



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

MEMORANDUM:

To: Sunfish Lake Planning Commission
From: Ryan Grittman – City Planner
Date: August 14, 2019
RE: Demolition Zoning Ordinance
File: 211.02

BACKGROUND

At the July Planning Commission Meeting, the Planning Commission review and recommended approval of a demolition ordinance. Since that time, staff was not able to confirm that the demolition ordinance was properly published. As a result, staff has published a notice of public hearing and is requesting that the Planning Commission review the ordinance amendment.

ANALYSIS

Staff has reviewed the requested changes that the Planning Commission made at the July meeting. The Planning Commission can review the changes and listen to public testimony for any additional changes.

CONCLUSION

The City of Sunfish Lake has always put a high value on environmental regulations. Staff is recommending approval of the proposed draft ordinance which would require a minor review for demolition projects that are not affiliated with new construction. Staff anticipates that this ordinance would not be used on a regular basis but is still necessary for environmental reasons.

c: Sunfish Lake Mayor and City Council
Cathy Iago, City Clerk
Mike Andrejka, City Building Official
Jeff Sandberg and Brandon Movall, City Engineers
Jim Naves, City Forester
Tim Kuntz, City Attorney
Ron Wasmund, City Septic Inspector
Dave Dreelan, Fire Chief

CITY OF SUNFISH LAKE
COUNTY OF DAKOTA
STATE OF MINNESOTA

ORDINANCE NO. 2019-____

AN ORDINANCE AMENDING CITY OF SUNFISH LAKE ZONING ORDINANCE
WITHIN THE CITY OF SUNFISH LAKE

THE CITY COUNCIL OF THE CITY OF SUNFISH LAKE ORDAINS:

Section One. Definitions. Chapter 1202.02 of the Sunfish Lake Zoning Ordinance is hereby amended to read as follows:

Demolition: The Action or process of demolishing, destructing, knocking down, pulling down, tearing down, flattening, razing, leveling, bulldozing, or wrecking part of all of a structure.

Structure: See definition on “building”.

Section Two. Amendment. Chapter 1208.10 Demolition Permit of the Sunfish Lake Zoning Ordinance is hereby amended to read as follows:

A demolition permit shall be required when any structure or part of a structure is demolished in the City. The following requirements shall be met when a demolition is proposed.

- A. Exemption: The following scenarios are exempt from this section:
1. Demolition of accessory structure under 200 square feet that are built on-slab.
 2. Demolition projects where a building permit has been formally approved for the reconstruction of a structure in approximately the same location as the demolition.
 3. The Demolition Permit shall be limited to 90 days from the date of approval.
- B. Review: A demolition must receive minor review and approval by appropriate staff in accordance with this Section and any other applicable sections.
- C. Fees: The fees for a demolition permit shall be established in the Sunfish Lake Zoning Ordinance Section 1201.10 and the Sunfish Lake City Code Chapter 1004.
- D. Escrow: An escrow shall be collected in accordance with Sunfish Lake Zoning Ordinance Section 1201.10 and shall be settled once City Staff has determined that the project has been completed, and the area restored to the satisfaction of the City.

E. Hours of Operation: The hours of operation shall be established in the Sunfish Lake City Code Chapter 902.

F. Hazardous buildings. Nothing in the section shall prohibit the City or a property owner from complying with Minnesota Statutes Chapter 463 Hazardous or Substandard Buildings.

Section Three. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of Sunfish Lake this ___ day of _____, 2019.

Dan O'Leary, Mayor

ATTEST:

Catherine Iago, City Clerk