

Memorandum

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

From: Lori Johnson, City Planner

Date: May 8, 2024

Re: Sunfish Lake – Planner's Report for the May 14, 2024, City Council Meeting
WSB Project No. 024343-000

Planning Commission Meeting: A Planning Commission meeting was held in April pertaining to 5960 Zehnder Road. A Planning Commission meeting will be held on May 23, a week later than normal, because the Planning Commission would not have a quorum if the meeting were held on the regularly scheduled date.

1. 5960 Zehnder Road: This item was reviewed by the Planning Commission on April 18. More information on this will be presented at the City Council meeting.
2. 2570 Delaware: The homeowners are pursuing the installation of a pool, putting greens, entry monuments/gates, outdoor fitness area and a tree house. The contractor has submitted an application for major site plan approval, a conditional use permit and variances related to this project. The variances are in relation to an existing, unpermitted fence on the property, and the location of the entry monuments and the location of the tree house. This item will be reviewed at the May 23 Planning Commission meeting.
3. 415 Salem Church Road: The homeowners are proposing to install a pool at this property and have made an application for major site plan approval. This item will be reviewed at the May 23 Planning Commission meeting.
4. Ordinance Updates: Several chapters of the zoning ordinance have been redlined for more than a year and I'm hoping to get this project moving forward soon. I would propose that the Mayor, Kori Land and I go through some of the redlines and bring several chapters to the Planning Commission for their review at the upcoming summer meetings to workshop the new proposed ordinances.
5. Shoreland Ordinance/Septic Setback: At their meeting on April 18, the Planning Commission concurred that some research should be done with regard to the current required septic setback from the Ordinary High Water Level in the Shoreland District. The current setback requirement for septic systems is 150 feet from the Ordinary High Water Level in the Shoreland District. The discussion surrounding this issue was discussed during the Zehnder variance item as it was determined that most of those homeowners in that general area will likely need variances soon when they will need to replace their systems. WSB could do an analysis of lot sizes and review setback requirements of other cities regarding this issue but would only do so at the direction of the City Council since it would be outside of our normal course of business. This could be done prior to the overall zoning ordinance update.

6. Land Use Application Revisions: The City Engineer and I will be working to revise the land use application that is currently in use to ensure that applicants can easily understand the approval process and submittal requirements.