

CITY OF *Sunfish Lake* MINNESOTA

Planning Commission Findings of Fact & Recommendation (Approval)

Applicant's Name: Kevin and Emily Nguyen Wu

Request: The applicants request City approval of major site and building plan to construct a new home at 270 Salem Church Road.

Planning Commission Meeting Date: July 17, 2019

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:

270 SALEM CHURCH ROAD
SUNFISH LAKE, MN 55120
2. The planning report dated July 11, 2019 prepared by Northwest Associated Consultants, Inc. and the engineering reports dated June 19, 2019 prepared by WSB Associates are incorporated herein by reference.
3. The home will be more than 1,000 square feet in area, which requires Planning Commission review and City Council approval.
4. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan approval at the July 17, 2019 Planning Commission meeting.
5. Upon review of the planning report and application information the Planning Commission found that the proposed site and building plan request meets Ordinance requirements. The following findings support the Planning Commission recommendation for approval:

Major Site and Building Plans:

- a. The subject property and proposed development meet R-1 District setback requirements, and home footprint standards.
- b. The proposed development addresses Ordinance requirements pertaining to drive and parking area design, lighting design, grading, drainage and stormwater management, landscaping, and screening.

- c. The proposed home meets Ordinance requirements pertaining to building size, height, and material use.
- d. The proposed home meets other applicable Zoning Ordinance criteria.

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends approval of the applicant's major site and building plans.

Approved, subject to the following conditions:

1. The applicants adhere to the City Engineer's recommendations for construction as addressed in his reports dated June 19, 2019 (Exhibit I), and address any follow-up recommendations from the City Engineer.
2. The applicants must obtain a permit from the City's Septic Specialist for the installation of the proposed septic system. The applicants shall verify permit issuance prior to City Council consideration of the application.
3. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed project.
4. Upon installation, any lights which cast light on residential property shall not exceed one-foot candle (meter reading) as measured from the property line.
5. The applicants shall contact planning staff to arrange pre-construction 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.
6. The applicants shall adhere to all recommendations for erosion control.
7. The Applicant install safety fencing to protect the primary and secondary septic system locations on the site.

Adopted by the Sunfish Lake Planning Commission this 17th day of July 2019.

City of Sunfish Lake

By: _____
Tom Hendrickson
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING MAJOR SITE AND BUILDING PLANS TO ALLOW
CONSTRUCTION OF A SINGLE-FAMILY HOME AT THE PROPERTY LOCATED
AT 270 SALEM CHURCH ROAD, SUNFISH LAKE, DAKOTA COUNTY,
MINNESOTA.**

WHEREAS, Kevin Wu and Emily Nguyen Wu have submitted an application for a major site and building plan review to permit construction the of a new home at the property located at 270 Salem Church Road, legally described as:

Nancy's Pine Meadows, Lot 1, Block 1

PID: 384850001010

WHEREAS, City staff reviewed the application and outlined their review comments in a planning report dated July 11, 2019 prepared by Northwest Associated Consultants and engineering report dated June 19, 2019 prepared by WSB Associates; and

WHEREAS, the Sunfish Lake Planning Commission reviewed the major site and building plan application at their July 17, 2019 meeting, along with the referenced staff reports; and

WHEREAS, upon hearing the staff presentations, applicant testimony and public testimony, the Planning Commission recommended to the City Council approval of the major site and building plans on a vote of 5-0, whereby the following findings support the Planning Commission recommendation for approval:

1. The subject property and proposed development meet R-1 District setback requirements, and home footprint standards.
2. The proposed development addresses Ordinance requirements pertaining to drive and parking area design, lighting design, grading, drainage and stormwater management, landscaping, and screening.
3. The proposed home meets Ordinance requirements pertaining to building size, height, and material use.
4. The proposed home meets other applicable Zoning Ordinance criteria.

WHEREAS, the Sunfish Lake City Council considered the application for major site plan approval for the construction of a new home at their meeting on August 6, 2019 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 plans dated May 13, 2019 (last revision) for 270 Salem Church Road with the following conditions:

1. The applicants adhere to the City Engineer's recommendations for construction as addressed in his reports dated June 19, 2019 and address any follow-up recommendations from the City Engineer.
2. The applicants must obtain a permit from the City's Septic Specialist for the installation of the proposed septic system. The applicants shall verify permit issuance prior to City Council consideration of the application.
3. The applicants obtain a building permit from the City Building Official prior to commencing any construction of the proposed project.
4. Upon installation, any lights which cast light on residential property shall not exceed one-foot candle (meter reading) as measured from the property line.
5. The applicants shall contact planning staff to arrange pre-construction 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.
6. The applicants shall adhere to all recommendations for erosion control.
7. The Applicant install safety fencing to protect the primary and secondary septic system locations on the site.

This resolution is adopted by the City Council of the City of Sunfish Lake this 6th day of August 2019.

Daniel O'Leary, Mayor

Attest:

Catherine Iago, City Clerk