



## **NORTHWEST ASSOCIATED CONSULTANTS, INC.**

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### **MEMORANDUM**

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: July 30, 2014

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

NAC FILE: 211.02 - General

8/5/14 CC Mtg.  
**Agenda  
Item  
6a**

### **July 2014 Planning Commission Meeting**

345 Salem Church Road - Minor Site and Building Plan Review & Variance. The Planning Commission reviewed a request from Joe and Linda Schaefer for a shoreline and side yard setback variance to allow construction of garage expansion on an existing attached garage. The Planning Commission motioned to table the request and continue the Public Hearing to the regular Planning Commission meeting held August 20, 2014 to provide time for the City Engineer to review newly submitted grading, drainage and stormwater management plans. The project is anticipated to come before the City Council for consideration at the September 2, 2014 meeting.

2566 Delaware Avenue - Major Site and Building Plan Review & Conditional Use Permits. The Planning Commission reviewed an application from Michael and Crystal Boyle for major site and building plan and conditional use permit approval to allow construction of a new home and pool terrace on the property located at 2566 Delaware Avenue. The Planning Commission motioned to table the request and continue the Public Hearing to the regular Planning Commission meeting held August 20, 2014 to provide time for the City Engineer to review newly submitted grading, drainage and stormwater management plans. The project is anticipated to come before the City Council for consideration at the September 2, 2014 meeting.

### **Inver Grove Heights NW Area Alternative Urban Areawide Review (AUAR) Update Addendum**

Staff received a copy of the Inver Grove Heights NW Area AUAR Addendum for review. The original NW Area AUAR was reviewed and approved from 2005-2007. The addendum is meant to demonstrate new land use and development initiatives or changes since the previous AUAR.

At the time of the original NW Area AUAR review, the City discussed how land use proposals for NW Inver Grove Heights could potentially impact the Sunfish Lake

community. The following is a summary of the issues Sunfish Lake raised at that time, and how those issues have been addressed in the addendum currently under review:

- 1) **Original NW Area AUAR:** A potential interchange at I-494 and CR 63 may have negative impacts on Sunfish Lake residents and infrastructure.

**AUAR Addendum:** An interchange is no longer proposed at I-494 and CR 63. The potential interchange has been realigned approximately ½ mile east of the existing overpass to minimize potential impacts to Hornbeam Lake.

- 2) **Original NW Area AUAR:** Increased traffic generation resulting from an expansion of South Robert Trail/Trunk Highway 3 and County Road 63/Argenta Trail may impact Sunfish Lake residents and infrastructure.

**AUAR Addendum:** The addendum and referenced plans indicate the potential for expanding TH 3 to four lanes south of I-494, a portion of which would occur on the east boundary of Sunfish Lake. In addition, plans pose the option of expanding CR 63 to four or six lanes south of I-494; traffic generated by this change may impact use of CR 63 north of I-494. The City of Sunfish Lake would like the opportunity to examine such proposals in more detail as they are considered in the future.

- 3) **Original NW Area AUAR:** High density residential land uses were proposed within the NW Area of Inver Grove Heights on the south portion of Hornbeam Lake. Such land uses would be inconsistent with Sunfish Lake land use on Hornbeam Lake, and may have an impact on the quality of the lake and surrounding environments.

**AUAR Addendum:** Rural residential land uses are now proposed within the NW Area of Inver Grove Heights on the south portion of Hornbeam Lake. This land use is more compatible with Sunfish Lake land uses, and is cognizant of infrastructure realities and potential impacts to lake systems.

- 4) **Original NW Area AUAR:** Sunfish Lake identified the water quality of Hornbeam Lake as a significant issue of concern, and requested that planning for land use and road improvements in the vicinity of Hornbeam Lake and I-494 take measures to redirect drainage away from the lake and/or explore alternative measures for drainage in the area to protect lake water quality and nearby natural systems.

**AUAR Addendum:** This concern is still relevant given the potential for roadway improvements or expansions in the vicinity of Hornbeam Lake, and future development of the south portion of the lake.

- 5) **Original NW Area AUAR:** Sunfish Lake identified the protection of wildlife migration patterns and existing habitat surrounding and within Hornbeam Lake as a significant issue of concern.

**AUAR Addendum:** This concern is still relevant given the potential for roadway improvements or expansions in the vicinity of Hornbeam Lake, and future development of the south portion of the lake.

Planning staff was required to provide comments on the addendum prior to the August 5, 2014 City Council meeting. A response addressing the described ongoing issues with the NW Area AUAR Addendum was forwarded to Inver Grove Heights planning staff for consideration on behalf of the City of Sunfish Lake.

### **Planning and Zoning Assistance**

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

- 6 Acorn Drive (Follow-up on brush piles)
- 2130 Charlton Road (Fundraising party guidelines)
- 2154 Charlton Road (Project completion)
- 2250 Delaware Avenue (Gate construction & setback variance)
- 2560 Delaware Avenue (Follow-up on pool removal/excavation)
- 1 Grieve Glen Lane (Accessory structure – sport court)
- Lot 2, Blk 1, Windy Hill Addition (Potential site development)
- 8 Roanoke Road (Construction follow-up, project completion, final inspection)
- 5613 Robert Trail S. (Institutional standards for living quarters within church)
- 240 Salem Church Road (Post approval follow-up)
- 315 Salem Church Road (Chicken keeping)
- 329 Salem Church Road (Garage expansion & setback variance)
- 45 Salem Church Road (New home and driveway)
- 55 Salem Church Road (Off-street parking & storage conformance)
- Septic work on Piper Road east of I-494

### **August 2014 Planning Commission Meeting**

1 Grieve Glen Lane – Major Site and Building Plan Review & CUP. Joel and Jolene Owens are requesting approval of major site and building plans & a conditional use permit (CUP) to permit construction of a sport court at 1 Grieve Glen Ln. The property is located within both the R-1 Single Family Residential and Shoreland Overlay Districts. The applicants wish to construct an accessory sport court structure on their property, which will serve as a third accessory structure in addition to an existing in ground pool and a detached garage (which was recently approved by the City). The Ordinance requires approval of a conditional use permit to allow more than one accessory structure on the property, but does not limit the number of additional accessory structures which can be applied for. The proposed structure will increase hard surface on the subject property by more than 1,000 square feet, which also requires major site and building plan approval. The applicant has provided a site plan and building

specifications for review. The application will come before the Planning Commission on August 20, 2014.

45 Salem Church Road – Major Site and Building Plan Review & CUP. Linda and Mark Casagrande have submitted an application for a major site and building plan review & conditional use permit (CUP) to be able to construct a home on the undeveloped lot located at 45 Salem Church Road. The subject property falls within the R-1 Single Family Residential District. 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. The applicants have provided a set of site and building plans for review. The home, drive and septic areas have been located in the west half of the lot to avoid an existing drainage easement that runs through the site. The application will come before the Planning Commission on August 20, 2014.

2566 Delaware Avenue – Major Site and Building Plan Review and CUPs. Review of the application for a new home and accessory structure at 2566 Delaware Ave. was carried over from the July Planning Commission meeting, to allow City staff the opportunity to review new application submittals.

345 Salem Church Road – Minor Site and Building Plan Review and Variance. Review of the application for setback variances to allow a garage expansion at 345 Salem Church Rd. was carried over from the July Planning Commission meeting, to allow City staff the opportunity to review new application submittals.

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