



PLANNING REPORT - Major Site and Building Plan Review and CUPs

TO: Sunfish Lake Planning Commission

FROM: Michelle Barness

DATE: May 14, 2014

RE: Sunfish Lake – 1 Grieve Glen Lane – Site and Building Plan Review / CUPs

FILE: 211.01 – 14.02

Application Accepted: April 21, 2014
Planning Commission Date: May 21, 2014
Tentative City Council Review: June 3, 2014
60-day Review: June 20, 2014

6/3/14
Council
Agenda
Item
6a

BACKGROUND

Joel and Jolene Owens are requesting approval of major site and building plans and two conditional use permits (CUPs) to allow the construction of a new detached garage, a front entry addition, and a patio addition for their home located at 1 Grieve Glen Lane. The property is located within both the R-1 Single Family Residential and Shoreland Overlay Districts. The proposed garage would be the second accessory structure on the site in addition to an existing in ground pool, which requires approval of a CUP. In addition, the height of the garage will exceed the permitted accessory structure height in the shoreland district, which also requires CUP approval. According to Section 1208.02 accessory structures requiring a CUP require a major site and building plan review. The major plan review and CUPs require review and approval by both the Planning Commission and the City Council.

The proposed garage is 947 square feet in area and is to be located in the front yard west of the home. An extension of the existing driveway will provide access to the detached garage. An additional driveway extension is provided east of the garage to the home.

The proposed front entry addition will be located on the west side of the home facing the front property line. It includes the construction of two 20 inch square columns and a roof over the existing entry landing and foundation. The roof addition totals approximately 120 square feet, and is pitched 12:12 to match surrounding roof architecture.

The proposed patio addition will be located on the rear of the home, facing east. A covered screened patio is being proposed, and will require new footings and a foundation. The patio roof will be pitched 12:4 to match surrounding roof architecture.

APPROVALS REQUIRED	
Major Site and Building Plan Review	To permit the construction of a detached garage, front entry addition, and patio addition for the home located at 1 Grieve Glen Lane
Conditional Use Permit	To permit a detached garage as a second accessory structure on the subject property.
Conditional Use Permit	To permit the detached garage to exceed Shoreland Overlay District height standards for accessory structures.

Attached for reference:

Exhibit A: Site Survey

Exhibit B: Garage Plans

Exhibit C: Front Entry Plans (Existing Foundation, New Entry Roof, Front Elevation, Roof Section)

Exhibit D: Patio Plans (Floor Plan, Foundation Plan, Right Elevation, Rear Elevation, Porch Section)

Exhibit E: City Engineer Report

ISSUES ANALYSIS

Major Site and Building Plan Review

The property at 1 Grieve Glen Lane is zoned R-1, Single Family Residential and is also within the Shoreland Overlay District surrounding Hornbean Lake. The following table illustrates the application of both the R-1 District requirements and the Shoreland Overlay District requirements to the property.

R-1 District Standards	Required	Proposed	Compliant
Front setback (west to public street)	100 feet	341 feet	Yes
Side setback (north & south)	50 feet	Min. 50 feet	Yes
Rear setback (east)	50 feet	200 feet	Yes
Front accessory setback (west to public street)	100 feet	145 feet	Yes
Rear accessory setback	25 feet	Exceeds 25 feet	Yes
Maximum building coverage	10%	2%	Yes
Building height limitation (height above average existing grade)	30 feet	30 feet	Yes

Shoreland Overlay District Standards	Required	Proposed	Compliant
Buildable lot area above OHWM*	2.5 acres	7.16 acres	Yes
Frontage on improved public street/private road	200 feet	Est. 320 feet	Yes
Lot width at building setback line	200 feet	Est. 375 feet	Yes
Lot width at OHWM* of abutting water body	150 feet	N/A	N/A
Building setback from OHWM*	200 feet	N/A	N/A
Building setback from property line located adjacent to street	100 feet	341 feet	Yes
Maximum lot coverage by impervious surface	30%	10%	Yes
Surface building side yard setback	50 feet	94 feet	Yes
Accessory building height	12 feet	16 feet	No**
Sewage system setback from OHWM*	150 feet	Exceeds 150 feet	Yes

* OHWM (Ordinary High Water Mark)

** The Shoreland Overlay District allows applicants to exceed the maximum allowed accessory building height with approval of a conditional use permit, which the applicants are requesting.

Lot Area Requirements. As illustrated in the table above, the lot in question meets the R-1 District standards for lot area, width and setbacks.

Building Height. The Shoreland Overlay District limits accessory building height to 12 feet unless a conditional use permit has been requested and approved. In the case that a conditional use permit is approved, the maximum accessory structure height is 16 feet according to Section 1217 Accessory Structures.

According to the Ordinance, no building structure shall exceed two and a half stories or 30 feet in height above existing grade (measured from the average existing ground level). The proposed entry and porch additions will not increase the height of the existing home above 30 feet. The average existing ground level around the perimeter of the garage is 877 feet. If a conditional use permit to build a 16 foot garage is approved, the detached garage may not exceed an elevation of 893 feet. The peak of the detached garage will built to exactly 893 feet in elevation, meeting this restriction.

Building Materials. The garage will be constructed of brick and stone to match the existing home. The front entry addition will apply stone and brick at the base of wood columns, with shingles that match the existing home. The patio roof is constructed of Hardie lap siding, similar to that used on the sides of window dormers on the home, and shingles to match the existing home. All exterior building finishes match existing architecture and are in conformance with the Ordinance.

The detached garage foundation will be constructed of concrete block with concrete footings. The front entry addition will be constructed over an existing foundation, and

the patio addition will have a poured concrete floor, over a poured concrete wall and footings. The City Building Inspector has reviewed the plan set and has no comments regarding this application. A more thorough Building Code review will be conducted with the building permit application. The building plans were also reviewed against the Sunfish Lake Design Guidelines, and were found to successfully meet the standards set forth therein.

High Water Elevation. Permanent structures on lakes must have a lowest floor elevation at a level at least three feet above the highest known water level, or three feet above the OHWM, whichever is higher. The high water elevation for Hornbean Lake is 873.22 feet, in which case the low floor elevation of the garage must be a minimum of 876.22 feet. Currently the finished floor elevation of the garage is 875.5 feet, which will need to be adjusted up .72 feet to 876.2 feet to meet high water elevation requirements. The home will continue to meet high water elevation requirements.

Accessory Buildings. The proposed garage will be the second accessory structure on the subject property in addition to an existing in ground pool. A second accessory structure is allowed with approval of a conditional use permit, which is being requested by the applicants. The garage is 974 square feet in area, which conforms to the maximum allowed accessory structure size of 1,000 square feet. As described, the applicants are requesting approval of a conditional use permit to construct the garage at 16 feet in height, four feet above the maximum accessory structure height permitted in the Shoreland Overlay District.

Placement and Design of Roads, Driveways, and Parking Areas. According to the Ordinance, private roads and parking areas shall be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. The subject property is set off of the lake, so that the proposed driveway extension and detached garage will not significantly impact views to public waters. The applicants have agreed to install trees around the perimeter of the garage to provide additional screening to public right of ways and neighboring properties.

The driveway extension will be constructed of bituminous to match the existing driveway, and will maintain a minimum 25 foot setback from property lines.

Lighting. Exterior lighting of homes or property is allowed as necessary for safety purposes provided the impact on surrounding properties is minimized and it is in compliance with Section 1216.06 of the Zoning Ordinance, which states the following:

- Any exterior lighting shall be arranged as to deflect light away from any adjoining residential property;
- Direct or sky-reflected glare (e.g., up lighting and flood lighting) shall not be directed into any adjoining property; and
- The source of lights shall be hooded or controlled in some manner so as not to light adjacent property.

The applicants have provided a lighting cut sheet for hooded wall candelabras, to be located on either side of the front entry addition. The lights do not emit more than 1 foot

candle of light at a 20 foot distance, which meets Ordinance illumination requirements. In addition, recessed lighting will be implemented on the addition, which is not anticipated to provide glare beyond the immediate area.

Grading and Drainage.

Grading. The applicants shall be required to comply with the recommendations of the City Engineer pertaining to site grading (see Exhibit E).

Topographic Alteration and Erosion Control. Silt fence is proposed downslope from the garage construction area, running southeast to capture runoff along the proposed driveway extension. Additional silt fencing is being provided down slope from the construction of the proposed porch. Sediment will be removed when the silt fences are 1/3 full and the site is to be landscaped, mulched and/or sodded immediately following construction and no more than 14 days after project completion. Construction activities shall adhere to all other erosion control and stormwater management criteria provided in Sections 1216.04 and 1243.06 of the Zoning Ordinance.

The Shoreland Overlay District limits the impervious surface coverage of lots to not exceed 30% of the lot area. The proposed garage and home additions will increase impervious surface on the site from 8% impervious surface to 10% impervious surface. Overall impervious is in conformance with district requirements; however runoff will be increased such that additional stormwater mitigation measures may be required by the City Engineer. A 16.5 foot naturally vegetated buffer strip is required around all wetlands and storm detention facilities, which aids in slowing and treating stormwater runoff as it enters water ways. The applicants have agreed to implement this buffer strip around the existing stormwater retention facility on the site as part of the proposed project. Installation of the buffer is required to be completed in time with other project landscaping improvements.

The R-1 Single Family Residential District limits building coverage on lots to 10% of the lot. With the proposed garage and home additions, building coverage on the site will not exceed 3% of the lot.

The City Engineer has reviewed the site plan and provided additional recommendations for site erosion control and grading as outlined in his report (see Exhibit E).

Stormwater Management. The applicants submitted a site survey illustrating drainage on the site in association with the proposed detached garage and home additions. Stormwater generally moves southwest towards a drainage easement/wetland area adjacent to Delaware Avenue. Water draining south of the home will first settle in the described stormwater detention pond before moving under the driveway and flowing into the drainage easement. As detailed above, a minimum 16.5 foot protective buffer strip shall be in place around the entire perimeter of the pond to help slow water movement and trap sediment from runoff. As the proposed patio addition will require removal of an area of planted landscaping and will increase impervious surface slightly, implementation of this buffer strip is especially important.

The applicants will need to meet any additional stormwater management recommendations the City Engineer provides.

Landscaping/Fencing/Screening. The applicants have not proposed any new fencing on the property. A retaining wall not exceeding two feet in height is proposed at the rear of the detached garage. Since the wall is less than four feet in height the applicants are not required to provide engineered plans.

No trees are to be removed from the lot in the course of constructing the new garage building, and no significant trees are located near the garage or home addition construction zones. The applicants are proposing three new pine trees along the west side of the garage facing the public right of way, and three pine trees north of the garage facing the adjacent property in that direction. All plantings are to be in conformance with Section 1218.03.B. of the Zoning Ordinance.

Any significant trees in the vicinity of the garage construction area to be preserved shall be protected during the course of construction. Tree protection measures must include marking trees to be saved with a red flag, so as to clearly differentiate them from trees to be removed, and maintaining a minimum 50 foot construction equipment setback from trees to avoid root compaction or disturbance. The City Forester has reviewed the site plan and has no additional recommendations.

Septic System. The applicant provided the location of the existing septic system on the site, which is located east of the home and a significant distance from proposed construction areas. No additional septic capacity is anticipated with the improvements. The applicants must comply with any recommendations the City Septic Systems Specialist or City Engineer provide for the treatment of existing septic areas during the course of construction.

Site and Building Plan Evaluation Criteria. As described in Section 1208.04 of the City Zoning Ordinance, the Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision, shall evaluate the effects of the proposed site and building plans. This review shall include, 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.*

Comment: The proposed detached garage is a permitted accessory use in the R-1 and Shoreland Overlay Districts. Both the garage and home additions meet district setback, location, and size requirements. In addition, the architecture is of quality design consistent with City Design Guidelines and in conformance with both site architecture and architecture exhibited on surrounding properties. The Planning Commission will need to make a finding as to whether this proposed home is compatible and in harmony with 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.*

Comment: The project moderately increases impervious surface on the site, though neither site building coverage or impervious surface standards are exceeded with the proposed improvements. The applicants have reduced visual and environmental impacts from the proposed improvements by providing additional screening and implementing a 16.5 foot vegetated buffer strip around site stormwater facilities.

- C. *Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.*

Comment: The exterior materials of the proposed home additions and garage meet Ordinance requirements, create aesthetic appeal, and otherwise maintain the character of the locality.

Further, proposed improvements meet the requirements of the Sunfish Lake Design Guidelines, in that they:

1) Preserve sensitive areas during construction (applicants plan on installing silt fencing during construction, will restore exposed areas immediately after construction, and will implement a vegetated buffer strip around site stormwater facilities).

2) Organize buildings according to a clear design concept (through the use of architectural techniques including the creation of major architectural elements (the front entryway)).

3) Integrate attractive building features in the architectural design (roof details for the covered entry way create additional interest on the home; both the patio and entry way additions provide additional façade/roof variation).

4) Using attractive and complementary exterior finish materials (stone, brick, wood, etc.).

- 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.*

Comment: The subject property is located near Hornbean Lake, and within the Shoreland Overlay District. Future use of the lot shall make it a priority to consider the preservation of natural areas within the lot and the protection of water quality by minimizing the removal of vegetation and maximizing the control of stormwater runoff, erosion, and any other impactful water-borne substances associated with residential development (fertilizer and pesticides, automobile oils and fluids, etc.).

- E. *Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.*

Comment: The proposed garage and home additions are in character with existing architecture on the site and on neighboring lots. Screening of the garage is being provided to reduce any visual impacts the creation of the structure may have on surrounding properties.

- F. *Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of the Zoning Ordinance.*

Comment: The City Engineer has reviewed the proposed site improvements and provided comments in Exhibit E.

Conditional Use Permit – To Permit an Accessory Structure to Exceed the Maximum Height Standard in the Shoreland Overlay District

As described earlier, the applicants would like to construct an accessory garage 16 feet in height. The Shoreland Overlay District limits accessory structures to 12 feet unless approval of a conditional use permit is attained. The applicants are required to meet the following criteria for approval:

Section 1243.07 Shoreland Overlay District Conditional Use Criteria:

A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site shall be made to ensure:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

Comment: The subject property is not located directly on Hornbean Lake; however the detached garage and home additions will be located uphill from a drainage easement/wetland area. Silt fence is proposed to be used down slope from the construction site of the detached garage and porch addition, to prevent sediment from moving into these areas. The City Engineer may provide additional recommendations pertaining to grading, drainage, and stormwater management.

2. *The visibility of structures and other facilities as viewed from public waters is limited.*

Comment: The subject property is not a lake front property, and site improvements will not be overly visible from public waters. In addition, the applicants are proposing additional screening of six pine trees between the garage and the public right of way, and the property to the north.

3. *The site is adequate for water supply and on-site sewage treatment.*

Comment: The site currently provides for water supply and on-site sewage treatment. These measures will not be impacted by the proposed improvements.

4. *The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.*

Comment: Not applicable.

Section 1204.02.F Conditional Use Ordinance Criteria:

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

Comment: The lot is designated for single family residential land use, and a detached garage is a permitted single family accessory use.

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

Comment: The detached garage is designed to conform to both existing architecture on the site and the quality of structures on nearby properties. Other single family lots in Sunfish Lake have detached garage structures.

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

Comment: The garage is able to meet locational and design standards for accessory structures in the applicable zoning districts. Building materials conform with those applied to the exterior of the existing home.

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

Comment: With the implementation of erosion and storm water control measures, and vegetation screening, the garage is not anticipated to negatively impact either surrounding views or natural conditions.

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

Comment: The garage will not negatively impact property values in the area.

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

Comment: The garage will not result in a significant increase in traffic to the site, and will provide additional opportunities for the interior storage of single family vehicles and equipment.

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

Comment: The garage may require connection with existing utilities on the site, but will not require City infrastructure improvements.

Conditional Use Permit – To Permit an Accessory Structure to Exceed the Maximum Height Standard in the Shoreland Overlay District

The requested detached garage is the second accessory structure on the property, in addition to an existing in ground pool. A second accessory structure is permitted with approval of a conditional use permit. The applicants are required to meet the following criteria for approval:

Section 1217.04 Accessory Ordinance Conditional Use Criteria:

Application for a conditional use permit under this Subsection shall be regulated by Section 1204 of this Ordinance. Such a conditional use permit may be granted provided that:

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

Comment: The applicants are requesting a detached garage in addition to the existing attached garage on their property, for use in storing site vehicles and equipment. Nothing in the ordinance prohibits applicants from having an attached and detached garage given that all performance standards are met.

2. *No commercial or home occupation activities are conducted on the property.*

Comment: This condition is met.

3. *The building has an evident re-use or function related to the principal use.*

Comment: This condition is met.

4. *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.*

Comment: The garage is required to be maintained over time, in a state comparable with other structures and accessory uses on the property.

5. *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.*

Comment: See Section 1204.02.F Conditional Use Ordinance Criteria discussion above.

SUMMARY AND RECOMMENDATION

The applicants are requesting approval of a Major Site and Building Plan review to allow the construction of a detached garage and a front entry and patio addition at 1 Grieve Glen Lane. In addition, the applicants have requested a CUP to allow construction of a second accessory structure on their property, and to construct an accessory garage exceeding permitted accessory height in the Shoreland Overlay District. Planning staff recommends approval of both the site and building plans and the conditional use permits based on finding that the proposal will have minimal impact on site conditions related to vegetation, land alteration, or neighboring property, that the proposed uses are permitted by the Comprehensive Plan, and that all improvements adhere to standards provided in the Zoning Ordinance. This recommendation would be conditioned upon the following:

1. 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.
2. Currently the finished floor elevation of the garage is 875.5 feet, which will need to be adjusted up .72 feet to 876.2 feet to meet high water elevation requirements.
3. The 16.5 foot vegetated buffer strip at the stormwater detention facility onsite shall be installed on schedule with other landscaping improvements for the proposed project.
4. The applicants shall review all comments made by the City Engineer in Exhibit E, and adhere to his recommendations pertaining to site grading, erosion control, stormwater management, and protection of the sanitary sewer and well. Revised plans shall be provided to the City Planner and Engineer for review prior to issuance of building permits.
5. The applicant must comply with any recommendations from the City Septic Systems Specialist pertaining to the projects impact on site septic systems.
6. Construction activities shall adhere to all erosion control and stormwater management criteria provided in Sections 1216.04 and 1243.06 of the Zoning Ordinance.

7. Any significant trees in the vicinity of the project areas to be preserved shall be protected during the course of construction. Tree protection measures must include marking trees to be saved with a red flag so as to clearly differentiate them from trees to be removed, and maintaining a minimum 50 foot equipment setback from trees to avoid root compaction or disturbance.

c: Sunfish Lake Mayor and City Council
Cathy Iago, City Clerk
David Neameyer, City Building Official
Ron Wasmund, City Septic System Inspector
Don Sterna, City Engineer
Jim Naves, City Forester
Tim Kuntz, City Attorney
Joel and Jolene Owens, Applicants
Bob Moser, Moser Homes, Inc., Builder
Jennie Skancke, Hydrologist, Dakota County, MnDNR

CERTIFICATE OF SURVEY W/ GRADING & EROSION CONTROL OF PROPOSED DETACHED GARAGE ~for~ MOSER BUILDERS

LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, GRIEVE GLEN
Dakota County, Minnesota.

BUILDING HEIGHT CALCULATIONS

- AVERAGE EXISTING GRADE = 877.8
- AVERAGE EXISTING GRADE (877.8+16') = 893.8 HIGHEST BUILDING ELEVATION ALLOWED
- PROPOSED BUILDING HEIGHT FROM PEAK TO TOP OF GARAGE FLOOR = 17.5'
- TOP GARAGE FLOOR (878.3) + BLDG HT (17.5) = TOP OF PEAK (893.8)

PROPOSED ELEVATIONS:

TOP OF BLOCK = 876.7
GARAGE FLOOR = 876.3
TOP OF FOOTING = 873.2

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
 X 952.36 DENOTES EXISTING SPOT ELEVATION
 --- DENOTES EXISTING CONTOURS
 --- DENOTES EXISTING CONTOURS
 --- DENOTES PROPOSED CONTOURS
 --- DENOTES PROPOSED SILT FENCE

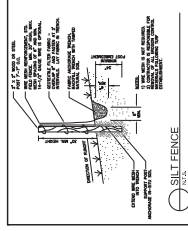
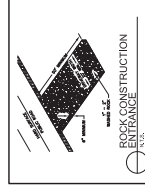
GRADING, DRAINAGE & EROSION CONTROL NOTES

IN THE EVENT OF A PLANT FAILURE, THE CONTRACTOR SHALL MAINTAIN THE PLANT IN LOCATION AS SHOWN ON PLANS. THE CONTRACTOR SHALL MAINTAIN THE PLANT IN LOCATION UNTIL THE PLANT IS REPAIRED OR REPLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE PLANT AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.

PROVIDE TO ANY DRAINING OPERATIONS THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- CONTRACTORS TO FURNISH ALL LOCATION WAYS ON PLAN.
- IF FURNISHING IS REMAIN IN PLACE UNDER 18" (7) DAVIS, CONTRACTOR IS TO PROVIDE SEED AND MULCH.
- IF FURNISHING IS TO EXCEED 18" (7) DAVIS, CONTRACTOR IS TO PROVIDE ANTI-EROSION FENCE, STAIN MULCH, AND A COURT ENGINEER-APPROVED EROSION CONTROL MEASURE AS NECESSARY.
- IF THE DRAIN WAYS ARE TO EXCEED 18" (7) DAVIS, CONTRACTOR IS TO PROVIDE THE DRAIN WAYS.

ESTIMATED LOT AREA FOR CONSTRUCTION IS 5.41 ACRES.



DRAWN BY: BAB		JOB NO: 14148	DATE: 4/17/14
CHECK BY: DMO	SCANNED ☐	CLIENT COMMENTS	
1	4/21/14	BAB	
2	5/1/14	BAB	
3	5/13/14	DMO	
NO. 13478		WORK COMMENTS, EMP BY: FLOME	
NO.		EMPLOYEE NO.	

CERTIFICATION:

CERTIFICATION:
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER

DATE: 6/14/2014 ISSUE No. 25749

DATE: 11/07/2017

III & SKUS

III. CONCLUSIONS

onal Land Survey

ke Drive NE Suite

res MN 55014

1-8200 Fax (651) 361-8701

1070-100 (100) x 1 0070-1

1

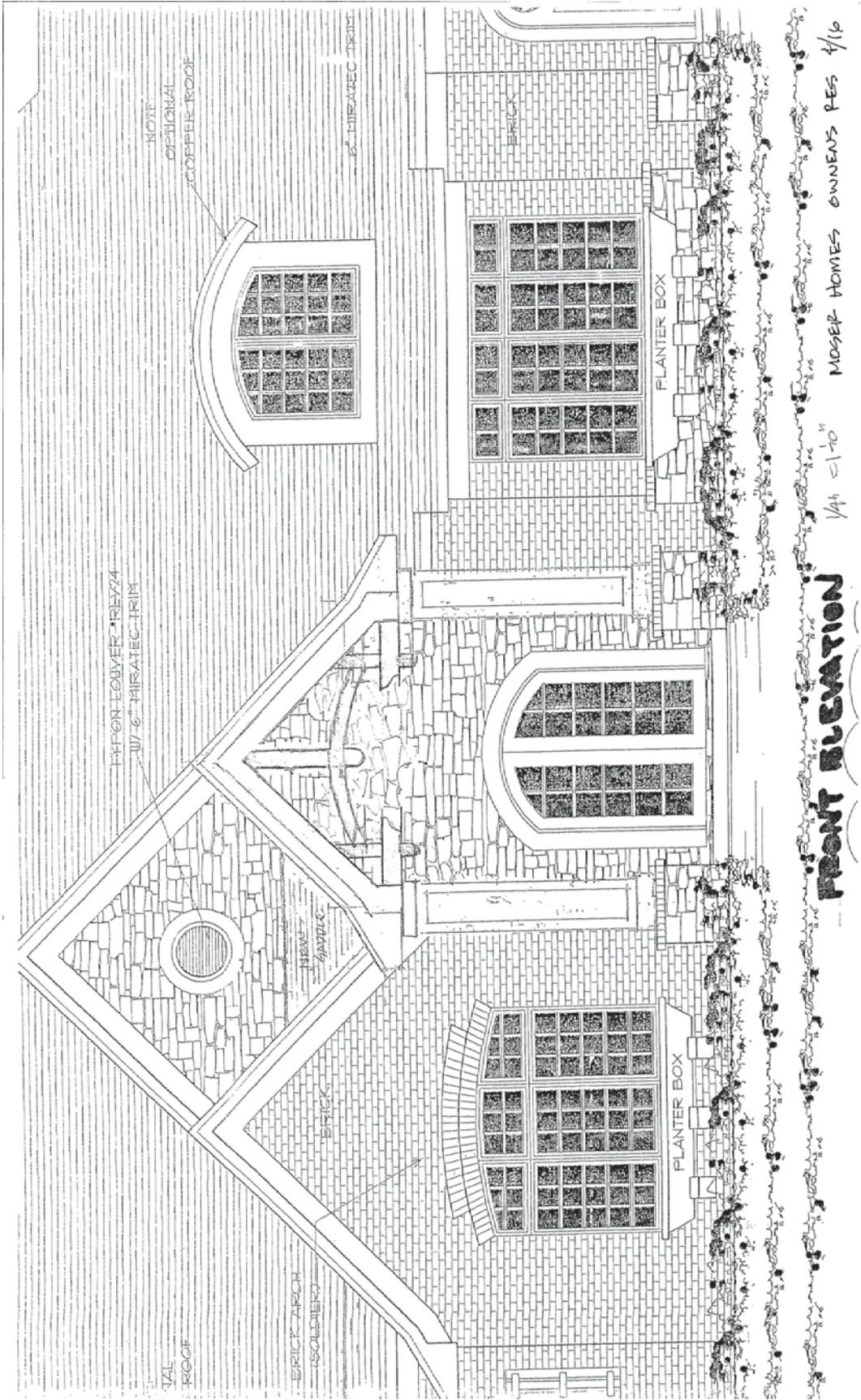
DEW

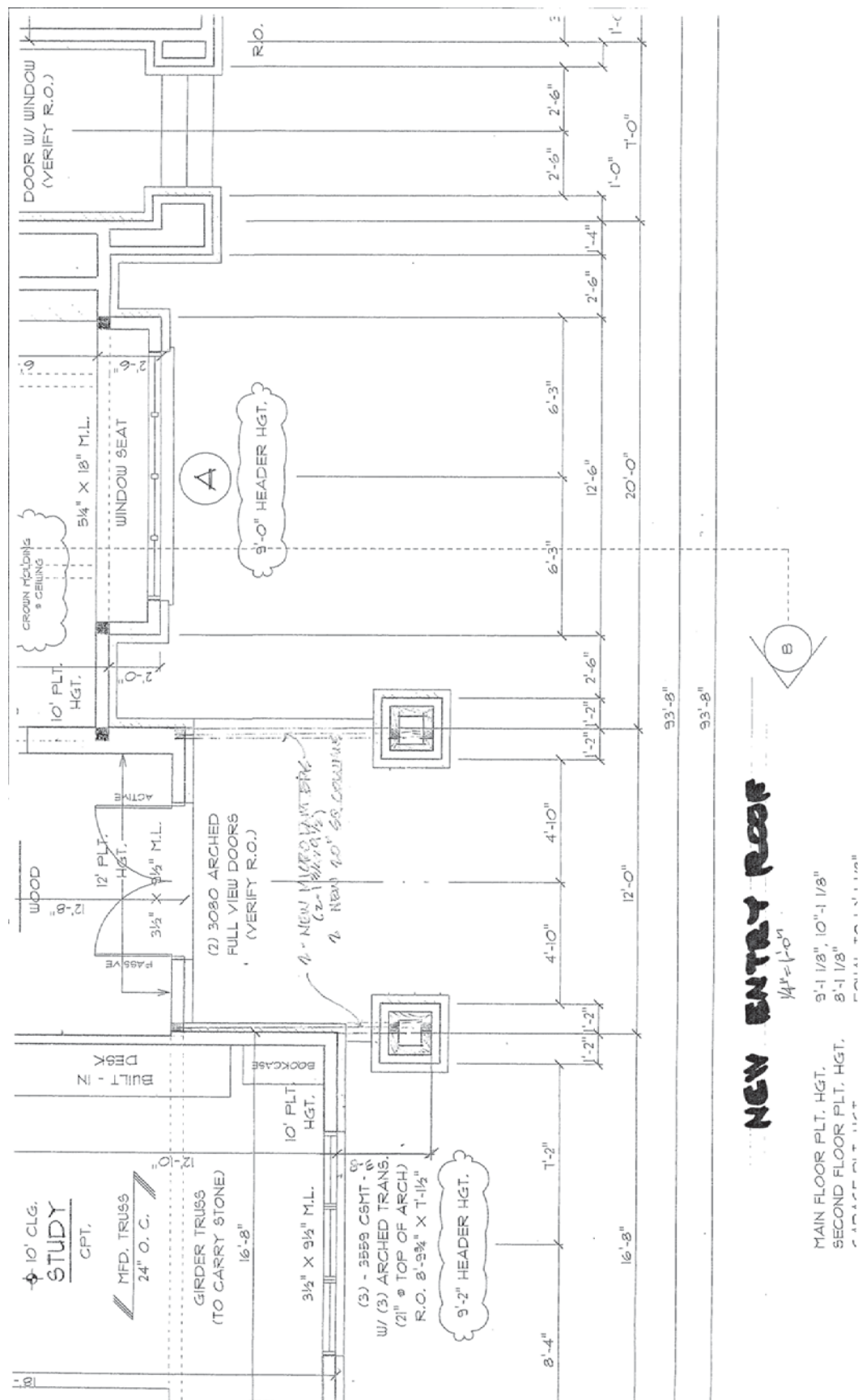
REV

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 341-8200 Fax / (651) 341-8701

14148

REVISÉD EXHIBIT A





REAR PORCH FLOOR PLAN

GLASS 1/4" = 1'-0"



102'-9 1/2"

94'-0"

27'-8"

17'-4"

12'-8"

6'-4"

1'-4"

2'-4"

28'-4"

4'-2"

12'-8"

6'-4"

6'-4"

WINDOW SEAT

5 1/4" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

10' CLG.

DINETTE

WOOD

1282 IN-SWING FRENCH DOOR W/ TRANSOM

R.O. 6'-0" X 9'-2"

WINDOW SEAT

5 1/4" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

18" FLR. TRS.

@ 19.2" O.C.

10' CLG.

HEARTH

ROOM

10' CLG.

FAMILY ROOM

CPT.

1282 IN-SWING FRENCH R.O. 6'-0" X 6'-10"

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

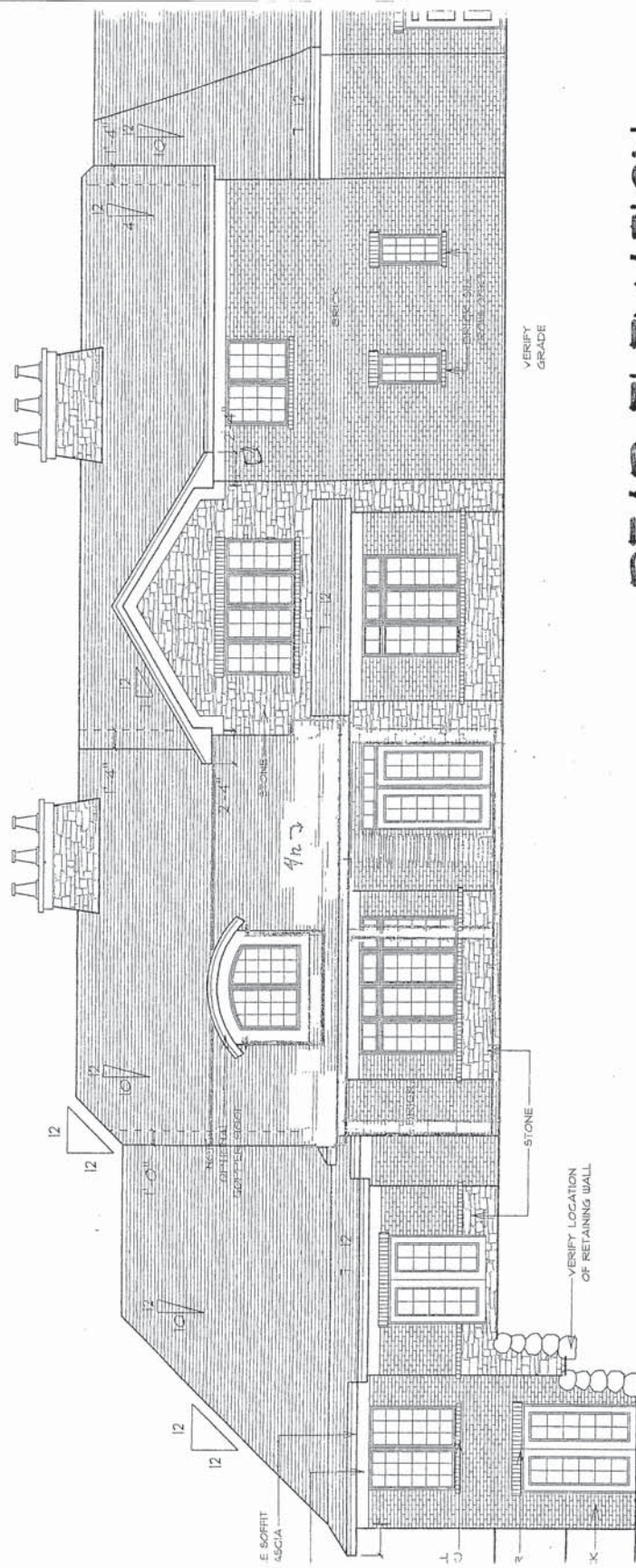
5 1/4" X 1 1/8" M.L.

3 1/2" X 1 1/8" M.L.

5 1/4" X 1 1/8" M.L.



100% 100%



REAR ELEVATION

SCALE: 1/8" = 1'-0"

MASER HOMES OWNERS RES 4/16

Memorandum

To: *Michelle Barness and Alan Brixius
Northwest Associated Consultants*

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

Date: *May 5, 2014*

Re: *Site and Building Plan Review
1 Grieve Glen Lane
City of Sunfish Lake, MN
WSB Project No. 1011-99*

Project Background

The applicant is proposing a new entry roof and rear porch addition as well as the construction of a new detached garage along with the necessary grading and driveway construction. 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.

The existing and proposed impervious drainage areas were not listed and this information must be provided. Since the application is proposing to increase the impervious surface, the applicant shall demonstrate how they will meet the storm water runoff management criteria for this project per City Zoning Ordinance requirements listed under Section 1216.04 Storm Water Management. This document is available on the City's website.

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

- Location, size, species, and present condition of all significant trees/vegetation on site. Tree locations should be illustrated on the grading plan including those trees proposed to be removed.
- Location and dimensions of existing storm water drainage systems and natural overland drainage areas and patterns, including calculations (by a qualified engineer) of storm water runoff before construction.
- A drainage plan of the developed site, prepared by a qualified engineer, delineating areas in which direction and at what rate stormwater runoff will be conveyed from the site and setting forth the areas of the site where stormwater will be allowed to collect.
- Please show the type of driveway material, bituminous, concrete, etc.
- Locations and dimensions of all temporary soil or dirt stockpiles, including necessary erosion control protection such as silt fence or bio-rolls.

Site Grading and Driveway

The applicant's proposed site grading plan shows a proposed garage FFE of 875.5 but the "Proposed Elevations" list an elevation of 881.0, please clarify this discrepancy. The site grading plan shows positive drainage away from the proposed garage foundation; however there is a significant amount of drainage directed across the proposed drive in front of the garage location with a rather steep (10%) grade coming down the drive from the north. We recommend a possible solution of raising the garage floor elevation from the 875.5 in order to soften the steep driveway grade and possibly reduce the velocity of overland flow coming off of the new pavement.

Erosion Control

The proposed, temporary stockpile location(s) need to be at locations that are within 50 feet of a driving surface for the Sunfish Lake building ordinances, please indicate these locations on the grading plan. The applicant will need to construct and maintain a rock construction entrance of approximately 50 feet in length and 20-feet wide at a point where the contractor is entering the paved surface and leaving an exposed dirt area to minimize tracking of material off the project site. This must be shown on the plans.

Please consider utilizing riprap or other permanent erosion control devices where the overland flow from the driveway outlets to the east in order to prevent potential erosion control issues.

Please provide the area of land to be disturbed. A National Pollutant Discharge Elimination System NPDES Construction permit will be required if over an acre of land it to be disturbed.

Conclusion and Recommendations

Based upon our review of the proposed site and grading plan for the proposed new home at 1 Grieve Glen Lane 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. Storm water management improvements are determined necessary due to increased run-off rates and increased impervious surface and the plans must be modified to show how these are to be handled. 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 and drainage calculations 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: Joel and Jolene Owens

Request: The applicants request City approval of major site and building plans and conditional use permits to allow construction of a detached garage and home additions at 1 Grieve Glen Lane. The conditional use permits requested are to allow construction of the detached garage as a second accessory structure on the property, and to allow the garage to exceed the permitted accessory height in the Shoreland Overlay District. A major plan review is required when an accessory structure requires approval of a conditional use permit.

Planning Commission Meeting Date: May 21, 2014

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:

1 GRIEVE GLEN LANE, SUNFISH LAKE, MINNESOTA 55118
2. The Planning Report dated May 14, 2014 prepared by Northwest Associated Consultants, Inc. is incorporated herein by reference.
3. Conditions from the City Engineer, as detailed in a report dated May 5, 2014 and discussed in the course of the Planning Commission meeting on May 21, 2014, are incorporated herein by reference.
3. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan and conditional use permit approval on May 21, 2014. The Planning Commission recommended approval of a conditional use permit to allow a detached garage as a second accessory structure, a conditional use permit to permit the garage to be built above the permitted height in the Shoreland Overlay District and not to exceed 16 feet in height, and major site and building plans to allow the construction of a detached garage and home additions at 1 Grieve Glen Ln., subject to certain conditions as set forth in the Planning Report and as provided by the City Engineer.
4. Upon review of the planning report and application information the Planning Commission found that the proposed site and building plans and conditional use permit requests meet Ordinance requirements. The following findings support the Planning Commission recommendation for approval:

Major Site and Building Plans:

1. With the proposed garage and home additions, the lot will continue to meet R-1 District and Shoreland Overlay District lot area, width and setback standards, building coverage requirements, and impervious surface limitations.
2. With the proposed additions the existing home will continue to meet Ordinance requirements pertaining to building size, height, and material use.
3. With the proposed improvements the existing home and site will continue to address Ordinance requirements pertaining to drive and parking area design, lighting design, site grading, drainage and stormwater management, landscaping, screening, and septic system location.
4. The proposed project meets the requirements of the Sunfish Lake Design Guidelines.
5. The proposed project meets all other Zoning Ordinance criteria.

Conditional Use Permit:

1. There is a demonstrated need and potential for continued use of the detached garage. It will supplement an existing attached garage to provide additional space for storage of family vehicles and single family residential related supplies and equipment. Further, the garage will meet yard setback and locational requirements.
2. The detached garage's design and architecture are complimentary to that of the existing home, and similar in quality to structures on surrounding properties.
3. Erosion control and stormwater management measures will be implemented with the garage project to prevent soil erosion or other possible pollution of public waters, both during and after construction.
4. The garage structure is not anticipated to impact views from public waters, and the applicants will take measures to screen the garage from neighboring properties by implementing vegetative screening.
5. The project satisfies the criteria for a conditional use permit provided in Section 1204.02.F of the Zoning Ordinance.
6. The proposed project meets all conditions for major site and building plan approval.

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends approval of the applicant's major site and building plans and conditional use permits to allow the construction of home additions and a new detached garage on their property.

Approved, subject to the following conditions:

1. 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.
2. The 16.5 foot vegetated buffer strip at the stormwater detention facility onsite shall be installed on schedule with other landscaping improvements for the proposed project.
3. The applicants shall work with the City Engineer to adhere to his final recommendations pertaining to site grading (in the report dated May 5, 2014). Revised plans shall be provided to the City Planner and Engineer for review prior to issuance of building permits.
4. The applicant must comply with any recommendations from the City Septic Systems Specialist pertaining to the projects impact on site septic systems.
5. Construction activities shall adhere to all erosion control and stormwater management criteria provided in Sections 1216.04 and 1243.06 of the Zoning Ordinance.
6. Any significant trees in the vicinity of the project areas to be preserved shall be protected during the course of construction. Tree protection measures must include marking trees to be saved with a red flag so as to clearly differentiate them from trees to be removed, and maintaining a minimum 50 foot equipment setback from trees to avoid root compaction or disturbance.
7. The site plan is revised to include additional screening on the north side of the garage (in addition to 6 pine trees currently proposed). The applicants adhere to the City Forester's recommendation regarding the number, size and placement of trees on the north area of the site to provide sufficient screening from the neighboring property.

Adopted by the Sunfish Lake Planning Commission this 21st day of May 2014.

City of Sunfish Lake

By: _____
Andrea McCue
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW
CONSTRUCTION OF A DETACHED GARAGE AS A SECOND ACCESSORY
STRUCTURE, A CONDITIONAL USE PERMIT TO ALLOW A DETACHED GARAGE
EXCEEDING THE ALLOWED ACCESSORY STRUCTURE HEIGHT IN THE
SHORELAND OVERLAY DISTRICT, AND MAJOR SITE AND BUILDING PLANS
FOR THE CONSTRUCTION OF A DETACHED GARAGE AND HOME ADDITIONS
FOR THE PROPERTY LOCATED AT 1 GRIEVE GLEN LANE, LEGALLY
DESCRIBED AS LOTS 1 AND 2, BLOCK 1, GRIEVE GLEN, DAKOTA COUNTY,
MINNESOTA.**

WHEREAS, Joel and Jolene Owens submitted an application for a conditional use permit for a second accessory structure, a conditional use permit for an accessory structure exceeding allowed height in the Shoreland District, and major site and building plans for a detached garage and home additions for the property located at 1 Grieve Glen Lane, legally described as:

Lots 1 and 2, Block 1, Grieve Glen, Dakota County, MN

WHEREAS, City staff reviewed the application and judged it to be complete and outlined their review comments in a planning report dated May 14, 2014, prepared by Northwest Associated Consultants, and an engineer's report dated May 5, 2014; and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing at their May 21, 2014 meeting and reviewed the major site and building application and the requested conditional use permits, along with the planning report dated May 14, 2014; 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 major site and building plans to construct a detached garage and home additions, and conditional use permits to allow construction of the detached garage as a second accessory structure and to a height exceeding that allowed in the Shoreland Overlay District, whereby the following findings support the Planning Commission recommendation for approval:

Major Site and Building Plans:

1. With the proposed garage and home additions, the lot will continue to meet R-1 District and Shoreland Overlay District lot area, width and setback standards, building coverage requirements, and impervious surface limitations.
2. With the proposed additions the existing home will continue to meet Ordinance requirements pertaining to building size, height, and material use.

3. With the proposed improvements the existing home and site will continue to address Ordinance requirements pertaining to drive and parking area design, lighting design, site grading, drainage and stormwater management, landscaping, screening, and septic system location.
4. The proposed project meets the requirements of the Sunfish Lake Design Guidelines.
5. The proposed project meets all other Zoning Ordinance criteria.

Conditional Use Permit:

1. There is a demonstrated need and potential for continued use of the detached garage. It will supplement an existing attached garage to provide additional space for storage of family vehicles and single family residential related supplies and equipment. Further, the garage will meet yard setback and locational requirements.
2. The detached garage's design and architecture are complimentary to that of the existing home, and similar in quality to structures on surrounding properties.
3. Erosion control and stormwater management measures will be implemented with the garage project to prevent soil erosion or other possible pollution of public waters, both during and after construction.
4. The garage structure is not anticipated to impact views from public waters, and the applicants will take measures to screen the garage from neighboring properties by implementing vegetative screening.
5. The project satisfies the criteria for a conditional use permit provided in Section 1204.02.F of the Zoning Ordinance.
6. The proposed project meets all conditions for major site and building plan approval.

WHEREAS, the Sunfish Lake City Council considered the application for major site and building plan review and conditional use permits at their meeting on June 3, 2014 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 major site and building plan review and conditional use permit requests dated April 21, 2014, for the property legally described as Lots 1 and 2, Block 1, Grieve Glen, Dakota County, MN, with the following conditions:

1. 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.

2. The 16.5 foot vegetated buffer strip at the stormwater detention facility onsite shall be installed on schedule with other landscaping improvements for the proposed project.
3. The applicants shall work with the City Engineer to adhere to his final recommendations pertaining to site grading (in the report dated May 5, 2014). Revised plans shall be provided to the City Planner and Engineer for review prior to issuance of building permits.
4. The applicant must comply with any recommendations from the City Septic Systems Specialist pertaining to the projects impact on site septic systems.
5. Construction activities shall adhere to all erosion control and stormwater management criteria provided in Sections 1216.04 and 1243.06 of the Zoning Ordinance.
6. Any significant trees in the vicinity of the project areas to be preserved shall be protected during the course of construction. Tree protection measures must include marking trees to be saved with a red flag so as to clearly differentiate them from trees to be removed, and maintaining a minimum 50 foot equipment setback from trees to avoid root compaction or disturbance.
7. The site plan is revised to include additional screening on the north side of the garage (in addition to 6 pine trees currently proposed). The applicants adhere to the City Forester's recommendation regarding the number, size and placement of trees on the north area of the site to provide sufficient screening from the neighboring property.

This resolution is adopted by the City Council of the City of Sunfish Lake this 3rd day of June 2014.

Molly Park, Mayor

Attest:

Catherine Iago, City Clerk