Draxton <johndraxton@hotmail.com>
Sent: Monday, July 11, 2016 11:02 AM
To: Ryan Grittman
Subject: Conditional Use Permit for property at 55 Salem Church Road

Hi Ryan

I am not in favor of issuing a Conditional Use Permit for a garage to be built on this property. It might end up unfinished like the proposed Deck and Tennis Court. This resident has not maintained or kept up their property that our City takes pride in. A Taco Truck, horse trailer and other junk laying around the yard cheapens the neighborhood. The fact that the property owner has tried to cover the mess by planting trees and shrubs is ridiculous. Will our City Forester have to be trimming all those Willow Trees and Lilac Bushes in a few years when they start hanging over the roadway? Enough is enough!

John Draxton
85 Salem Church Road

Ryan Grittman

From: mkispert <mrskispert@yahoo.com>
Sent: Monday, July 11, 2016 11:08 AM
To: Ryan Grittman

This is in regard to the property at 55 Salem church rd. I would very much like to see the main structure finished before they start building other structures. Thank you

Sent from my iPad

Ryan Grittman

From: DAVID MARIA WIGHT <dmwight@msn.com>
Sent: Monday, July 11, 2016 11:38 AM
To: Ryan Grittman
Subject: 55 Salem Church Road

Ryan:

The residents at 55 Salem Church Road are apparently applying for a permit to build a 12' by 20' garage or shed.

We are absolutely opposed to this request.

The property in question is very poorly maintained. At times, we have driven by and seen the following on the yard:

A garish red colored commercial vehicle.

A trailer of some kind.

Many personal vehicles, appearing to be abandoned or stored outside on the property.

A trampoline.

Miscellaneous garbage, including bathroom items such as sinks. Currently, there is a large gas can in view of Salem Church Road.

Partially completed landscaping items of many kinds.

This property decreases the value of every other house in Sunfish Lake. It is completely out of line with Sunfish Lake and the great majority of its properties, and adding a shed or garage will only exacerbate it's awful appearance.

Thanks for your consideration.

David & Maria Wight
5 Roanoke Road
Sunfish Lake, MN 55118



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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

PLANNING REPORT - Minor Site and Building Plan Review

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

FROM: Ryan Grittman

DATE: July 12, 2016

RE: Sunfish Lake – Minor Site and Building Plan Review and Conditional Use Permit for 55 Salem Church Road – Jose “Luis” Escoto

FILE: 211.01 – 16.07

Application Accepted: June 13, 2016
Planning Commission Date: July 20, 2016
Tentative City Council Review: August 2, 2016
60-day Review: August 12, 2016

BACKGROUND

Luis Escoto is seeking City approval of minor site and building plans and a conditional use permit for a second accessory structure on property located at 55 Salem Church Road. The property is zoned R-1, Single Family Residential and is located in the City of Sunfish Lake.

The improvement will occur on the west side of the existing home and sport court. The project will increase hard surface on the site. The project has been processed by the City as a Minor Site and Building Plan Review as changes are less than 1,000 square feet in total area. Minor site and building projects do not require Planning Commission or City Council approval, only verification by City staff that the proposed project is in compliance with the requirements of the Zoning Ordinance.

However, the conditional use permit request will need review and recommendation by the Planning Commission, and approval of the City Council.

APPROVALS REQUIRED	
Minor Site and Building Plan Review	To review the proposed project, totaling less than 1,000 square feet in area.
Conditional Use Permit	For construction of a second accessory structure on a single parcel of land.

Attached for reference:

- Exhibit A: Site Plan
- Exhibit B: Building Plan
- Exhibit C: Building Design
- Exhibit D: Existing Landscaping
- Exhibit E: Engineer's Report Dated June 21, 2016

ISSUES ANALYSIS

Lot and Setback Standards. The following is an analysis of the project's conformance with R-1 setback standards.

R-1 District Standards	Required	Proposed	Compliant
Front Setback (southeast)	100 feet	140	Yes
Side Setbacks (west)	50 feet	60 feet	Yes
Rear Setbacks (north)	50 feet	220 feet	Yes
Lot Area	2.5 Net Acres of land	2.82 Acres	Yes
Total Building Coverage	Maximum 10% of lot	1% (includes proposed garage)	Yes
Building Height Limitation (above average existing grade)	30 feet	9 feet 6 inches	Yes

Lot Area. The parcel is 2.82 gross acres with no lakeshore, wetlands or steep slopes. Minimum net lot area in Sunfish Lake is 2.5 acres excluding drainage ways, steep slopes, and easements; therefore, the parcel is conforming.

Building Height. No building structure shall exceed two and one-half stories or 30 feet in existing grade height, whichever is the lesser in height. The addition will be a total of nine feet, six inches from grade to peak in height. The proposed addition will be in compliance with the provision.

Building Materials. The building plans do not specify what type of shingles will be used on the structure. The applicant shall put shingles on the structure that complement the existing home onsite. LP Smart Panel siding will be used as the siding. This is subject to review by the City Council.

Lighting. The applicant is not proposing any lighting on the structure.

Accessory Structures. As previously mentioned, a conditional use permit is necessary since an accessory structure already exists on the property. The site has an existing sport court. The proposed garage will be to the south of the existing sport court.

Parking. No parking changes are proposed. The principal home has an attached garage and a nearby parking pad.

Grading, Drainage, and Stormwater Management. The project will increase the hard surface on the site minimally. A site plan was provided to the City Engineer for review.

The City Engineer is requesting an updated site plan to show the following (see Exhibit E):

- Current conditions on the site.
- The proposed distances from the shed to the sport court.
- The proposed distance from the shed to the driveway.
- Addresses and lot lines for adjacent properties.
- Note any septic and well systems within 50 feet of the property line, or note that septic and well are not within 50 feet of the property line.

Landscaping, Fencing, Screening and Site Vegetation. The proposed project will not impact any existing trees. Landscaping and natural vegetation disturbed on the site will be minimal. The City Forester has had an opportunity to review the site plans and has no further recommendations at this time. The home site is already landscaped and no new landscaping or tree plantings are proposed at this time.

Septic and Well Systems. The existing septic system is located on the east side of the home. The existing well is located on the south side of the home. The project is not anticipated to impact well or septic systems on the subject property or adjacent properties. The septic was installed in 1999 in conjunction with the existing home. The applicant is not proposing any plumbing changes with the project.

Site and Building Plan Evaluation Criteria. As described in *Section 1208.04* of the Zoning Ordinance, on minor projects the City Planner shall evaluate the effects of the proposed site and building plans. This review includes, but is not limited to, the following:

- A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
- B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
- C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.

- D. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, “natural resources” shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic and aesthetic resources.
- E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of the Zoning Ordinance.
- G. Whether the proposed site and improvements are consistent with the purposes of this Ordinance, and the Property Owner Reference and Development Guide Manual, as established by City Council Resolution.

The proposed addition will blend visually with the existing home, and employ exterior materials and design that conforms to site structures, Zoning Ordinance requirements, and the surrounding community. Due to the location of the project, and given existing tree coverage and screening on site, the proposed project is not anticipated to be overly visible from adjacent properties. Further, the project minimizes impacts to site grading, drainage, and natural vegetation, and has met the City Engineer’s requirements in that regards. The project meets Ordinance criteria for approval of site and building plans by the City.

Conditional Use Permit Criteria. Section 1217.04 states the evaluation criteria when considering a conditional use permit:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.

Staff Comment: The applicant is seeking a small garage for storage. In the future, the building can continue to be used as storage.
- B. No commercial or home occupation activities are conducted on the property.

Staff Comment: The applicant is proposing to use the garage as storage. No business or home occupation is proposed.
- C. The building has an evident re-use or function related to the principal use.

Staff Comment: The building can be reused as storage as it relates to the principal home on the property.
- D. Accessory building shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.

Staff Comment: The applicant has submitted a picture of the exterior of the garage when it's completed. The garage is aesthetically pleasing and will not present a public health or safety hazard.

- E. The provisions of Section 1204.02.F. of this Ordinance shall be considered and a determination made that the proposed activity is in compliance with such criteria.

Staff Comment: These provisions are discussed below:

Section 1204.02.F of the Sunfish Lake City Code provides guidance for the Planning Commission and City Council to consider before issuing a conditional use permit as follows:

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.

Staff Comment: The City's Comprehensive Plan states that low density residential is key to maintaining the look and character of the City. A garage is an allowed use in residential districts.

- 2. The proposed use's compatibility with present and future uses of the area.

Staff Comment: The garage will be able to be reused in the future and will be compatible with uses in the area.

- 3. The proposed use's conformity with all performance standards contained herein.

Staff Comment: The garage will be used for storage, and will be held to the same performance standards as any accessory structure.

- 4. The proposed use's effect on the area in which it is proposed.

Staff Comment: The single stall garage is not expected to affect the area around which it's proposed.

- 5. The proposed use's impact upon property values in the area in which it is developed.

Staff Comment: The garage is not expected to impact property values in the area.

- 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

Staff Comment: The garage is not expected to increase traffic patterns in the area.

7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Staff Comment: The garage is not expected to place a burden on any existing public facilities.

SUMMARY AND RECOMMENDATION

Minor Site and Building Plan. The applicant is requesting approval of a Minor Site and Building Plan to allow an accessory structure of 240 square feet on a single parcel of land. Planning staff approves the Minor Site and Building Plans based on the finding that the project will have minimal impact on site conditions related to vegetation, land alteration, or neighboring property, and that the project complies with the intent of the Zoning Ordinance and Comprehensive Plan. This recommendation is conditioned upon the following:

1. The applicant provides a sample or photo of the shingles that are intended to be used on the shed.
2. The applicant provides updated plans with the recommendations from the City Engineer's report dated June 21, 2016 (Exhibit E).
3. 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.
4. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed project.

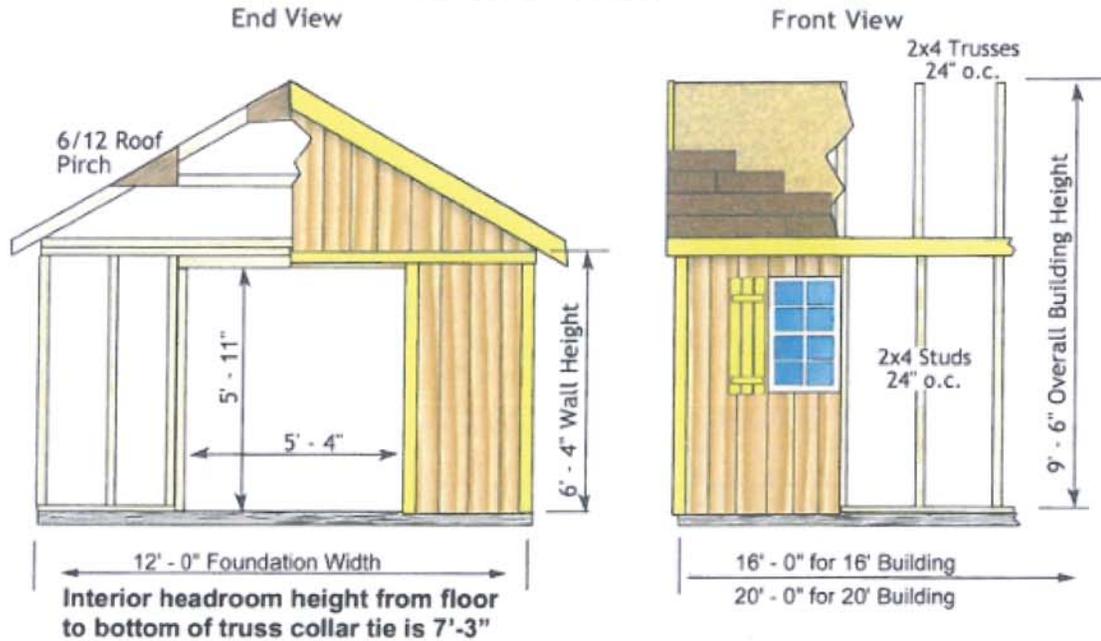
Conditional Use Permit. The applicant is requesting approval of a conditional use permit to allow a second accessory structure on a single parcel of land. Conditional Use Permits are reviewed by the Planning Commission with a recommendation to the City Council. Staff is recommending approval of the Conditional Use Permit with the conditions noted above.

c: Cathy Iago, City Clerk
Mike Andrejka, City Building Official
Don Sterna/Eric Eckman, City Engineers
Ron Wasmund, Septic Inspector
Jim Naves, City Forester
Timothy Kuntz, City Attorney
John Maczko, Fire Chief
Jose Luis Escoto, Applicant and Owner



Before you order our kit or begin construction, obtain a building permit. If additional documents are required contact Richard@barnkits.com.

Easton Elevation



Foundation: By owner

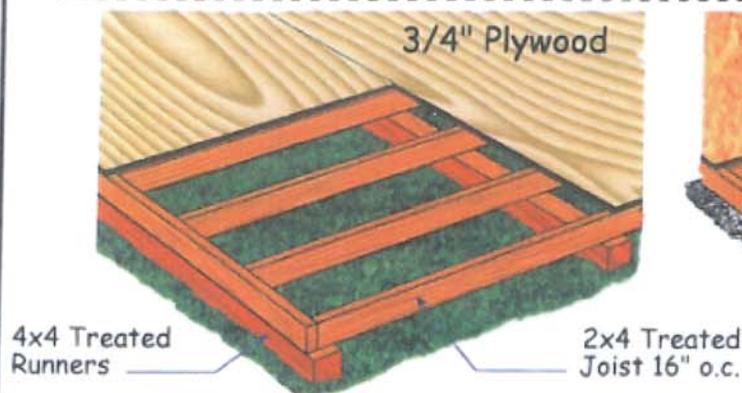
Wall Framing: Constructed from 2x4 pre-cut wall studs spaced 24" on center between top, bottom and tie plates.

Siding: Louisiana-Pacific 'Smart Panel' primed 8" o.c. groove with 50 year warranty, 5 year labor replacement.

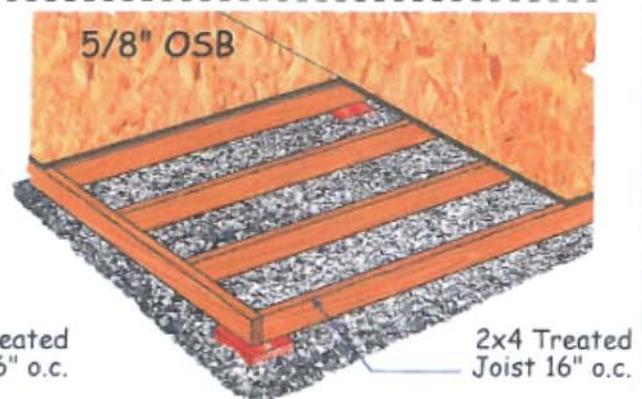
Roof System: 2x4 trusses spaced 24" on center, (40 psf ground snow load, 90 mph wind load). 7/16" OSB roof sheathing. *Shingles by owner.*

Exterior Trim: White pine trim for corners, door, gable trim and front and back fascia.

Hardware: Nails for all framing, metal hurricane hangers for trusses.



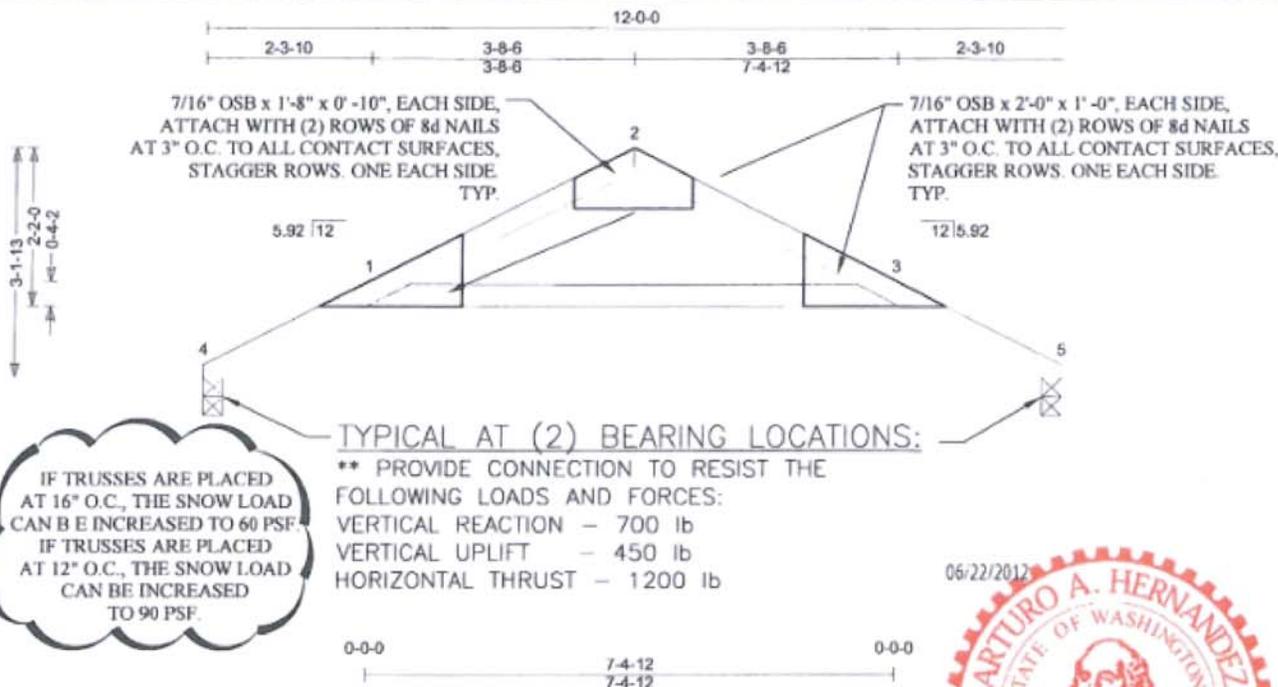
Deluxe Floor: 4x4 treated runners can be installed directly on the grass. The runners elevate the floor providing air flow under the floor eliminating moisture. 8' and 10' wide floors have three runners, 12' wide floor have four. The floor covering is 3/4" plywood.



Standard Floor: This floor system is best installed over an existing foundation, cement slab, blacktop or gravel base. Bricks or patio stones can be used to level the 2x4 frame. The floor covering is 5/8" OSB (oriented strand board).

Truss: R14C
JobName: JRENOLDS
Date: 10/07/09 11:27 AM
Page: 1 of 1

SPAN	PITCH	QTY	OHR.	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
7-4-12	5.92/12	1	2-3-10	2-3-10	0-0-0	0-0-0	1	24 in	23 lbs



IF TRUSSES ARE PLACED AT 16" O.C., THE SNOW LOAD CAN BE INCREASED TO 60 PSF. IF TRUSSES ARE PLACED AT 12" O.C., THE SNOW LOAD CAN BE INCREASED TO 90 PSF.

TYPICAL AT (2) BEARING LOCATIONS:
** PROVIDE CONNECTION TO RESIST THE FOLLOWING LOADS AND FORCES:
VERTICAL REACTION - 700 lb
VERTICAL UPLIFT - 450 lb
HORIZONTAL THRUST - 1200 lb



Loading	General	CSI Summary	Deflection	L/ (loc)	Allowed
Load (psf)	Bldg Code: IBC 2009	TC: 0.87 (1-2)	Vert TL: 0.21 in	L / 663 (3-1)	L / 30
TCLL: 40	Rep Mbr Increase No	BC: 0.60 (3-1)	Vert LL: 0.02 in	L / 999 (3-1)	L / 30
TCDL: 7	D.O.L. 115%	Web: 0.00 (1)	Horz TL: 0 in		
BCLL: 0					
BCDL: 10					

IT	Type	Brg Combo	Brg Width	Rdg Brg Width	Max Reacr	Max Grav Uplift	Max MWFRS Uplift	Max CdC Uplift	Max Uplift	Max Horiz
4	Pin (Wall)	1	3.313 in	1.50 in	698 lbs		-147 lbs	-441 lbs	-441 lbs	668 lbs
5	Pin (Wall)	1	3.313 in	1.50 in	698 lbs		-147 lbs	-441 lbs	-441 lbs	668 lbs

TC	SPP #2 2 x 4
BC	SPP #2 2 x 4
Web	

TC Bracing	Sheathed or Purlins at 3-5-0, Purlin design by Others.
BC Bracing	Sheathed or Purlins at 5-4-0, Purlin design by Others.

- Loads Summary**
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 90 mph, Exposure C, Enclosed, Gable/TGP, Building Category II (I = 1.00), h/B=L=15 ft, End Zone Truss, Both end walls considered, DOL = 1.60
 - This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 except as noted, with the following user defined input: 40 psf ground snow load. NOTE: Conservatively, all flat/sloped roof factors have been ignored and the ground snow load has been used for the roof snow load, DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
 - This truss has been designed to account for the effects of ice dams forming at the eaves.
 - This truss has been designed for the effects of a 18 lbf live load computed in accordance with IBC 2009 assuming slope = 5.92/12 and area supported = 24 ft².
 - Minimum storage attic loading has been applied in accordance with IBC 1607.1

Member	Force	Member	Force	Member	Force	Member	Force
TC	-1,340 lbs	1-2	0.868	-869 lbs	2-3	0.868	-869 lbs
BC	-1,371 lbs	3-4	0.847	-1,340 lbs			

- Notes:**
- When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
 - Brace bottom chord with approved sheathing.
 - Multiple pinned bearings exist.

UNIQUE BEARING CONDITIONS AT JOINTS 4 & 5 REQUIRE SPECIAL ATTENTION
THE BUILDING DESIGNER MUST ACCOUNT FOR NOT ONLY THE BEARING REACTION BUT FOR THE HORIZONTAL THRUST AND THE UPLIFT. PROVIDE MECHANICAL CONNECTION (BY OTHERS) TO RESIST SAID FORCES SHOWN HEREON. THRUST = 1180lb/TRUSS

A copy of this design shall be furnished to the recipient contractor. This design is for an individual building component (a truss). It is based on specifications provided by the Truss Designer and prepared in accordance with TPI 1-2002 and the 2001 IBC design standard. No responsibility is assumed for the accuracy of information provided by the Truss Designer. Dimensions shall be verified by building designer. Creep deflection is not automatically accounted for by the software. The building designer shall review loading, truss configuration and initial deflection data shown to ensure that the design meets or exceeds minimum loading required by applicable building codes. Compression chords shall be laterally braced by the roof or floor sheathing. Density attached, unless otherwise noted. Bracing shown is for lateral support of individual truss components only to reduce buckling length. It is not rated to lateral load bearing or overall building design bracing loads to be applied. Refer to IBC 2001 recommended truss bracing and erection. Do not apply loads beyond weight of erection until all permanent bracing is in place. Concentration of construction loads greater than the design loads shall not be applied to the truss at any time. Trusses shall be handled with care prior to erection to avoid damage. Lumber members coated shall be 100% or less at the time of fabrication, unless noted otherwise (U.N.O.). Connector plates shall be manufactured by Eagle Metal Products (E.M.P.). Plates shall be applied on both faces of truss at each joint. Plate dimensions are listed with a length. Hole (holes) in plate shall run parallel to the plate length. The plate shall be centered on joint and/or placed in accordance with the normal variance of TPI erection adequate anchorage will be provided to resist uplift or supports. The seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. The liability and use of this component for any particular building design is the responsibility of the building designer, per ASCE/TPI 1-2002 Chapter 3.

Eagle Metal Products
2711 LBJ Freeway, Suite 100
Dallas, Texas 75224



Best Barns Easton 12x20 Shed Kit

[Description](#) [Specifications](#)

Description Item # SPM8117160825 Model # easton20

Easton 12x20 Wood Storage Shed Kit

The 12 x 20' long Easton shed kit is available in a 16' long kit if yard space restricts your building size. Two 18"x27" single hung windows with screens and wood shutters are included as well as a octagon gable window. This model provides a 32" wide walk-in door on the long sidewall for convenient access for small gardening tools. The 5' - 4" wide door opening on the 12' end wall should accommodate your lawn equipment. This is a ready to assemble wood storage building kit constructed with premium 2x4 framing imported from Sweden. Siding and roof sheathing are pre-cut for fast installation. Pre-cut white pine trim and pre-built barn doors makes this a perfect family project. All nails and hardware are included. Exterior siding is Louisiana-Pacific primed with embossed cedar texture. Wall framing and trusses are spaced 24" on center. Sturdi-built roof trusses provide 90 mph wind loads. Building kit is delivered and placed at the end of customer's driveway via common carry truck with lift gate. Homeowner is to check permit requirements before ordering. Foundation (floor), paint and shingles supplied by homeowner. Roof cupola shown in photo not included.

- Primed Wood Siding - 50 Year Warranty
- Two window with screen and wood shutters
- Octagon gable window
- Premium grade 2x4s imported from Sweden
- Framing and siding precut for fast assembly
- Pre-built doors - ready to install
- Technical support available 24/7
- Floor, shingles not included

Added on April 23, 2014



landscapes by dae
 Debra A. Ernstness, APLD, CNLP
 1872 Chardel Court
 West Saint Paul, Minnesota 55118-4439
 651-455-0137

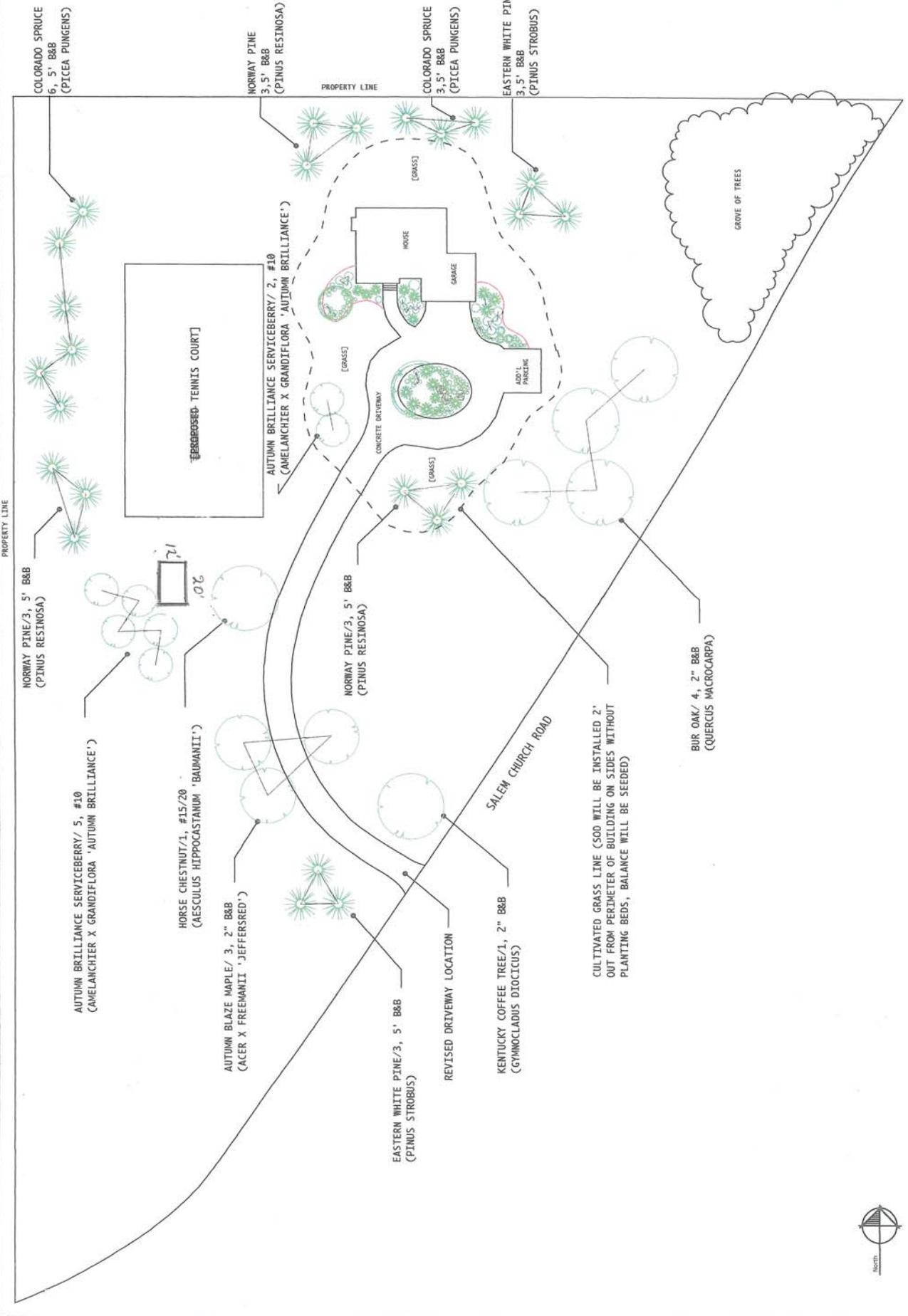
LANDSCAPE DESIGN FOR
 Mr. and Mrs. Jose Luis Escoto
 Salem Church Road
 Sunfish Lake, Minnesota

PROJECT
 99111

DATE
 9-22-99
 REVISION
 5-19-00

SCALE
 40

SHEET
 L1
 EXHIBIT-D



Memorandum

To: *Ryan Grittman*
Northwest Associated Consultants

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

Date: *June 21, 2016*

Re: *Site and Building Plan Review (Minor)*
55 Salem Church Road
City of Sunfish Lake, MN
WSB Project No. 2182-230

Project Background

The applicant is proposing to construct an accessory structure (shed) on their property. The following review is only for the engineering, storm water management, and site grading issues. The building compliance will be handled by the City planners and Building inspectors.

Stormwater Management

Based on our review, the amount of impervious area added to the site is considered negligible (240 square feet). The runoff from the proposed structure will be adequately treated by the grassy areas surrounding the structure.

Site Grading

The following requirements and comments need to be addressed.

- The landscaping plan submitted should note if these are existing trees. The plan is dated 5/19/2000. If additional trees have been added to the site within 50' of the construction area, they need to be identified on the plan.
- Based on information submitted and speaking with the applicant, no ground disturbance is anticipated for the construction of the building. If this is not the case, erosion control measures will be required to protect any disturbed soil from leaving the site.
- Dimensions should be shown on the plans from the edge of the proposed structure to the property and setback lines as well as the existing tennis court area and driveway.
- Please provide the addresses and lot lines for the adjacent properties on the plans.
- Septic and well locations should be shown on the plans.
- Please note on the plans if there are no septic systems for adjacent properties within 50 feet of the construction limits of the project.

Site Access

The Contractor must adhere to axle load limits when delivering material to the site. Any damage to the roadways with the City and City right-of-way shall be repaired to the City's satisfaction by the applicant prior to final construction approval.

Conclusion and Recommendations

Based upon our review of the proposed site and grading plan for 55 Salem Church Road, the proposed site and grading plans appear to be consistent with the City's requirements, with the exception of the above-noted items in this memorandum. Therefore, we hereby find the proposed plans **not to be in accordance with City requirements** and recommend denial from an engineering standpoint for this project until these items are addressed. We are requesting a new set of plans addressing these comments be resubmitted to our office prior to approval.

CITY OF *Sunfish Lake* MINNESOTA

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

Applicant's Name: Jose "Luis" and Irma Escoto

Request: The applicants request City approval of a conditional use permit to construct a second accessory structure at 55 Salem Church Road.

Planning Commission Meeting Date: August 17, 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:

55 SALEM CHURCH ROAD, SUNFISH LAKE, MINNESOTA, 55118
2. The planning report dated July 12, 2016, and the addendum report dated August 10, 2016 prepared by Northwest Associated Consultants, Inc.; the engineering report dated June 21, 2016, and the updated report dated August 9, 2016 prepared by WSB Associates are incorporated herein by reference.
3. The shed will be the second accessory structure on the property, which requires Planning Commission review and City Council approval.
4. The Sunfish Lake Planning Commission reviewed the applicant's request for a second accessory structure at the July 20, 2016 and August 17, 2016 Planning Commission meetings.
5. Upon review of the planning report and application information, the Planning Commission found that the proposed second accessory structure site and building plan request meets Ordinance requirements. The following findings support the Planning Commission recommendation for approval:

Conditional Use Permit Site and Building Plans:

- a. The subject property and proposed project meets setback requirements.
- b. The proposed shed meets Ordinance requirements pertaining to building size, height, and material use.

- c. The proposed shed meets other applicable Zoning Ordinance criteria.

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends approval of the applicant's second accessory structure site and building plans.

Approved, subject to the following conditions:

1. The site plan approval shall pertain to attached Exhibit A of the planner's addendum report from August 10, 2016.
2. The applicants adhere to the City Planner's recommendations for construction as addressed in the planner's addendum report dated August 10, 2016
3. The applicants adhere to the City Engineer's recommendations for construction, as addressed in the engineer's report dated August 9, 2016.
4. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed project.
5. The applicants shall contact planning 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.
6. Evergreen screening from adjacent neighbors and from Salem Church Road be provided in size, number, and placement to be approved by the City Forester. Said evergreen screening will be planted and inspected by the City Forester prior to commencement of any installment or construction of the shed.
7. The full completion of the project, subject to approval by the City Planner, must take place within one year of approval of the project by the City Council. If the project is not fully completed within that one-year period of time; any and all structures or their components are to be completely removed from the property within 90 days thereafter.
8. The color of the shed and its shingles be compatible with, and match as close as possible to the existing home.

Adopted by the Sunfish Lake Planning Commission this 17th day of August 2016.

City of Sunfish Lake

By: _____
Tom Hendrickson
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk

**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PERMIT
CONSTRUCTION OF A SECOND ACCESSORY STRUCTURE FOR THE PROPERTY
LOCATED AT 55 SALEM CHURCH ROAD, SUNFISH LAKE, DAKOTA COUNTY,
MINNESOTA.**

WHEREAS, Jose “Luis” and Irma Escoto have submitted an application for a conditional use permit to permit construction of a second accessory structure at the property located at 55 Salem Church Road, legally described as:

PT OF NW 1/4 OF SW 1/4 & OF THE SW 1/4 OF NW 1/4 LYING NW OF ISH #494 &
N OF SALEM CHURCH RD EX PT TO MDOT PARCEL 323 (CONT 2.38 ACS)

WHEREAS, City staff reviewed the application and outlined their review comments in a planning report dated July 12, 2016 and addendum report dated August 10, 2016 prepared by Northwest Associated Consultants and an engineering report dated June 21, 2016 and follow up report dated August 9, 2016; and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing at their July 20, 2016 meeting and August 17, 2016 meeting and reviewed the conditional use permit application, along with the referenced staff reports; and

WHEREAS, upon hearing the staff presentations, applicant testimony, and public testimony, the Planning Commission closed the public hearing and recommend to the City Council approval of the conditional use permit request by a vote of 4-0 to allow construction of a second accessory structure, whereby the following findings support the Planning Commission recommendation for approval:

1. The subject property and proposed project meets setback requirements.
2. The proposed shed meets Ordinance requirements pertaining to building size, height, and material use.
3. The proposed shed meets other applicable Zoning Ordinance criteria.

WHEREAS, the Sunfish Lake City Council considered the application for a conditional use permit at their meeting on September 6, 2016 and agrees with the findings of the Planning Commission.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the conditional use permit request dated May 11, 2016 for a second accessory structure with the following conditions:

1. The applicants adhere to the City Engineer's recommendations for construction, as addressed in his reports dated June 21, 2016, and August 9, 2016 including:
 - a. The Contractor must adhere to axle load limits when delivering material to the site. Any damage to the roadways within the City and City right-of-way shall be repaired to the City's satisfaction by the applicant prior to final construction approval.
2. The applicants adhere to the City Planner's recommendations as addressed in his reports dated July 12, 2016 and August 10, 2016.
3. The applicants adhere to the Planning Commission's recommendations for approval including:
 - a. The five numbered conditions as contained in the proposed "Planning Commission Findings of Fact & Recommendation" prepared by the City Planner.
 - b. In addition, that evergreen screening from adjacent neighbors and from Salem Church Road be provided in size, number and placement to be approved by the City Forester. Said evergreen screening will be planted by the applicant and inspected by the City Forester prior to commencement of any installment or construction of the shed.
 - c. Further, in addition, that the full completion of the project, subject to approval by the City Planner, must take place within one year of approval of the project by the City Council. If the project is not fully completed within that one-year period of time, any and all structures or their components are to be completely removed from the property within 90 days thereafter.
 - d. Finally, in addition, that the color of the shed and its shingles be compatible with and match as close as possible to the existing home.
4. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed projects.
5. The applicants shall contact planning 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.

This resolution is adopted by the City Council of the City of Sunfish Lake this 6th day of September 2016.

Molly Park, Mayor

Attest:

Catherine Iago, City Clerk