



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2555 Facsimile: 763.231.2561 planners@nacplanning.com

MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: June 25, 2014

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

NAC FILE: 211.02 - General

7/1/14 CC Mtg.
**Agenda
Item
6b**

June 2014 Planning Commission Meeting

50 Sunnyside Lane - Major Site and Building Plan Review & CUP. The Planning Commission reviewed a request from Melissa and Michael Prueher to construct a chicken coop/garden shed on their property located at 50 Sunnyside Lane. The chicken coop/garden shed will be a second accessory structure on their property in addition to an existing carriage house, which requires approval of a conditional use permit. According to Ordinance, an accessory structure requiring a CUP must also undergo a major site and building plan review. Planning Commission findings have been included for your consideration.

Planning and Zoning Assistance

In June planning staff provided ongoing technical assistance for planning & zoning items at the following locations:

- 2250 Delaware Avenue (Gate construction)
- 1 Grieve Glen Lane (Accessory structure – sport court)
- 8 Roanoke Road (Construction follow-up, project completion)
- 2154 Charlton Road (Project completion)
- 2566 Delaware Avenue (New home and accessory structure)
- 345 Salem Church Road (Garage expansion)
- 393 Salem Church Road (Project completion)
- 1055 60th Street (Accessory structure - shed)
- 315 Salem Church Road (Code enforcement – chicken keeping and accessory structure)
- 25 Windy Hill Road (Subdivision and land filling inquiry)
- 2035 Charlton Road (Accessory living quarter renovation or redevelopment)
- 410 Salem Church Road (Home additions)
- 329 Salem Church Road (Garage expansion)

July 2014 Planning Commission Meeting

2566 Delaware Avenue – Major Site and Building Plan Review and CUPs. Michael and Crystal Boyle are requesting a major site and building plan review and conditional use permit (CUP) approval to allow construction of a new home and accessory structure at 2566 Delaware Avenue. The property is located between Hornbeam Lake and Wood Duck Pond, and falls within both the R-1 Single Family Residential and Shoreland Overlay Districts. The applicants propose demolishing the existing home on the property to construct a new home and attached garage in approximately the same location. The lot is legally non-conforming as pertains to net lot area, and a CUP must be approved to permit redevelopment of the substandard size lot for a single family residence. In addition, the applicants are proposing an in ground swimming pool in addition to an existing detached porch structure, which also requires approval of a CUP. The applicants have provided a complete set of site and building plans for review. The application will come before the Planning Commission on July 18, 2014, and before the Council on August 5, 2014.

345 Salem Church Road – Minor Site and Building Plan Review and Variance. Joe and Linda Schaefer are requesting a variance from the shoreline and rear yard setbacks in the Shoreland District to be able to expand an existing garage. The property is zoned R-1 Single Family Residential and Shoreland Overlay District. The subject parcel is narrow and once setbacks are applied minimal buildable area remains. As a result, the existing home and attached garage are legally non-conforming as pertains to the required 200 foot shoreline setback. Zoning Ordinance Section 1215.02 states that legally non-conforming uses may be expanded to improve livability, but the expansion may not increase the non-conformity. The garage will expand away from the shoreline, but within the required setback area. As such, the applicants are requesting a variance from the shoreline setback. In addition, the garage expansion is angled to avoid the removal of several well established pine trees. This results in a rear setback of only 35 feet, whereas a 50 foot rear setback is required. The applicants are also requesting a variance from the rear yard setback to be able to construct the garage expansion in the described manner and location.

As the garage expansion is less than 1,000 square feet in area it may be considered via the minor site and building plan review reprocess, which does not require consideration by the Planning Commission and City Council. The requested setback variances do require review and approval by the Planning Commission and Council, such that approval of the minor site and building plans are contingent on variance approval. The application will come before the Planning Commission on July 18, 2014, and before the Council on August 5, 2014.

cc: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna & Tom Voll, City Engineers
David Neameyer, Building Official
Jim Nayer, City Forester
Ron Wasmund, Septic System Inspector