



PLANNING COMMISSION MEETING AGENDA
Thursday, September 01, 2022
4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, September 1, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

APPROVAL OF MINUTES:

1. Consider approval of the minutes of the May 5, 2022, 4:00 pm regular meeting.

GENERAL BUSINESS:

2. Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 6, 2022 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:



CITY OF
GRAND RAPIDS
 IT'S IN MINNESOTA'S NATURE

PLANNING COMMISSION MEETING MINUTES

Thursday, May 05, 2022

4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, May 5, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Betsy Johnson
 Commissioner Mark Gothard
 Commissioner Ted Hubbes
 Chairperson Molly MacGregor

ABSENT

Commissioner Patrick Goggin

APPROVAL OF MINUTES:

1. Consider approval of the minutes of the February 15, 2022, 4:00 pm special meeting.

Motion by Commissioner Johnson, second by Commissioner Hubbes to approve the minutes of the February 15, 2022 special meeting. The following voted in favor thereof: Johnson, MacGregor, Hubbes, Gothard. Opposed: None, passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Reynolds' Addition to Grand Rapids.

Matt Grose, Superintendent of ISD #318, on behalf of the School District Board submitted a valid petition, on April 15, 2022 requesting the vacation of the following described public right-of-ways:

6th Avenue East Lying Between Lot 6, Block 1 and Lot 1, Block 2, Reynolds' Addition to Grand Rapids AND N/S alley in Block 1 and the N/S alley in Block 2, Reynolds' Addition to Grand Rapids, Itasca County, Minnesota.

The School District is the owner of the of the former Murphy Elementary School property. The vacation request, if approved, would remove the unimproved right-of-ways from the property, providing a clean title to the site, for potential future sale.

As described in the attached email correspondence, the Engineering/Public Works Department have no objections to the petitioned vacation, however Matt Wegwerth, City Engineer/Public Works Director, noted the ownership of the sidewalk along the east side of 5th Avenue appears to be fully on ISD 318 property, which would require the walk to be the responsibility of the District. With the vacation, this would eliminate all public ownership of this walk.

Historically, the sidewalk along the east side of 5th Avenue (between 9th Street NE and 8th Street NE) has been maintained by the school district. During the schools operational years, snow removal was taken care of by the districts grounds maintenance department, as the school busses unloaded and picked up on the west side of the school, for the majority of its time open. The northern 2/3's of the sidewalk, on this side of the school, remain on the School District's property.

There were no concerns or objections regarding the petitioned right-of-way vacations from the remaining members of the staff review committee which consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

Motion by Commissioner Hubbes, second by Commissioner Johnson that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to **approve** the vacation of public rights-of-way described as:

6th Avenue East Lying Between Lot 6, Block 1 and Lot 1, Block 2, Reynolds' Addition to Grand AND N/S alley in Block 1 and the N/S alley in Block 2, Reynolds' Addition to Grand Rapids, Itasca County, Minnesota

1. Is the right-of-way needed for traffic purposes?

Why/Why not? No, it is not and has not been needed for traffic purposes.

2. Is the right-of-way needed for pedestrian purposes?

Why/Why not? No, it is not needed for pedestrian purposes. A public easement will be acquired for the sidewalk on the east side of 5th Avenue.

3. Is the right-of-way needed for utility purposes?

Why/Why not? No, they are not needed for utility purposes, as stated by the staff review committee.

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not? Yes, with the sale of the land it could put additional land on the tax rolls.

5. Would vacating the right-of-way facilitate economic development in the City?

Why/Why not? Yes, if sold to developers could create economic development.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

MISCELLANEOUS:

REPORTS/ANNOUNCEMENTS/UPDATES:

Mr. Trast stated that there are still vacancies on the Planning Commission if anyone is interested in becoming a member they can contact the City of Grand Rapids Administration Department.

ADJOURNMENT:

Motion by Commissioner Johnson, second by Commissioner Hubbes to adjourn the meeting at 4:17 P.M. The following voted in favor thereof: Gothard, Hubbes, MacGregor, Johnson. Opposed: None, passed unanimously.

NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 2, 2022 AT 4:00 PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST:

Aurimy Groom, Recorder



Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 9/1/22
Statement of Issue:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.	
Background:	<p>Over the past year, staff has accumulated another short list of sections within Article VI (Zoning) of Chapter 30 (Land Development Regulations) of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>Staff will provide an overview of the areas of the Zoning Ordinance identified for review and updating, and then will prepare formal draft amendments for the Planning Commission’s consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Sections of Zoning Ordinance suggested for review and justification for consideration:</p> <ol style="list-style-type: none"> 1. Section 30-512 Table-1. <i>Table of permitted uses.</i> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts) <ol style="list-style-type: none"> a. Section 30-532(1) <i>Uses permitted by conditional use permit (CUP).</i> Manufactured home parks as permitted with a CUP in the following zoning districts: R-2, SR-2, R-3, SR-3, R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU. <p style="margin-left: 40px;">Currently Sect. 30-512 Table-1 lists the Manufactured home park use through an approved CUP under the R-2, SR-2, R-3, SR-3 districts.</p> <p style="margin-left: 40px;">*Amend Table 1 to match Section 30-532(1) by adding the R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU zoning districts. <i>This correction was the result of an oversight during the 2005-07 Zoning Ordinance Update Project.</i></p> 2. Section 30-512 Table-1. <i>Table of permitted uses.</i> <ol style="list-style-type: none"> a. Sect. 30-512 Table-1 lists Telecommunication Towers as a use through an approved CUP under the RC/SRC (Recreational Commercial), I-1/SI-1 & I-2/SI-2 (Industrial Park) and the <u>AG (Agricultural)</u> zoning districts. 	

	<p>Currently Sect. 30-952(e)1. development of towers/approval standards (within Division 15 Telecommunication Towers and Facilities) lists the use as approved through a CUP under the RC/SRC, I-1/SI-1 & I-2/SI-2 and the <u>AP (Airport)</u> districts not within the AG district.</p> <p>*Amend Section 30-952(e)1. o match Table-1 Permitted Uses by adding CUP requirement under the AG zoning district to this section and removing the AP district. This correction was also the result of an oversight during the 2005-07 Zoning Ordinance Update Project. Any airport related communication infrastructure, existing or proposed, would not be impacted by this amendment.</p> <p>3. Section 30-512. Table of permitted uses. (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)</p> <p>a. <i>Consider adding the grocery store use as a use permitted within the CBD (currently permitted within the GB zoning district only).</i></p> <p><i>* Amendment potentially to have maximum building size requirement?</i></p> <p>Section 30-454 <i>Amendments and rezoning procedures</i> (b) <i>Initiation.</i> <u>The city council or the planning commission may, upon their own motion, initiate a request to amend the text</u> or the zoning map of this article. Any person, firm or corporation owning real estate in the city may initiate a request for that real estate to amend the district boundaries or the text of this article. Any person, firm or corporation having an interest in real estate in the city may, with the property owner's consent, initiate a request to amend the district boundaries or text of this article. No application for an amendment which has been denied wholly or in part shall be resubmitted for a period of one year from the date of such denial except on the grounds of new evidence or a change in conditions.</p>
Considerations:	
Recommendation:	Pass a motion initiating the review/updating, and preparation of amendments to the text, in the identified sections, of the Zoning Ordinance.
Required Action:	
Attachments:	

TABLE 1 - PERMITTED USES

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP															manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R							R	R		emergency housing facility
SENIOR HOUSING WITH SERVICES																		
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS																		
R	R	R	R	R	R											R		6 or fewer persons
			P	P	P							P				P		7 to 16 persons
				P	P		P	P	P			P						17 or more persons

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§ 30-512

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
DAY CARE/NURSERY																		
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
MISCELLANEOUS RESIDENTIAL USES																		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		home occupations
COMMERCIAL																		
																	P	aviation related commercial operation
AGRICULTURAL SALES AND SERVICE																		
																P		kennels
						P	P											pet shops
						P	R				R					P		veterinary services
R																R		farm animals
						P												farm equipment
						P												feed, grain, supplies
AUTOMOTIVE/ RECREATIONAL VEHICLES																		
						P												sales: new or used
						R					R							repair/service
						R												car/truck wash

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RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						R	R											gasoline stations
						CUP												junk/salvage yard
						P						P	P		P			auto-truck fleet storage
						P					P						P	transportation dispatch and storage
CONSTRUCTION																		
					R	P	P				P							construction material suppliers
						R						R	R					contractor's yard, materials storage
						P												equipment/truck sales and service
						R												equipment and/or tool rental
FINANCIAL INSTITUTIONS																		
					R	P	P											bank, savings and loan, loan agency, etc.
FOOD SERVICE																		
						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R		R		R	vending machines
HEALTH CARE																		
					P	P	P	P	P		P				R			clinic (outpatient treatment centers)
								P	P									hospitals
CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	interim use
					R	P	P				P						P	office - business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services
RECREATION/ ENTERTAINMENT																		

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RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						P	P											indoor
					R	P	P		P		P				P			health & fitness club
R					R	R	R	R								R		clubs, lodges, membership organizations, etc.
						CUP				P			CUP	CUP	CUP			recreation facility, commercial - outdoor
										R								shooting range
										P								off-road motorized sport vehicle trails
						R	R											video arcades
						P	P				P							communication services
RETAIL																		
					R	P	P										R	general sales and services (see definition)
						CUP												general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P									P		nursery, landscaping
						P												grocery stores
						P	P											hotels and motels
						P	P		P		P							medical equipment and supplies (see definition)
					R	P	P	R	R									pharmacy
						R	R	R							R	P		temporary outdoor sales
						R	R				R							brewery/distillery/winery
						P	P				P							taproom/tasting room
SCHOOLS PUBLIC AND PRIVATE																		
R	R	R	R	R											P			elementary - secondary
					R	P	P				P				P			educational service institution

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RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						P	P								P	P		post high schools and colleges
WAREHOUSE																		
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
PUBLIC/SEMI-PUBLIC																		
P	P	P	P	P										P	P			athletic facilities - public
															P	P		cemeteries
R	R	R	R	R	R	R	R									P		churches
						P	P								P			cultural facilities (art galleries, libraries, museums)
R	R	R	R	R						P					R	P		golf and country clubs
												P	P		P			water sewage treatment
										CUP		CUP	CUP			CUP		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
CUP	CUP	CUP	CUP	CUP	R	R	CUP	CUP	R	R	R	R	R	R	R	R	R	essential services structure
												CUP						jail, detention center, and juvenile detention center
TRANSPORTATION																		
											P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
INDUSTRIAL																		
						P						P						monument work/sales

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§ 30-512

GRAND RAPIDS CODE

<i>RR/ SRR</i>	<i>R-1/ R-1a SR-1/ SR-1a</i>	<i>R-2/ SR-2</i>	<i>R-3/ SR-3</i>	<i>R-4/ SR-4</i>	<i>LB/ SLB</i>	<i>GB/ SGB</i>	<i>CBD</i>	<i>MU/ SMU</i>	<i>M/ SM</i>	<i>RC/ SRC</i>	<i>BP/ SBP</i>	<i>I-1/ SI-1</i>	<i>I-2/ SI-2</i>	<i>CD</i>	<i>PU/ SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
												P			P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					light industrial activities not listed
												P	P					heavy industrial activities not listed
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/material)
CUP										CUP		CUP	CUP		CUP			mining of sand and gravel

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§ 30-531

GRAND RAPIDS CODE

(k) *Special considerations for shoreland areas.* The following additional evaluation criteria and conditions apply within shoreland areas:

- (1) *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b. The visibility of structures and other facilities as viewed from public waters is limited;
 - c. The site is adequate for water supply and on-site sewage treatment; and
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.
- (2) *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (k)(1) of this section and the purposes of this division, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this division. Such conditions may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level;
 - b. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
 - c. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(Code 1978, § 23.5(I); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

State law reference—Conditional use permits, Minn. Stat. § 462.3595.

Sec. 30-532. Uses permitted by conditional use permit (CUP).

The following uses or any expansion of an existing use requiring a CUP shall require the issuance by the city of a CUP. Each such use shall comply with these stated conditions.

- (1) *Manufactured home parks.* Manufactured home parks have special characteristics which require the full consideration of their location needs, layout and design, and their relationship to and effect upon surrounding land uses. Because of these characteristics, manufactured home parks are permitted within the R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, MU and SMU districts subject to all of the following conditions:
 - a. *Site development requirements.*
 1. Location. The site shall have at least one property line abutting an arterial or collector street as defined by the city comprehensive plan.
 2. Minimum site area: Ten acres.

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3. Minimum lot width: 200 feet.
 4. Minimum yards:
 - i. External front side and rear yards: 25 feet. Where a mobile home park abuts an R-1, SR-1, R-1a or SR-1a district, the required external yard shall be at least 50 feet.
 - ii. Manufactured home parks located in shoreland districts shall also be subject to additional shoreland management regulations,
 5. Maximum lot coverage of 35 percent.
- b. *Internal park development requirements.*
1. Spacing. There shall be no less than 20 feet between detached units in all directions. Attached units shall meet the requirements of the building code.
 2. No manufactured home shall be located closer than ten feet to a side or rear lot line, nor closer than twenty feet to the front lot line.
 3. Maximum building height: 20 feet.
 4. Utilities. All units shall be connected to the municipal sewer and water systems.
 5. Streets and walks. Each unit shall have direct access to a public or private street having a width of 32 feet and a paved surface with concrete curb and gutter. A walkway not less than 30 inches wide shall be constructed from the entrance of each unit to all required service facilities within the park.
 6. Anchors. All manufactured homes shall be secured by a ground anchoring system which conforms to Minnesota Statutes 327.32, Subd. 6, as may be amended.
 7. Skirting. Skirting shall be provided along the entire perimeter of the mobile home and hitch assembly. Skirting shall be of an approved construction material, texture and color which shall be compatible with the mobile home unit and shall be constructed in a manner which provides access for inspections if they should be necessary.
 8. Landscaping shall be required as specified by section 30-594.
 9. Parking. Each manufactured home lot shall have off-street parking space for two passenger vehicles. At least one of the parking spaces shall be located upon the lot and shall be set back at least five feet from the side lot line. Remaining spaces shall be in a group parking area located no further than three hundred feet from the units for which they are designated. All parking spaces shall be hard surfaced according to city specifications and designed to the requirements of section 30-596.
 10. Garbage receptacle. At least one metal or plastic garbage can with a tight fitting cover shall be provided for each unit. Garbage cans shall be located no further than 100 feet from any mobile home, and the can shall be kept in

sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.

11. Porches and entries. Front porches and/or entries may be constructed adjacent to manufactured homes in an approved manufactured home park. These structures shall meet the following requirements:
 - i. Maximum size six feet by ten feet.
 - ii. The enclosure shall not be used for living quarters.
 - iii. The enclosure shall not cause a violation of the lot setback, dimension or the specified distance between mobile homes.
 12. Accessory buildings. Accessory buildings, including garages, shall be limited to two per manufactured home lot. Maximum allowable floor area shall not exceed 12 percent of the lot where lot size is delineated by site plan or lot markers. Maximum height of accessory buildings is 15 feet.
 - i. Accessory buildings shall only be located in side or rear yards.
 - ii. Accessory buildings shall not be located within any utility easements.
 - iii. Accessory buildings shall be located at least six feet from any other structure on the same lot and at least ten feet from a structure on an adjacent lot.
 13. These provisions shall not prevent the owner of a manufactured home park from establishing additional standards and policies above the requirements of this section.
- c. *Park design and operational requirements.*
1. Underground utilities. All utilities, including TV cables, telephone and electrical service, shall be underground unless otherwise approved by the city.
 2. Manufactured home park grounds shall be lighted from sunset to sunrise in a manner approved by the city council and such that the maximum illumination as measured at property lines shall be one foot candle.
 3. Screening. Along the edges of a mobile home park, walls, fences or vegetative screening shall be provided where such park abuts an R district. Screening shall be not less than five nor more than six feet in height and shall provide 90 percent opacity.
 4. A private area shall be established, constructed and maintained within the manufactured home park for passive or active recreation use such as, but not limited to, children's play equipment, sport courts, swimming pools, golf green, or golf green. The size of the private recreation area shall be at least five percent of the total site.

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5. Surface storm water drainage. All manufactured home parks shall be well drained and located so that the drainage of the park area will not endanger any water supply according to the requirements of Minnesota Statutes § 327.20(1), as may be amended.
6. Manufactured home parks shall prepare for city council approval an emergency preparedness plan which complies with the requirements of Minnesota Statutes § 327.20(1).
7. Dead storage and additional parking. All manufactured home parks shall provide a screened area set aside for dead storage and overload parking. All boats, boat trailers, hauling trailers and equipment not stored within manufactured homes or accessory buildings shall be stored in this area as outdoor storage on individual manufactured home lots is not allowed.
8. Sales prohibited. Commercial manufactured home sales shall not be permitted within the mobile home park unless specifically approved by the city council. Such approval may be subject to special conditions to ensure compatibility with the operation of the mobile home park. This provision shall not prohibit the selling of an individual manufactured home which is affixed to a manufactured home stand and otherwise complies with all provisions of this section.
9. A resident manager shall be required at the manufactured home park and the city shall be kept informed of his or her name, address and phone number.
10. A manufactured home park may be developed as a planned unit development, following the provisions of section 30-809, to provide for a more creative and flexible response to site conditions and nature resources.

State law reference—State law references: Manufactured home parks as conditional uses, Minn. Stat. § 462.357, subd. 1b.

- (2) *Recreation facility, commercial-outdoor.* Recreation, commercial-outdoor uses are subject to the following conditions:
 - a. All improvements shall conform to setback requirements for principal buildings in the district.
 - b. No structure shall exceed 25 feet in height.
 - c. Proposed facility shall be compatible with surrounding uses.
 - d. No facilities are closer than 50 feet to an R district boundary.
- (3) *Interim use of buildings.* The city may, in accordance with CUP procedures and subject to the required findings (refer to section 30-531(e)), allow existing buildings to be occupied by uses not permitted by this article for a period not to exceed one year. Up to two one-year extensions may be allowed but if all or any part of the building, or land

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- (5) To avoid damage to adjacent properties caused by telecommunication towers and facilities by ensuring that those structures are soundly and carefully designed, constructed, modified, maintained and promptly removed when no longer used or when determined to be structurally unsound;
 - (6) To ensure that telecommunication towers and facilities are compatible with surrounding land uses; and to facilitate the provision of wireless telecommunications services to the residents and businesses of the city in an orderly fashion.
- (Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-951. Definitions.

Are located in Section 30-421.
 (Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-952. Development of towers; approvals required.

(a) *General construction prohibition.* A tower may not be constructed in any zoning district unless such tower is a conditional or permitted use in the zoning district in which construction will take place.

(b) *Conditional use permits required.* A tower may not be constructed in any zoning district unless a conditional use permit has been issued by the city council if the tower is a conditional use in the zoning district in which construction will take place.

(c) *Building permit required.* A tower may not be constructed in any zoning district unless a building permit has been issued by the building official.

(d) *City property.* The city may authorize the use of city property for towers in accordance with the procedures of this Code. The city has no obligation to allow the use of city property for this purpose.

(e) *Zoning districts.* A tower is not a permitted use in any zoning district. Towers shall be allowed as a conditional use in the following zoned areas:

- (1) I-1, SI-1, I-2, SI-2 and AP districts.
 - (2) Publicly owned or operated land in residential, commercial, and public use districts.
- (Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 300-953. Application process.

- (a) A person desiring to construct a tower must submit an application for a building permit and, if applicable, for a conditional use permit, to the zoning administrator.
- (b) An application to develop a tower must include:
 - (1) Name, address, and telephone number of the applicant;
 - (2) Name, address, and telephone numbers of the owners of the property on which the tower is proposed to be located;