



MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Alan Brixius

DATE: September 27, 2012

RE: Sunfish Lake – Planning Update for October City Council Meeting

NAC FILE: 211.02 - General

10/2/12 CC Mtg.
Agenda Item

6b

September 2012 Planning Commission Meeting

The Sunfish Lake Planning Commission September meeting was cancelled due to lack of development applications.

September 2012 City Council Meeting

At the September Council meeting, the City Council addressed the following zoning and development items:

- 345 Salem Church Road. Accepted the withdrawal of the application.
- 2400 Delaware Avenue. The Council directed the applicant to:
 1. Withdraw the request for a solid wall fence. The City Code prohibits solid wall fences, except under circumstances that justify a variance. As illustrated in this recent application, solid wall fences have difficulties in meeting the practical difficulty criteria to justify a variance. Under this circumstance, we would recommend one of the following zoning amendments:
 - a) Prohibit solid wall fences and repeal the exception language through variance; or
 - b) Establish criteria other than variance under which the City may find solid wall fences acceptable.

2. Combine their multiple accessory buildings to not more than two additional buildings. City Code Section 1217.01, addressing the number of accessory buildings, states:

"No permit shall be issued for the construction of more than one accessory building except by conditional use permit ..."

This provision does not establish a numerical cap on the number of accessory buildings. The City may wish to amend this section to describe the number of detached accessory buildings that may be allowed on a lot in conjunction with an attached garage.

If the Council agrees to examining these issues and other items, we will bring them forward for discussion at the November Planning Commission meeting.

Development Applications

- 2154 Charlton Road: Inquiry regarding setbacks for a garage expansion.
- 345 Salem Church Road: Inquiry regarding the City action on the Baillon development application.

October Planning Commission

The Sunfish Lake Planning Commission October meeting was cancelled due to lack of development applications.

cc: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna, City Engineer
David Neameyer, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector