



PUBLIC HEARING – MANUFACTURED AND PRE-BUILD HOUSING DEVELOPMENT

Application: Ordinance Amendment Regarding Fence Height

**Applicant: Chris and Ronda Disch
Obsidian Enterprises of Minnesota LLC**

Agenda Item: 3 (a)

Background Information: The applicants are the owners of Pequot Terrace Mobile Home Park and are requesting an Ordinance Amendment to allow placement of manufactured homes that are older than 5 years.

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.

Section 17-4.5 BUILDING STANDARDS

5. Dwellings in Transit. For dwellings to be moved onto a property, excluding manufactured homes that have never been occupied, the following shall be applicable:

- A. Permit issuance shall be made only by motion of the Planning Commission. A public hearing is not required for approval.
- B. Prior to permit issuance, the property owner shall provide documentation of a certified home inspection including the following, at a minimum:
 - (1) Certification that the electrical wiring meets state codes,
 - (2) Certification that the plumbing meets state codes,
 - (3) An evaluation of foundation adaptability and condition,
 - (4) An evaluation of roof condition,
 - (5) An evaluation of structural integrity, and
 - (6) Certification that all doors, windows and siding are in acceptable condition.
- C. The dwelling, once in place, must meet all municipal ordinances, with consideration given for approved variances.

Staff Findings: Staff provides the following Findings of Fact for consideration by the Planning Commission:

1. The amendment creates a more flexible ordinance that allows property owners the ability to provide affordable housing.

Planning Commission Direction: The proposed Ordinance Amendment is attached. The underlined, red text is the proposed language to be added. ~~The strikethrough~~ language is proposed to be removed.

The Planning Commission can approve the Ordinance Amendment, deny the application, or table the request if additional information is needed. If the motion is for approval or denial, Findings of Fact should be cited.

Staff Recommendation: We recommend a motion for the City Council to amend the Ordinance.
