

Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Tom Ramler-Olson, AICP, City Planner

Date: March 2, 2021

Re: Sunfish Lake – Planner's Report for February City Council Meeting
WSB Project No. 017240-000

February Planning Commission Meeting

Canceled due to a lack of agenda.

Additional Planning Updates

1. Received application material for developing the Riley property along Windy Hill Road. The applications are for Major Site Plan review and a Condition Use Permit to develop a shoreland lot with substandard buildable area. The application is currently under review and intended to be heard at the March 18 Planning Commission meeting.
2. Examining terms used in the Zoning Ordinance and their associated definitions if they are available. "House car" has been noted as a murky term that is used within the definition of "recreational vehicle." I was able to find a definition from the traffic code of Beulah, North Dakota. Essentially, they equate the term with "motor home." The Zoning Ordinance for Sunfish Lake, however, does not have a definition for "motor home" even though it is embedded within the definition of several terms. The town of Beulah, North Dakota defines a "house car" thusly:

A motor vehicle which has been reconstructed or manufactured primarily for private use as a temporary or recreational dwelling and having at least four of the following permanently installed systems:

- a. *Cooking facilities.*
- b. *Icebox or mechanical refrigerator.*
- c. *Potable water supply including plumbing and a sink with faucet either self-contained or with connections for an external source, or both.*
- d. *Self-contained toilet or a toilet connected to a plumbing system with connection for external water disposal, or both.*
- e. *Heating or air-conditioning system, or both, separate from the vehicle engine or the vehicle engine electrical system.*
- f. *A 110-115 volt alternating current electrical system separate from the vehicle engine electrical system either with its own power supply or with a connection for an external source, or both, or a liquefied petroleum system and supply.*

I have started cataloging these and other terms to be considered with any future amendments of the City's Zoning Ordinance.

3. Answering general inquiries from residents and/or builders on behalf of residents