



MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: August 26, 2015

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

NAC FILE: 211.02 - General

9/1/15 CC Mtg.
**Agenda
Item
6c**

August 2015 Planning Commission Meeting

100 Salem Church Road – Major Plan Review. The Planning Commission reviewed a request from Rhett and Shayna McSweeney to construct a pool and pool terrace at their property located at 100 Salem Church Road. The submitted site plans meet Zoning Ordinance performance standards and were recommended for approval by City staff. After reviewing project plans and staff recommendations, the Planning Commission moved to recommend approval of the pool project. The Planning Commission's finding of fact and recommendation are provided with the planning packet for consideration by the Council, along with a draft Council resolution on the project.

Building Materials Discussion with Building Inspector Mike Andrejka. Building Inspector Mike Andrejka attended the August Planning Commission to discuss grades of building materials. He provided and reviewed a report documenting types of builders grade, architects grade, and engineers grade building materials. The Planning Commission discussed whether the Zoning Ordinance should be amended to reflect new building material guidelines and arrived at the decision that the current ordinance is sufficient in regards to regulating exterior finishes. The discussion with the Building Inspector was very beneficial in that it provided Commissioners a framework for thinking about the economy, durability and appearance of different building materials. Building Inspector Mike Andrejka will review his building materials report with the Council the evening of September 1, 2015.

Alternative Energy System Ordinance. The Planning Commission discussed the creation of an alternative energy system ordinance permitting and regulating solar, wind and geothermal energy systems in the community. The Commission reviewed alternative energy system ordinance regulations in several precedent communities and discussed what these systems are, and how they may be applied to Sunfish Lake properties. The Commission requested additional research on specific issues, such as noise impacts of different systems, and efficiency of systems given size, height or type of system. Planning staff will follow-up on the issues raised, and will provide this

information along with a draft alternative energy system ordinance to the Planning Commission for review at their September meeting. The meeting will be posted as a public hearing for review of the draft ordinance amendment.

Planning and Zoning Inquiries

In August, planning staff provided technical assistance for the following planning and zoning items:

- 32 55th Street West – Rezoning inquiry
- 2165 Charlton Road – Accessory pool installation
- 2166 Charlton Road – Site survey inquiry
- 2410 Delaware Avenue – Landscape and site improvements
- 240 Salem Church Road – Fill approval follow-up
- 295 Salem Church Road – Driveway screening
- 325 Salem Church Road – Site visit and construction follow-up
- 5 Sunfish Lane – Site survey inquiry
- 12 Sunfish Lane – Pool installation inquiry
- 15 Sunnyside Lane – Preliminary plans for deck project
- 27 Sunnyside Lane – New home pre-application assistance

September 2015 Planning Commission Meeting

2165 Charlton Road – Major Plan Review. Southview Design, on behalf of Margaret Gehrig and Shannon Werb, has submitted an application for a major site and building plan review of a pool installation project at 2165 Charlton Road. The property is zoned R-1, Single Family Residential and Shoreland Overlay District. The applicant is proposing a pool approximately 576 square feet in area, a concrete pool deck area, a patio area, rock retaining walls, and new landscaping. The project will require re-grading the area and removing several trees. Site alterations exceeding 1,000 square feet in area require a major site and building plan review by staff, and review and approval from the Planning Commission and City Council. The Planning Commission will conduct a site visit at the subject property and review project plans the evening of Wednesday September 16, 2015.

Alternative Energy System Ordinance. The Planning Commission will hold a public hearing to review a draft alternative energy system ordinance the evening of September 16, 2015. If the draft amendment is recommended for approval by the Planning Commission, the amendment will be presented to the Council for consideration at the October 2015 meeting.

c: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna and Eric Eckman, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector