



OLD. BUSINESS – MOBILE HOME PARK, DISCUSSION

Agenda Item: 6 (b)

Background Information: The new owners of Pequot Terrace Mobile Home Park, Chris and Ronda Disch, would like to visit with the Planning Commission regarding future plans for the mobile home park.

The following is text from Ronda Disch in her July 27 email after I requested additional information:

Hi Dawn,

I'm attaching a list of the rehabs that are typically done to the homes that we would be looking to purchase. The specific one that we had purchased and intended to move into the park was a 1992. I could ask the rehabber to supply some pictures as well if you think that would be helpful. One thing I feel isn't clear on the rehab list (or at least wasn't to me so I had to ask about it) is that the roof will be a pitched roof. Our park covenants require this, and I think it really makes a difference in the look of the home.

Ronda

The list of rehabs she refers to is included in this packet.

Applicable Regulations:

Section 17-8.3 MANUFACTURED AND PRE-BUILD HOUSING DEVELOPMENT

1. General. Manufactured housing development shall be considered a form of P.U.D. and administered as a Conditional Use in the zoning district where said use is allowed. Development of this type creates a heavy demand and reliance on municipal type facilities including roads, sewer, water and fire protection. In addition these developments are often the most dense in a community requiring heavier streets, more public recreation facilities and nearby shopping.

2. Minimum Standards.

- A. A Minnesota Department of Health Permit shall be required.
- B. Parcel size shall be a minimum of 20 acres.
- C. At least two (2) acres shall be set aside for parks &

recreation.

- D. Minimum individual lot dimensions shall be 60' x 140'.
 - E. At least 20% of the land shall be in common ownership not used for individual lots.
 - F. The common roadway area, where private, shall be a minimum of 40-feet wide with a 24-foot wide bituminous surfaced road.
 - G. There shall be a minimum of 2 and a maximum of three parking spaces for each unit.
 - H. Each unit shall be a minimum of 640 square feet.
 - I. All units must be skirted, unless placed on an enclosed foundation.
 - J. Landscaping shall be required as per the direction of the Planning Commission.
 - K. When served by public utilities, there shall be individualized sewer, water and electrical connection for each site.
 - L. Solid waste storage and removal shall be centralized within the development and shall be the responsibility of the owner of the development.
 - M. Each unit must meet the requirements of the state building code, HUD standards and Minn. Stat. §§327.21 -327.35, as amended; and shall be no older than five (5) years at time of installation and have the required state seal attached.
 - N. Sufficient storm shelter shall be provided to accommodate all residents of the development.
-