

CITY OF *Sunfish Lake* MINNESOTA

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

Applicant's Name: John Prange and Karin Klarer

Request: The applicants request City approval of major site and building plans and shoreland setback variance at 2144 Charlton Road.

Planning Commission Meeting Date: June 20, 2012

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:

2144 CHARLTON ROAD, SUNFISH LAKE, MN 55118
2. The Planning Report dated June 13, 2012 prepared by Northwest Associated Consultants, Inc. is incorporated herein by reference.
3. The existing home is a legal non-conforming structure in that it fails to meet the required side yard setback of 50 feet and the shoreland setback of 200 feet.
4. The Sunfish Lake Zoning Ordinance allows for a non-conforming home to be expanded to improve the livability.
5. The proposed project will replace an existing, water-damaged sun room with a two-story addition in the same location.
6. The variance is required to allow a building expansion into the shoreland setback.
7. A public hearing was properly noticed and held on June 20, 2012.
8. The Sunfish Lake Planning Commission conducted a public hearing and reviewed the applicant's request for major site and building plan and shoreland setback variance review on June 20, 2012. The Planning Commission recommended approval of major site and building plan approval and shoreland setback variance to allow for the construction of an addition to their home located at 2144 Charlton Road, subject to certain conditions as set forth in the Planning Report.

9. Upon review of the planning report, application information, and testimony at the public hearing, the Planning Commission found the building expansion request was a reasonable use of the property and due to practical difficulties unique to the site, could not be allowed without variance. The following findings support the Planning Commission recommendation to approve the variance:
 - a. The proposed addition will be constructed within the existing building lines of the property and will not increase the setback encroachment (to the shoreline of Sunfish Lake).
 - b. No building expansion to the east or west is proposed. Thus, the proposed expansion will not encroach any closer to neighboring residential uses.
 - c. Second story construction will take place well below the roofline peak. Thus, the visual profile of the home from the lake will not change as a result of the proposed construction.
 - d. The proposed building addition meets all other Zoning Ordinance criteria.
 - e. Approval of the shoreline setback variance is in keeping with the intent of the Zoning Ordinance and will not be detrimental to the character of the neighborhood.

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends that the applicant's request for approval of a major site and building plan and shoreland setback variance to allow for the construction of an addition to their home.

Approved, subject to the following conditions:

1. The addition be constructed in accordance with the plans dated May 7, 2012 and prepared by Mackey Malin Architects.
2. The applicant shall submit complete construction plans to the City Council prior to Council action. Plans shall be reviewed by the Building Inspector and a building permit issued prior to any building construction or site disturbance.
3. Work shall be confined to the designated work area. Upon completion of the building construction, all disturbed areas shall be restored with ground cover and silt sock removed.
4. Upon project completion, the applicant shall notify the City Planner to allow an on-site inspection of the completed project.

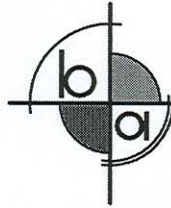
Adopted by the Sunfish Lake Planning Commission this 20th day of June 2012.

City of Sunfish Lake

By: _____
Andrea McCue
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk



Bunkers & Associates LLC
structural engineers

6687 Forest Street
Farmington, MN 55024
651.366.2853

Date: July 20, 2012
To: Mackey Malin Architects
5200 Washburn Ave. S.
Minneapolis, MN 55410
Attn: Pat Mackey
From: Eric Bunkers
Project: Prange-Klarer Residence
2144 Charlton Rd.
Sunfish Lake, MN 55118
Proj. No: 12100
Subject: Proposed Remodeling

Dear Pat:

As requested, we designed new structural members for the above referenced project. We have designed the new members using a roof and floor dead load of 15 psf, a roof snow load 35 psf, and a 40 psf floor live load in accordance with the Minnesota State Building Code. Our work only includes designing the new members as shown at the above reference project and is based on drawings provided by you and our site visit.

Attached are 4 framing sheets with annotated framing notes and details showing the new members and connections. All framing shall be shored and temporarily braced as required by the contractor and all minimum nailing shall be in accordance with IRC Table R602.3(1). Lumber shall be minimum #2 SPF with treated lumber to be #1 and #2 S. Pine as indicated on the drawings and engineered lumber shall have $F_b = 2600$ psi with $E = 1.9$. Our calculations assume all lumber is of good quality and does not have large splits and checks and shall be visually inspected by the contractor at the time of construction. All fasteners in contact with treated lumber shall be G185 hot dipped galvanized or equal. Rebar shall be grade 60. Steel wide flange beams shall meet ASTM A992 Gr. 50.

Concrete used for footings (4" slump) and masonry core grout (8" slump) shall have a 28 day compressive strength of 3000 psi. The new footings have been designed as a typical spread footing based on a presumptive load-bearing value of 2000 psf in accordance with Table R401.4.1 of the IRC. The existing footings have been assumed to be typical spread footings on good soils that are assumed to be performing adequately. The contractor shall also verify the condition of structural members and foundations affected by the remodeling. The water table is assumed to be away from the footings. Exterior grade shall slope away from the building and gutters with long downspouts should be used whenever possible. Foundation backfill shall be well compacted and granular.

When installed as indicated above, the new framing members and foundations shown on the attached sheets shall support the loads as required in accordance with the Minnesota State Building Code. If you have any questions or concerns, please feel free to contact us.

Sincerely,

Bunkers and Associates, LLC



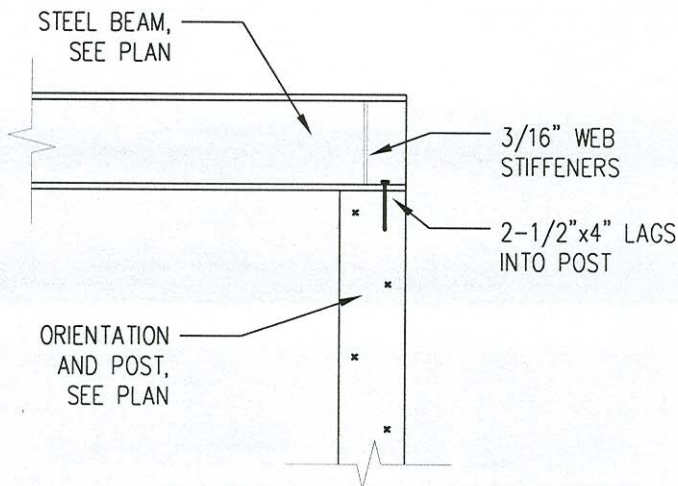
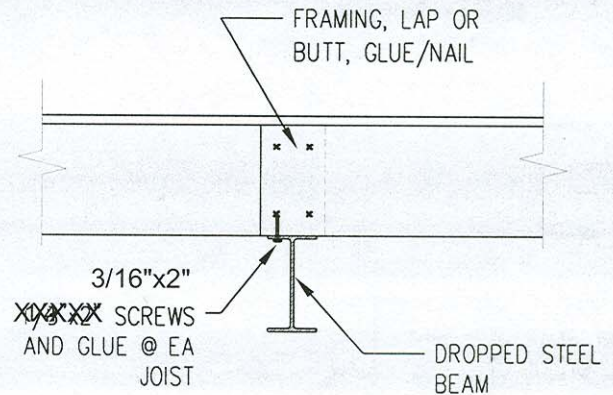
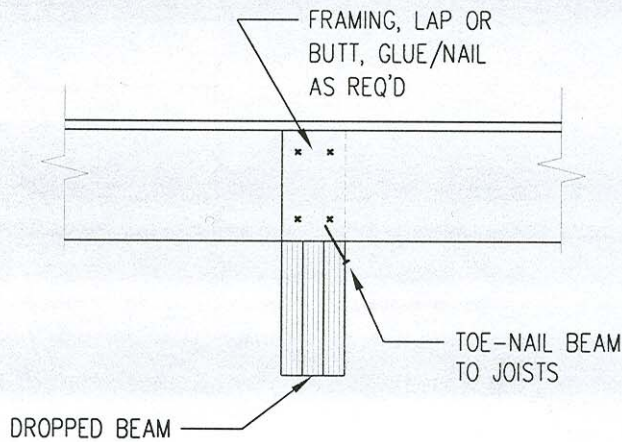
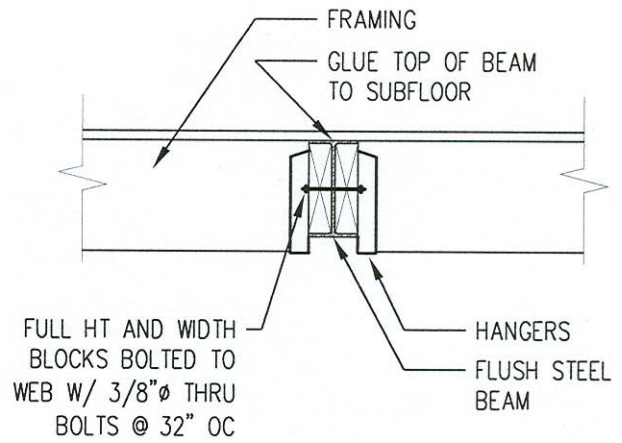
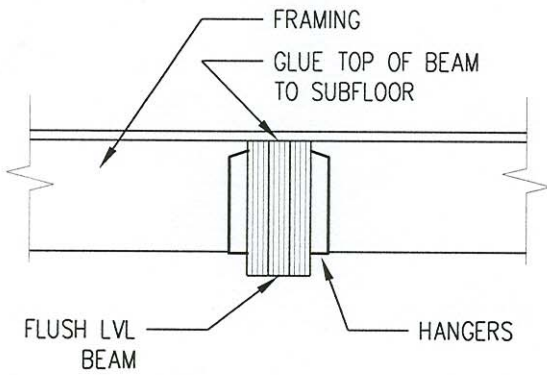
Eric M. Bunkers, P.E.
MN Reg. Num. 26490

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.



Eric M. Bunkers

Date: July 20, 2012 Reg. No. 26490

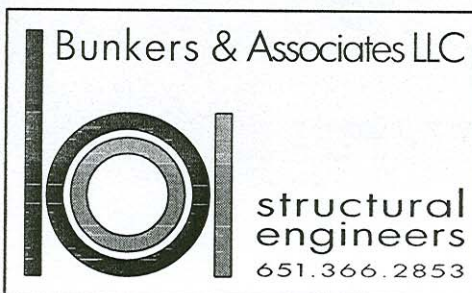


I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Eric M. Bunkers

DATE: 7-20-12

REG. NO. 26490



Prange-Klarer Remodel
2144 Charlton Rd.
Sunfish Lake, MN 55118

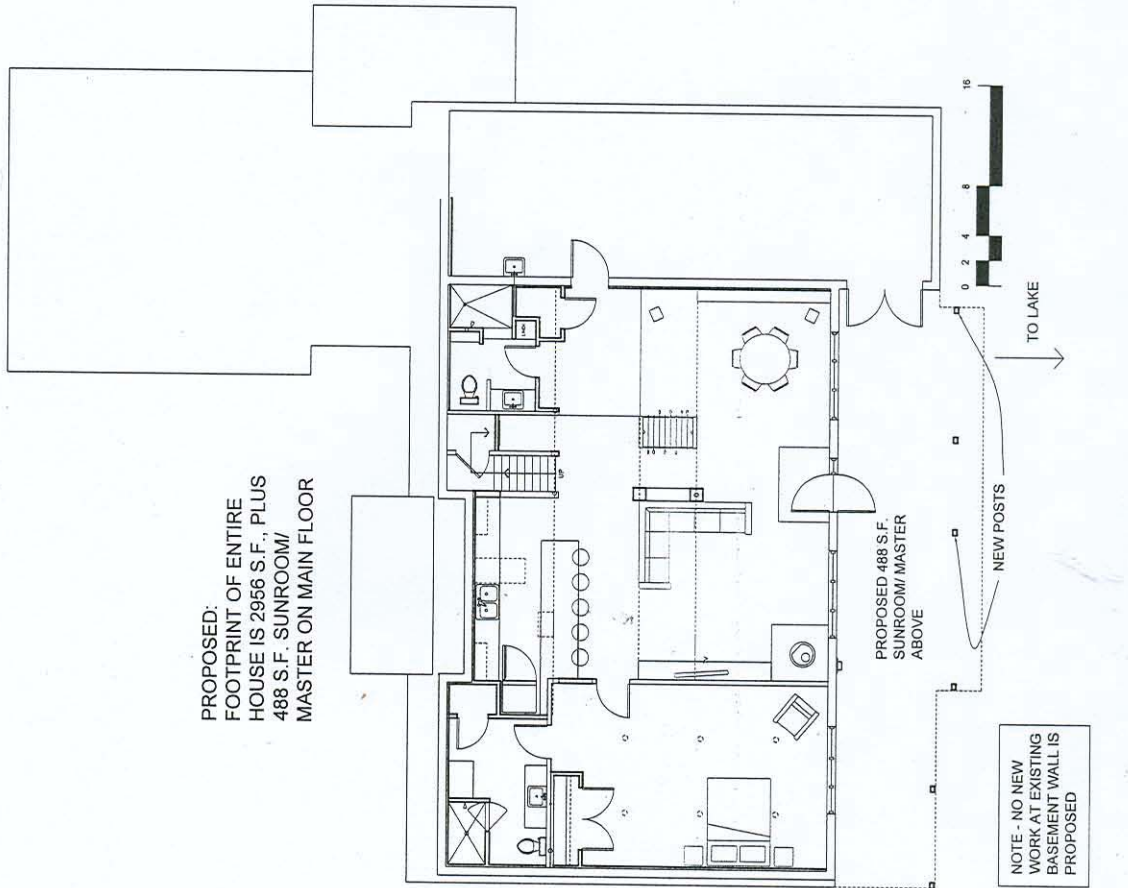
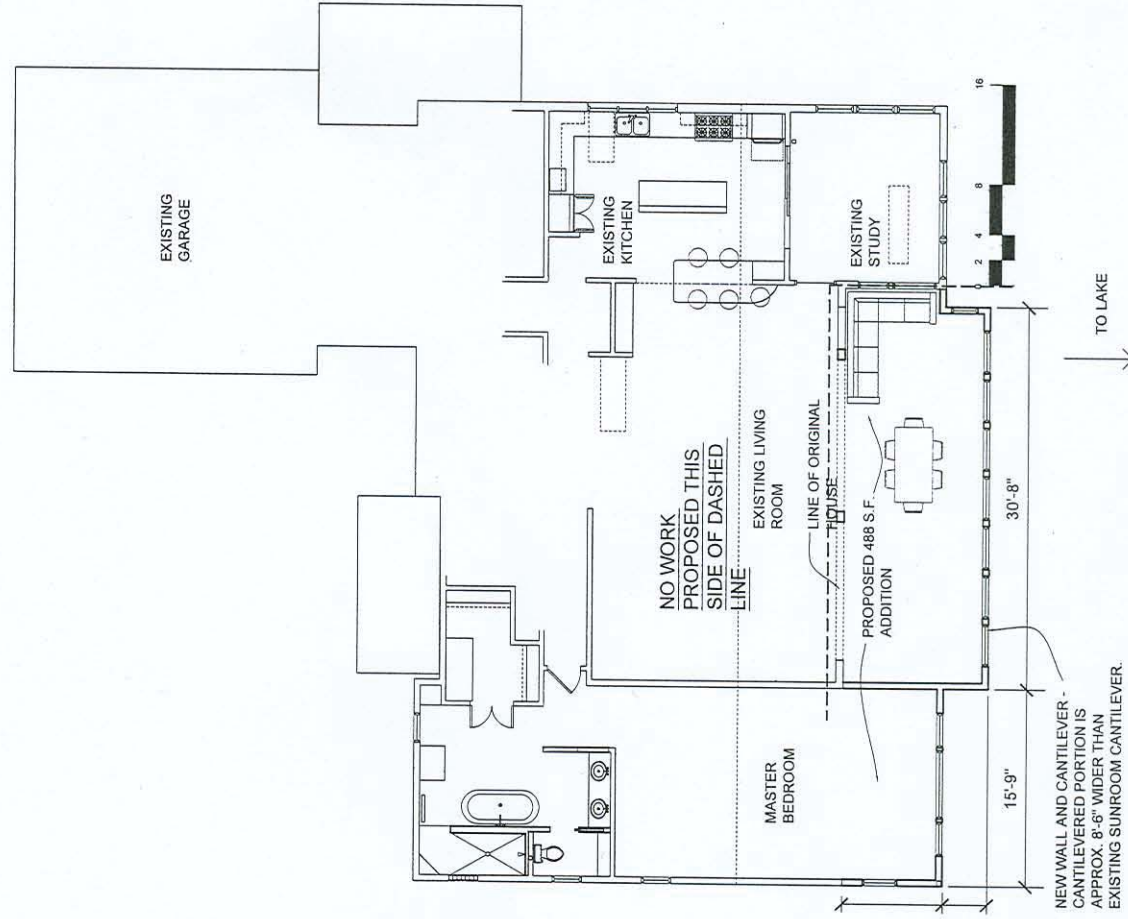
Proj. No. 12100
Date 7-20-12
Drawn By EMB

PROJECT PHASE
CONSTRUCTION
DOCUMENTS
PROJECT NUMBER
ISSUE DATE
ISSUE DATE

DRAWN BY: PM

PRANGE-KLARER REMODELING
2144 Charlton Road
Sunfish Lake, MN 55118

MACKAYMALIN ARCHITECTS
2000 WASHINGTON AVE S. SUITE 100
MINNEAPOLIS, MN 55405
612.733.0497
MACKAYMALIN.COM

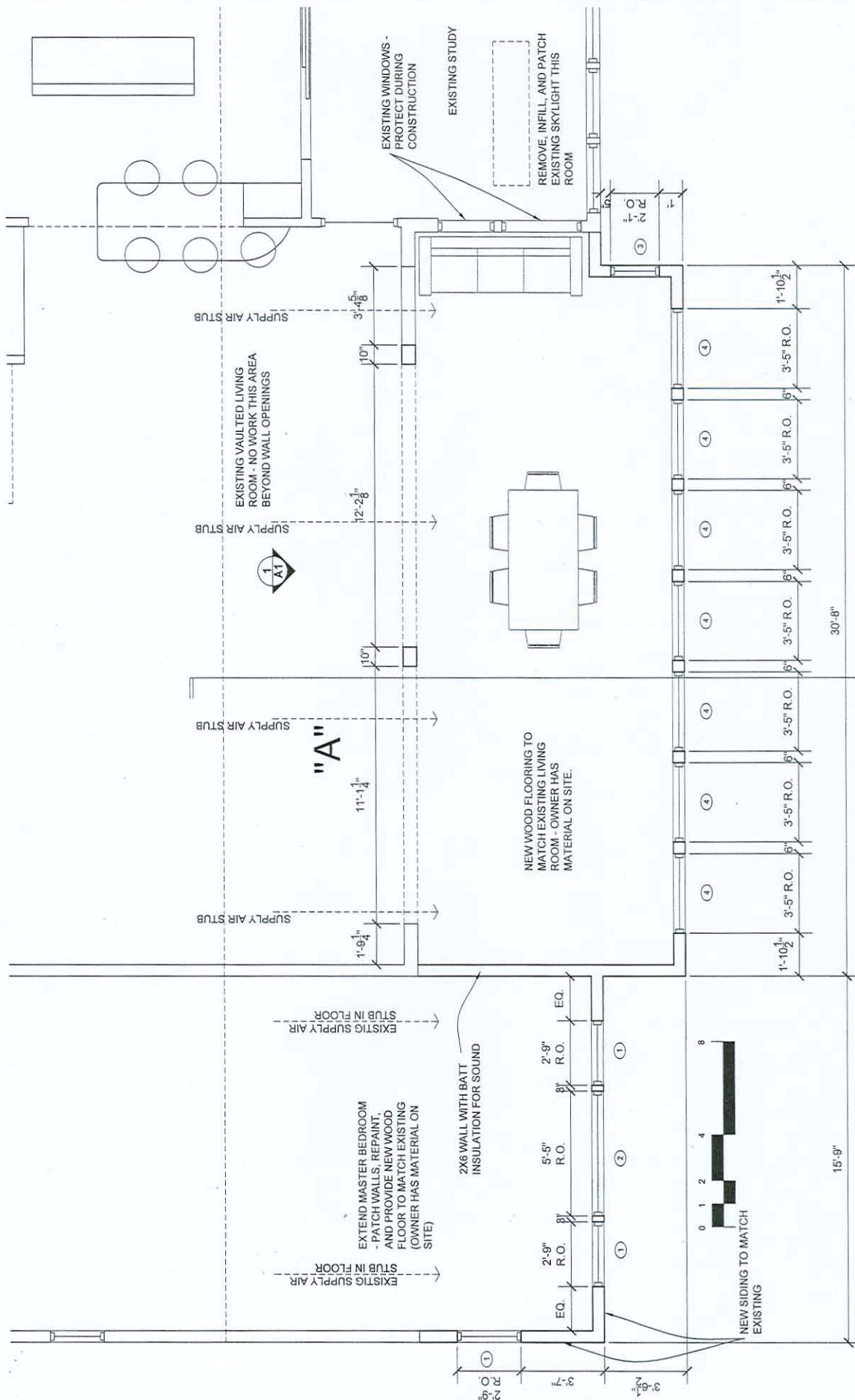


PROJECT PHASE: CONSTRUCTION DOCUMENTS	
PROJECT NUMBER:	
ISSUE DATE:	
DRAWN BY:	P.M.

2144 Chariton Road
Sunfish Lake, MN 55118

**MACKEY MAFIN
ARCHITECTS**

1500 WASHINGTON AVE. S. SEAPOLIS INN
112 721 0488
MACKEYMAFIN.COM



FRANGE-KLARER REMODELING

2144 Charlton Road
Sunfish Lake, MN 55118

MACFARLANE
ARCHITECTS
2000 VANDERBILT AVENUE SUITE 200
412 731 0488
MACFARLANE.COM



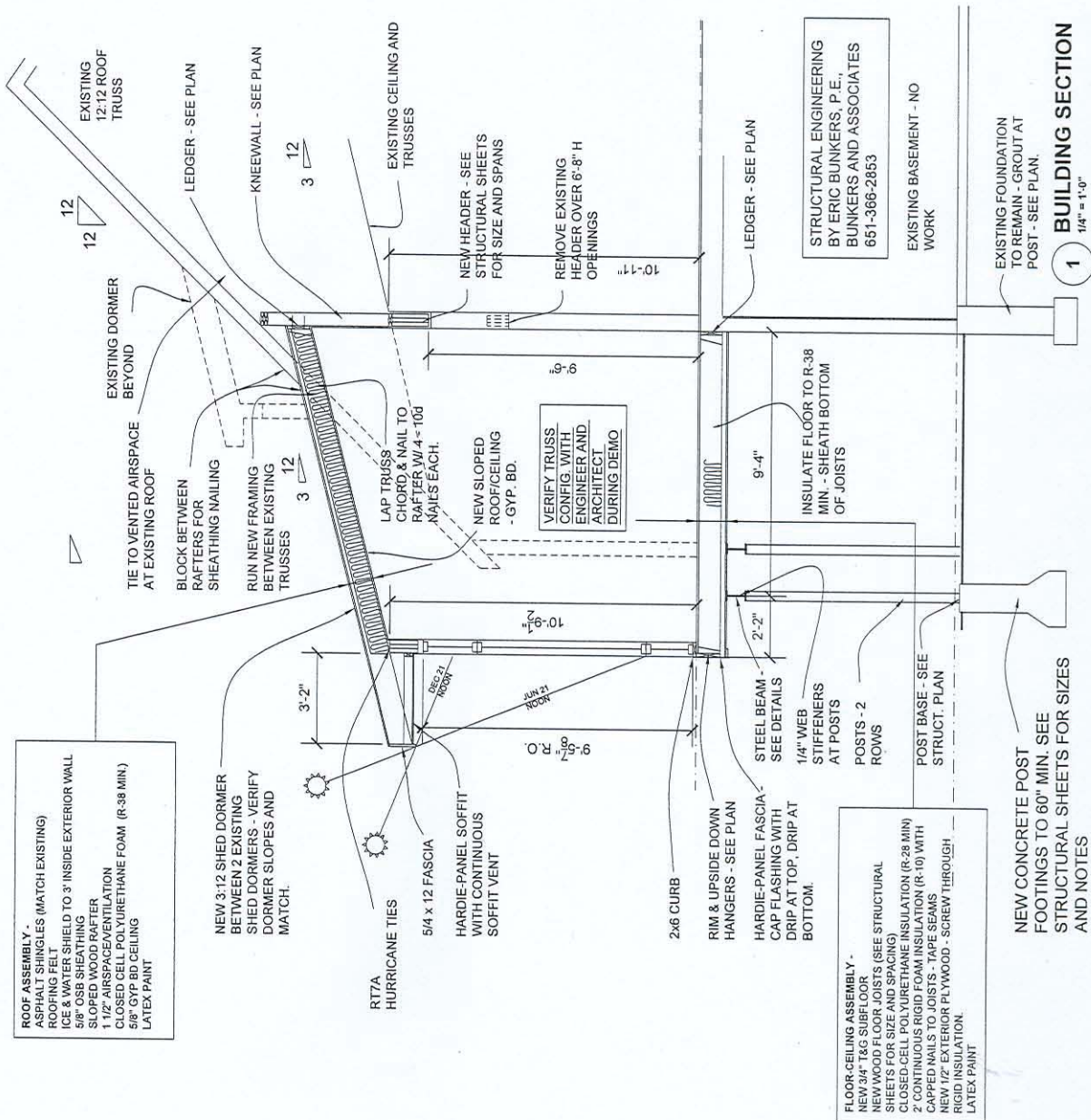
PROJECT PHASE:
CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:

ISSUE DATE:

ISSUE DATE:

DRAWN BY: PM



"ONE LARGE OPENING" OPTION WITH SUNROOM
WINDOWS BEYOND

DRAWN BY: PM

PROJECT PHASE:	
CONSTRUCTION DOCUMENTS	
PROJECT NUMBER:	
ISSUE DATE:	
ISSUE DATE	

2144 Charlton Road
Sunfish Lake, MN 55118

PRANGE-KLARER REMODELING

**MACKEY MALIN
ARCHITECTS**

OPENINGS ARE SHOWN
AT 9'-6" TALL, NOT THE
CURRENT 6'-8".

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AT 9'-6" TALL, NOT THE
CURRENT 6'-8".

EXISTING SLOPED
CEILING - WOOD PLANK

OPENING IS AS BIG AS CURRENT
COUCH SEATING GROUP.

OPEN IN MIDDLE OF SPACE

HALF WALL HERE -
CLAVINOVA CAN GO ON
ONE SIDE, COUCH ON THE
OTHER.

1 **ELEVATION OPTION A**
1/4" = 1'-0"

EXISTING SLOPED
CEILING - WOOD PLANK

" B "

"ONE LARGE OPENING" OPTION WITH SUNROOM
WINDOWS BEYOND

1
ELEVATION OPTION B
1/4" = 1'-0"

DRAWN BY: PM

PROJECT PHASE:	
CONSTRUCTION DOCUMENTS	
PROJECT NUMBER:	
ISSUE DATE:	
ISSUE DATE	

2144 Charlton Road
Sunfish Lake, MN 55118

PRANGE-KLARER REMODELING

**MACKEY MALIN
ARCHITECTS**

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OPEN IN MIDDLE OF SPACE

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CLAVINOVA CAN GO ON
ONE SIDE, COUCH ON THE
OTHER.

1
ELEVATION OPTION A
1/4" = 1'-0"

EXISTING SLOPED
CEILING - WOOD PLANK

