



AGENDA
Planning Commission Meeting
May 18, 2021 | 6:30 p.m.
Electronic Meeting

Due to COVID-19 and pursuant to Minnesota Statutes Section 13D.021, this Planning Commission meeting is taking place virtually via Zoom. In recognition that technology may be a barrier for some residents who wish to participate in the scheduled public hearing, the Council Chambers will be open for residents to watch the on-line meeting and participate in the public hearing.

- **Watch the meeting electronically:** To observe the meeting electronically, visit www.newbrightonmn.gov or tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast).
- **To comment on a public hearing item in advance of the meeting:** As City Hall is currently closed to the public due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to Ben.Gozola@newbrightonmn.gov up to noon on the day of the meeting, or call Ben Gozola at 651-638-2059. Your comments will be included in the record and addressed as part of the meeting.
- **To provide public comment during the electronic meeting:** To participate and speak as part of the public hearing, visit: <https://us02web.zoom.us/j/81603862779?pwd=K1FUSINzQ0FNm2M5WktFU1hZbDFEz09> (no app needed) or use your Zoom app to join by entering: Meeting ID: 816 0386 2779 and Passcode: 985059 to join the meeting.

I. Call to Order

II. Roll Call*

- | | |
|--------------------------------|---------------------------------|
| ▪ Chair Erin Nichols-Matkaiti | ▪ Commissioner Jeanne Frischman |
| ▪ Commissioner Liza Allen | ▪ Commissioner Tim McQuillan |
| ▪ Commissioner Todd Biedenfeld | ▪ Commissioner Eric Nelsen |
| ▪ Commissioner Youssef Enanaa | |

III. Approval of Agenda

IV. Approval of Minutes

1. April 20th, 2020

* A quorum of the City Council may be present.

V. Report from City Council Liaison

VI. Public Hearings

1. **Ordinance 884:** An ordinance to rezone properties from R-3B and R-2 (the Lakeside and Oak Grove Manufactured Home Parks) to MHC (Manufactured Home Community), and to update regulations relating to manufactured homes in Chapter 16 of City Code and Chapter 4 of the Zoning Code.

VII. Business Items

1. None

VIII. Adjournment





**MINUTES
PLANNING COMMISSION
April 20, 2021 City Hall
Council Chambers 6:30 p.m.**

I. Call to Order

The meeting was called to order at 6:30 p.m. by Chairperson Nichols-Matkaiti. Due to the COVID-19 pandemic this meeting was held virtually.

II. Roll Call

Members Present.....Chairperson Erin Nichols-Matkaiti, and Commissioners Liza Allen, Todd Biedenfeld, Youssef Enanaa,

Members Absent.....Commissioners Jeanne Frischman, Tim McQuillan, and Eric Nelsen

Also PresentBen Gozola (Assistant Director of Community Assets and Development) and Councilmember Abdullahi Abdulle

III. Approval of Agenda

Motion by Commissioner Allen, seconded by Commissioner Biedenfeld, to approve the April 20, 2021 agenda as presented.

A roll call vote was taken. Approved 4-0.

IV. Approval of Minutes

Minutes from March 16, 2021

Motion by Commissioner Biedenfeld, seconded by Commissioner Enanaa, to approve the March 16, 2021 meeting minutes as presented.

A roll call vote was taken. Approved 4-0.

V. Report from City Council Liaison

Councilmember Abdulle provided the Commission with an update from the City Council. He wished everyone a happy Ramadan.

VI. Public Hearing

(A) Special Use Permit: Request from Susan Morrison and Clearscape Holdings LLC to amend a recently approved special use permit for a new landscaping company at 125 & 175 Old Highway 8 SW.

Assistant Director of Community Assets and Development Gozola reported Clearscape Holdings LLC, a company operating On Time Landcare, is seeking to consolidate its various real estate locations throughout the metro into a central company headquarters located at 125/175 Old Highway 8. The new landscaping company would replace the existing landscaping company (D-Rock) on the subject site. This SUP amendment would make minor changes to the previous approval in February. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. All employee crews and 3rd party landscape contractor crews (wholesale customers) shall use the 1st Street SW to 8th Avenue SW entrance / exit route to separate business traffic from retail traffic. Retail customers with trailers shall be instructed to exit via 8th Avenue SW. Direct ingress & egress via the driveway on to Old Highway 8 shall be used by customers only
2. The applicant shall work with staff on ingress/egress requirements for staff and customers as part of and following any reconstruction/reconfiguration of the Old Highway 8 corridor
3. Lighting on the site and building shall be directed downward and be installed so as to prevent direct light from being detectable at all lot lines. Lighting is also not to shine directly into the public right-of-way. Any problems with existing lighting that are later identified shall be brought into compliance with code requirements.
4. The applicants shall provide a narrative of spill control practices for equipment stored near creek, and come to an agreement with DCAD staff on final mitigation measures to contain and prevent materials from leaving the site and entering the creek/ditch as may be needed both now and in the future.
5. The applicant shall obtain all needed permits from the Rice Creek Watershed District (RCWD), and agree to address storm water concerns if unforeseen issues arise (or become foreseeable) as a result of the on-site storage.
6. The applicants shall provide spot elevations and a grading/drainage plan for proposed employee parking lot for staff approval prior to the improvement being made. Drainage created by the proposed parking lot shall not adversely affect neighboring properties.

7. The applicants shall stripe the new employee parking lot and customer spaces per the approved plan upon completion of paving.
8. The applicants shall provide an updated survey to staff showing on-site utilities, and accommodate minor site changes if directed to do so by the City to protect these utility lines.
9. The applicants will provide the fire marshal with updated Material Safety Data (MDS) sheets as may be needed.
10. The applicants shall either make improvements to the site to eliminate tracking of dirt into the street, or shall pay for street sweeping services whenever directed to do so by the City.
11. Sign changes on the building and/or site will need to be reviewed and approved via a separate sign permitting process.
12. If later determined necessary, the applicant shall make minor adjustments to the arrangement of parking spaces and/or storage if it is ultimately determined changes are needed to facilitate large vehicle turning movements.

Commissioner Allen asked if emergency vehicles would be able to access the site. Assistant Director of Community Assets and Development Gozola reported emergency vehicles would be able to make all the turning movements to enter and exit the site.

Commissioner Biedenfeld requested further information regarding the fence location. Wade Gertin, the applicant, described the fence location and reported the fence would be installed right up to the wall.

Commissioner Enanaa questioned if the applicant was aware of Condition 11. Assistant Director of Community Assets and Development Gozola reported the applicant was aware that all signs would require a separate permit.

Chair Nichols-Matkaiti inquired how the City would enforce customer versus employee parking. Assistant Director of Community Assets and Development Gozola explained this was somewhat aspirational, but noted the City wanted there to be a safety component with respect to the retail component. He felt it was important to call out the ingress and egress given the discussion that was held in February.

Chair Nichols-Matkaiti opened the Public Hearing at 6:46 p.m.

There were no comments from the public.

Motion by Commissioner Biedenfeld, seconded by Commissioner Enanaa to close the Public Hearing.

A roll call vote was taken. Approved 4-0.

Chair Nichols-Matkaiti stated she supported the proposed fencing with the wider slats.

Commissioner Biedenfeld thanked the applicant for taking into consideration the traffic concerns that were raised by the Commission in February.

Motion by Commissioner Biedenfeld, seconded by Commissioner Enanaa, to recommend the City Council approve the proposed special use permit based on the findings of fact and conditions.

A roll call vote was taken. Approved 4-0.

(B) Ordinance 881: Manufactured Home Parks.

Assistant Director of Community Assets and Development Gozola reported the ordinance represents the best short-term fix staff could construct given the circumstances. Approval at this time will simply codify how the City has been managing its manufactured home parks for as long as anyone can remember. Failure to take immediate action on this ordinance essentially ends activity within our manufactured home parks unless variances are both applied for and granted. Approval will allow us to monitor the effectiveness of these proposed solutions, and improvements and/or additions can be made as part of the upcoming zoning code update. Staff reviewed the revised Ordinance in detail with the Commission and recommended approval.

Commissioner Enanaa asked if this Ordinance would only apply to expansion and new manufactured home units. Assistant Director of Community Assets and Development Gozola reported this was the case.

Chair Nichols-Matkaiti questioned why this portion of code addressed recreational vehicles and asked if this language was consistent with other zoning districts. Assistant Director of Community Assets and Development Gozola explained this was the current location for language regarding recreational vehicles and staff was not recommending a change at this time.

Chair Nichols-Matkaiti inquired if the owner of the property was the owner of the entire park, or were the lots individually owned. Assistant Director of Community Assets and Development Gozola reported the land was owned by the manufactured home park.

Councilmember Abdulle reported Representative Bernardie recently introduced a bill that would allow manufactured home park tenants to eventually own their rented space.

Commissioner Allen explained Oak Grove was directly across the street from her home. She understood parking was limited at the manufactured home park. She questioned if parking was going to be addressed within the Ordinance. Assistant Director of Community Assets and Development Gozola commented parking regulations were addressed in other portions of City Code. He stated staff was not proposing to increase unit area to provide additional parking for each unit.

Commissioner Enanaa asked if the City would be communicating the changes with the manufactured home owners. Assistant Director of Community Assets and Development Gozola indicated the public was noticed for this public hearing. He explained every change being proposed would codify what the expectations were for the law at this time. He stated staff was trying to correct an issue that was in place for quite some time. He noted staff did not reach out to individual residents within the manufactured home parks, but reported staff had contacted the manufactured home park owners.

Chair Nichols-Matkaiti inquired what qualified as a new manufactured park home. Assistant Director of Community Assets and Development Gozola stated this would be any new home put in place after Ordinance 881 was codified.

Chair Nichols-Matkaiti stated she appreciated the fact that this Ordinance would put into effect all of the language that was already being followed by the City.

Chair Nichols-Matkaiti opened the Public Hearing at 7:22 p.m.

There were no public comments.

Motion by Commissioner Allen, seconded by Commissioner Enanaa to close the Public Hearing.

A roll call vote was taken. Approved 4-0.

Motion by Chair Nichols-Matkaiti, seconded by Commissioner Allen, to recommend the City Council approve Ordinance 881 regarding Manufactured Home Parks.

A roll call vote was taken. Approved 4-0.

VII. Business Items

Assistant Director of Community Assets and Development Gozola provided the Commission with an update on the Zoning Code review and revision process noting the City was seeking volunteers for the Zoning Code Committee.

Chair Nichols-Matkaiti reported she would be interested in serving on this committee.

VIII. Adjournment

Motion by Commissioner Allen, seconded by Commissioner Biedenfeld to adjourn the meeting.

A roll call vote was taken. Approved 4-0.

Meeting adjourned at 7:33 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Gozola". The signature is fluid and cursive, with the first name "Ben" and last name "Gozola" clearly distinguishable.

Ben Gozola

Assistant Director of Community Assets and Development



Agenda Section:	VI
Item:	1
Report Date:	5/13/21
Commission Meeting Date:	5/18/21

REQUEST FOR COMMISSION CONSIDERATION

ITEM DESCRIPTION: Public Hearing for Ordinance 884: Manufactured Home Parks Zoning and Code Updates
DEPARTMENT HEAD'S APPROVAL:
CITY MANAGER'S APPROVAL:
No comments to supplement this report ____ Comments attached ____

15.99 Deadline: n/a

- Recommendations:**
- **Staff is recommending approval of Ordinance 884 based on the following:**
 - Ordinance 884 will implement the changes approved by Ordinance 881, and will ensure our oversight of manufactured homes remains unchanged from previous decades.
 - Failure to approve this ordinance essentially ends activity within our manufactured home parks unless variances are both applied for and granted, thereby increasing both cost and review time to complete projects within the existing parks.
 - Resident requests to create new standards for manufactured home parks (i.e. city enforced separation requirements for units beyond MN Department of Health minimums) is not appropriate at this time, but could be considered as part of the upcoming zoning code rewrite project. Adding new regulations is not the intent of Ordinance 884.
- Legislative History:**
- None. In early March, it came to the City's attention that the combination of Chapter 16 of the City Code and the underlying zoning districts for the City's two manufactured home parks basically prevent all activity from occurring in either park without a variance. The combination of Ordinances 881 and 884 will ensure the City's manufactured home park residents will see NO disruption or changes in how the City has historically reviewed and approved permits for their homes.

Financial Impact: ▪ Significant to our manufactured home parks and our residents living in these parks. Without these changes, costs to do anything will be substantially higher and will take substantially longer due to the need for variances.

Summary: Main aspects of the revised ordinance include:

- The Lakeside Manufactured Home Park will be rezoned from R-3B to MHC
- The Oak Grove Manufactured Home Park will be rezoned from R-2 to MHC.
- Chapter 16 is being further updated to ensure development of new parks or expansion areas of existing parks results in overall densities consistent with historic expectations.

Attachments: 1) *Staff Report*
2) *Ordinance 884*
3) *Summary Publication Resolution (for eventual Council approval)*

A handwritten signature in black ink, appearing to read "Ben Gozola", is written over a horizontal line.

Ben Gozola, AICP,
Assistant Director of Community Assets and Development

**Ordinance 884: Manufactured Home Parks
Rezoning and Code Updates**

To: **Planning Commission**

From: Ben Gozola, *Assistant Director DCAD*

Meeting Date: **5-18-21**

INTRODUCTION/BACKGROUND

In April, the Planning Commission and City Council were introduced to a host of problems in the City Ordinance relating to existing and future manufactured home parks. Existing codes had guided the City's manufactured home parks for decades without issue, but a recent complaint prompted an in-depth examination of our regulations, and staff agreed that historic practices could not continue given how code was written. Without immediate action, this discovery was poised to have a significant impact on ALL manufactured home owners (over 360 homes) in the form of increased permit costs (\$350+) and permit review times (+40 days). To protect these residents and to maintain past practices, staff immediately published notice for Ordinance 881 to update the City Code and Zoning Code as needed to eliminate the newly identified problems. On April 27th, 2021, Ordinance 881 was approved, but will not be effective until the City's Manufactured Home Parks are rezoned to the newly created Manufactured Home Community (MHC) zoning district. Ordinance 884 will complete the rezonings, and will make minor amendments to the language approved in Ordinance 881 in response to feedback from the Planning Commission and Council last month.

Note for Residents: The intent of both Ordinance 881 and Ordinance 884 is to ensure you see NO disruption or changes in how the City has historically reviewed and approved permits for your home. The end result of all the changes being made are intended to be imperceptible to you as a manufactured home owner. Fees, review times, and standards that have been enforced for more than thirty years will continue to exist moving forward without change. Absent these ordinances, you would be unfairly subject to higher permit costs and lengthy permit review times.

In preparing these ordinances, it has come to staff's attention that some residents may wish to see the City implement *NEW* standards within our manufactured home parks that have never been enforced at the City level. While such changes are worthy of future discussion, they do not fit with the intent of this particular Ordinance. Ordinance 884 fixes the immediate problem to avoid significant impacts to you and your neighbors. Starting next month though, the City is beginning the process to update the entire zoning ordinance, and that will be the appropriate time to contemplate NEW standards and regulations throughout the City. Any comments requesting new park standards will be recorded at the upcoming public hearing, and will be considered as part of that zoning code update project. Staff is not recommending that any new standards be adopted at this time.

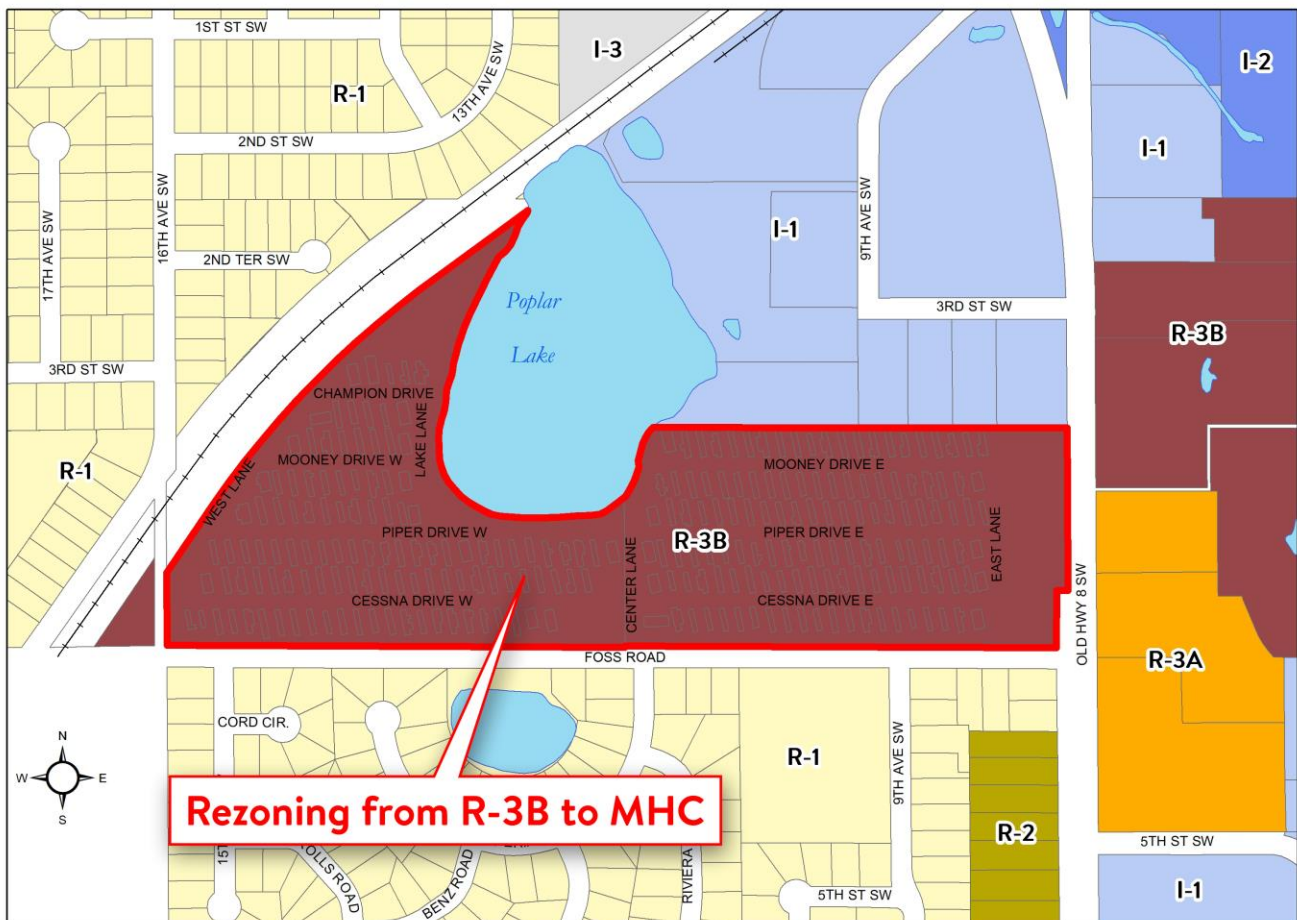
ORDINANCE 884 OVERVIEW

Ordinance 884 is broken down into three main components. The first two sections will complete the rezoning of the Lakeside and Oak Grove Manufactured Home Parks, and Section 3 will implement further updates to Chapter 16 of City Code to ensure expansion of existing parks will match historic expectations for new parks.

Section 1: Rezoning of the Lakeside Manufactured Home Park from R-3B to MHC

- **Lines 17 – 19 (pages 1-7). Lakeside Rezoning from R-3B to MHC.** These pages will officially rezone all property within the Lakeside Manufactured Home Park to MHC per Exhibit A in the Ordinance.

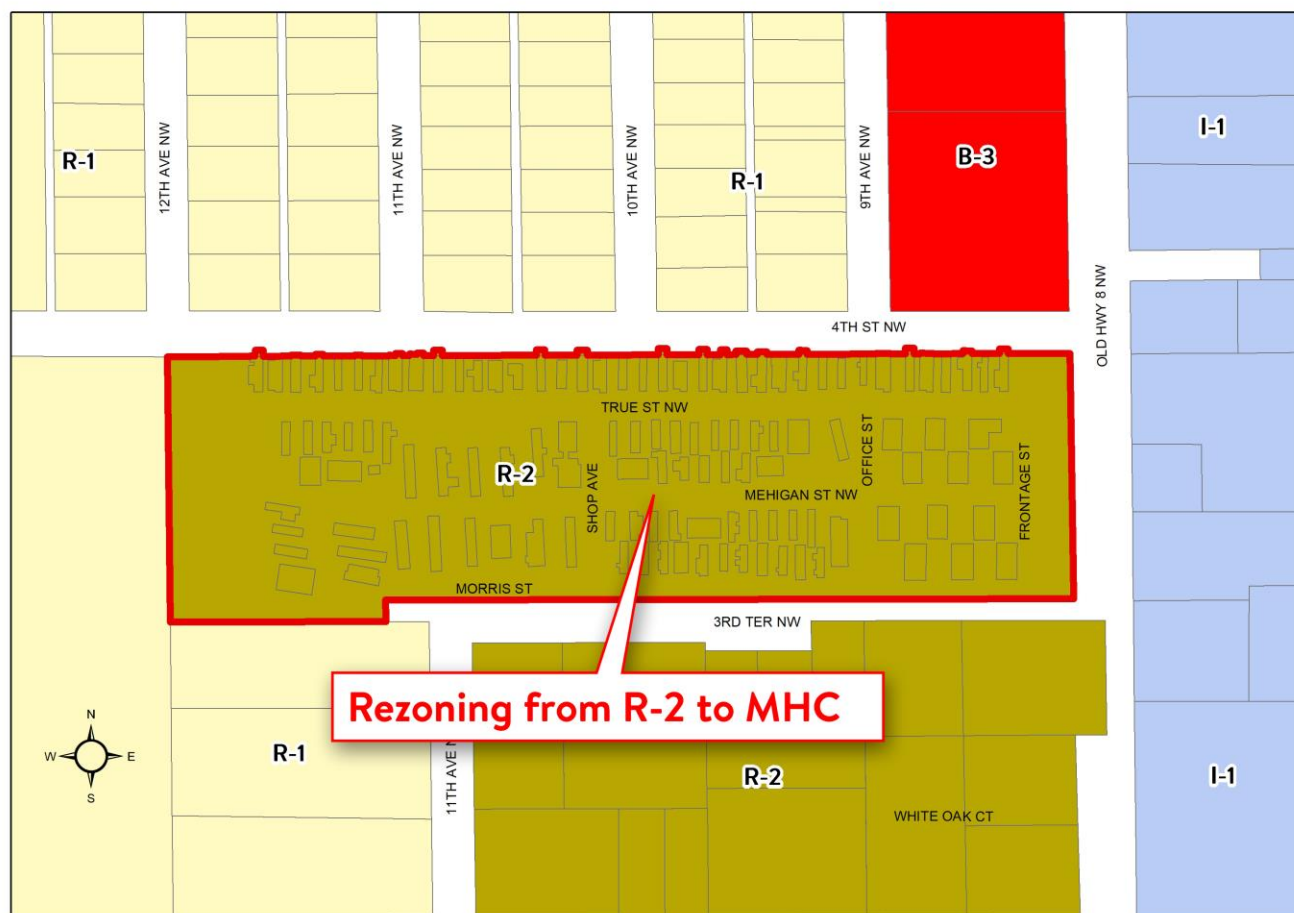
ORD 884 EXHIBIT A: REZONING LAKESIDE MANUFACTURED HOME PARK FROM R-3B TO MHC



Section 2: Rezoning of the Oak Grove Manufactured Home Park from R-2 to MHC

- **Lines 20 – 22 (pages 7-10). Oak Grove Rezoning from R-2 to MHC.** These pages will officially rezone all property within the Oak Grove Manufactured Home Park to MHC per Exhibit B in the Ordinance.

ORD 884 EXHIBIT B: REZONING OAK GROVE MANUFACTURED HOME PARK FROM R-2 TO MHC



Section 3: Updates to Chapter 16 of City Code

In reviewing and approving Ordinance 881 which updated language in Chapter 16 relating to the creation of new manufactured home parks, the Planning Commission and City Council wanted to know if staff had analyzed the historic parameters for new park development to ensure they would work as intended if implemented today. Staff indicated that all existing parameters were accepted “as is,” but we would seek to undertake such an analysis in the future. Given Ordinance 884 gives us a second bite at the apple, staff spent time in May analyzing the Lakeside Manufactured Home Park to determine how that land would develop today under the present standards. The results of our analysis suggested that further clarity was needed to ensure densities within new parks or expansion areas met historic expectations. The proposed updates to Chapter 16 are as follows:

- **Lines 25 – 29.** These lines preserve existing language in Articles 1 & 2 that would be unchanged as a result of this ordinance.
- **Lines 30 – 41. Minimum Area and Maximum Density.** As part of Ordinance 881, this is where staff coordinated various existing provisions of code relating to the calculation of allowable density in a new manufactured home park. This language would now be moved into an expanded framework as outlined below.
- **Lines 42 – 51. Minimum Area.** The first clarification proposed by staff would be to acknowledge the statutory minimum size for manufactured home parks as a site that could accommodate at least two (2) manufactured homes if provided by the necessary facilities. In subsection (b), we state that expansion areas for existing parks can be ANY size, but such land can only be used for new homes if the new land isn’t needed to meet recreation or storm shelter needs for the existing park.
- **Lines 52 – 79. Maximum Density and Unit Count in New Parks.** Staff’s analysis of Lakeside indicated that further clarification was needed to calculate the net amount of land that could be considered when calculating an allowed density for a new manufactured home park. Starting with the gross acreage of land being developed, the following deductions would be followed to establish the net acreage for new units.
 - Lines 55 – 56. First all unbuildable areas would be removed: open water areas, protected wetlands, and any other areas/features prohibited from development by Code.
 - Lines 57 – 60. After unbuildable land has been removed, a minimum of 2% of the remaining land must then be set aside for recreational purposes.
 - Lines 61 – 66. On the remaining land, the developer must then identify all areas for required community facilities and amenities (i.e. storm shelters, management offices, large vehicles storage areas, community meeting spaces, etc). All such lands and areas within 10 feet of those lands must then be removed from development consideration.

- Lines 67 – 68. Finally, all land for the local private roadway system must then be removed from development consideration.
- Lines 69 – 79. Subsection (b) then tell us how many units can be placed in a manufactured home park given the remaining net land.
 - Lines 69 – 71. For every 3600 square feet of the remaining net land, one unit can be created provided initial minimum spacing of units is followed. Minimum initial spacing ensures that each unit can grow and expand over time as may be needed, and provides space for sheds and other improvements following initial park set up.
 - Line 72. The primary long sides of two proposed units shall be separated by at least 25 feet.
 - Line 73. The primary short sides of two proposed units shall be separated by at least 10 feet.
 - Line 74. Short sides of a proposed home facing the long side of a proposed home shall be separated by at least 10 feet.
 - Line 75. Perimeter setbacks of 30 feet from public roads must be met.
 - Lines 76 – 77. Perimeter setbacks of 30 feet from adjacent residential lands not zoned MHC must be met.
 - Lines 78 – 79. Perimeter setbacks of 5 feet from adjacent Commercial or Industrial lands must be met.

Staff's analysis suggests this revised framework would result in a park similar to the existing Lakeside Park as presently developed. Separations between units can and will shrink over time as homes are replaced and as porches and additions are added, but overall unit count would not go up as that number would be capped by the special use permit authorizing the development.

- **Lines 80 – 97. Maximum Density and Unit Count in Expansion Areas of Existing Parks.** Staff is proposing a separate “expansion” regulations as such areas must serve the existing park’s needs first before being used for additional units. Existing parks may be legal nonconforming to minimum standards currently, but those nonconformities are not protected in the event of expansion.
 - Lines 81 – 87. Subsection (a) basically says once you add land to an existing manufactured home park, the City will conduct the same analysis we would do if the entire park as a whole is new. The new gross land area would first be reduced by unbuildable areas, and would then be reduced by the minimum 2% of land area required for recreation facilities. If adequate storm shelter facilities exist to serve both the existing and proposed areas, the remaining (new) net land can be used to calculate allowable new units.

If providing required recreation areas or storm shelters takes up the entirety of the expansion area, then no new units will be allowed.

- Lines 88 – 97. The same spacing requirements for new parks would apply to expansion areas of existing parks.
- **Lines 98 – 100.** These lines would preserve the remaining existing language in Articles 2 & 3. These provisions would remain unchanged as a result of this ordinance.

RECOMMENDATION

Because this ordinance will be rezoning property within the City, the Planning Commission is required to hold a public hearing on the proposal. The Commission is asked to provide feedback and direction on needed changes, and we strongly recommend the ordinance proceed to Council on May 25th for final adoption.

Staff is recommending approval of Ordinance 884 based on the following:

- Ordinance 884 will implement the changes approved by Ordinance 881, and will ensure our oversight of manufactured homes remains unchanged from previous decades.
- Failure to approve this ordinance essentially ends activity within our manufactured home parks unless variances are both applied for and granted, thereby increasing both cost and review time to complete projects within the existing parks.
- Resident requests to create new standards for manufactured home parks can be considered as part of the upcoming zoning code rewrite project. Adding new regulations is not the intent of Ordinance 884.

ATTACHMENTS:

1. *Ordinance 884*
2. *Draft summary publication resolution for Ordinance 884*

ORDINANCE NO. 884

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE TO REZONE PROPERTIES FROM R-3B AND R-2 (THE
LAKESIDE AND OAK GROVE MANUFACTURED HOME PARKS) TO MHC
(MANUFACTURED HOME COMMUNITY), AND TO UPDATE REGULATIONS
RELATING TO MANUFACTURED HOMES IN CHAPTER 16 OF CITY CODE
AND CHAPTER 4 OF THE ZONING CODE**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. Pursuant to Chapter 8, Article 3 of the New Brighton City Zoning Ordinance, and as illustrated in **Exhibit A**, the official zoning map for the City of New Brighton is hereby amended to rezone the following properties from **R-3B to MHC**:

<u>Parcel ID</u>	<u>Site Address</u>
1363M00016	1000 CESSNA DR
1363M12300	1001 CESSNA DR
1363M15520	1020 CESSNA DR
1363M20525	1021 CESSNA DR
1363M29650	1030 CESSNA DR
1363M11620	1031 CESSNA DR
1363M15700	1050 CESSNA DR
1363M00017	1051 CESSNA DR
1363M07200	1070 CESSNA DR
1363M00018	1071 CESSNA DR
1363M17380	1080 CESSNA DR
1363M02160	1081 CESSNA DR
1363M04600	1090 CESSNA DR
1363M12950	1091 CESSNA DR
1363M05200	1100 CESSNA DR
1363M17500	1101 CESSNA DR
1363M22400	1120 CESSNA DR
1363M10500	1121 CESSNA DR
1363M00019	1130 CESSNA DR
1363M00020	1131 CESSNA DR
1363M00021	1150 CESSNA DR
1363M36200	1151 CESSNA DR
1363M00500	1170 CESSNA DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M25000	1171 CESSNA DR
1363M02100	1180 CESSNA DR
1363M00022	1250 CESSNA DR
1363M04750	1270 CESSNA DR
1363M05630	1280 CESSNA DR
1363M30100	1281 CESSNA DR
1363M20550	1290 CESSNA DR
1363M00100	1291 CESSNA DR
1363M00023	1300 CESSNA DR
1363M17000	1301 CESSNA DR
1363M27650	1320 CESSNA DR
1363M00024	1321 CESSNA DR
1363M08650	1330 CESSNA DR
1363M33800	1331 CESSNA DR
1363M31550	1350 CESSNA DR
1363M29400	1351 CESSNA DR
1363M29150	1370 CESSNA DR
1363M22300	1371 CESSNA DR
1363M20905	1380 CESSNA DR
1363M11425	1381 CESSNA DR
1363M00025	1390 CESSNA DR
1363M23700	1391 CESSNA DR
1363M23250	1400 CESSNA DR
1363M00026	1401 CESSNA DR
1363M00027	1420 CESSNA DR
1363M00028	1421 CESSNA DR
1363M13930	1430 CESSNA DR
1363M01500	1431 CESSNA DR
1363M33750	1450 CESSNA DR
1363M16890	1451 CESSNA DR
1363M03150	1470 CESSNA DR
1363M03125	1471 CESSNA DR
1363M29100	1480 CESSNA DR
1363M09100	1481 CESSNA DR
1363M27640	1490 CESSNA DR
1363M18790	1491 CESSNA DR
1363M25200	1500 CESSNA DR
1363M33300	1501 CESSNA DR
1363M00029	1520 CESSNA DR
1363M06415	1521 CESSNA DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M00030	1530 CESSNA DR
1363M29470	1531 CESSNA DR
1363M19900	1550 CESSNA DR
1363M18450	1551 CESSNA DR
1363M11020	1570 CESSNA DR
1363M15850	1571 CESSNA DR
1363M32200	1580 CESSNA DR
1363M15100	1581 CESSNA DR
1363M03400	1590 CESSNA DR
1363M06650	1591 CESSNA DR
1363M00031	1601 CESSNA DR
1363M25010	880 CESSNA DR
1363M00048	881 CESSNA DR
1363M00012	890 CESSNA DR
1363M03350	891 CESSNA DR
1363M00013	900 CESSNA DR
1363M26100	901 CESSNA DR
1363M24190	920 CESSNA DR
1363M05900	921 CESSNA DR
1363M00014	930 CESSNA DR
1363M25500	931 CESSNA DR
1363M11350	950 CESSNA DR
1363M33100	951 CESSNA DR
1363M04500	970 CESSNA DR
1363M34670	971 CESSNA DR
1363M26700	980 CESSNA DR
1363M00015	981 CESSNA DR
1363M18425	990 CESSNA DR
1363M25650	991 CESSNA DR
1363M27850	1390 CHAMPION DR
1363M27500	1400 CHAMPION DR
1363M05100	1401 CHAMPION DR
1363M27600	1420 CHAMPION DR
1363M17300	1421 CHAMPION DR
1363M03900	1430 CHAMPION DR
1363M31475	1431 CHAMPION DR
1363M08500	1450 CHAMPION DR
1363M34880	1451 CHAMPION DR
1363M21200	1471 CHAMPION DR
1363M21405	1481 CHAMPION DR

<u>Parcel ID</u>	<u>Site Address</u>
323023240008	1200 FOSS RD
323023230002	1200 FOSS RD
1363M06430	1000 MOONEY DR
1363M16050	1001 MOONEY DR
1363M19000	1020 MOONEY DR
1363M24200	1021 MOONEY DR
1363M14825	1030 MOONEY DR
1363M14960	1031 MOONEY DR
1363M16700	1050 MOONEY DR
1363M17825	1051 MOONEY DR
1363M37200	1070 MOONEY DR
1363M00047	1071 MOONEY DR
1363M18375	1080 MOONEY DR
1363M29300	1081 MOONEY DR
1363M31800	1090 MOONEY DR
1363M03325	1091 MOONEY DR
1363M21100	1100 MOONEY DR
1363M36700	1101 MOONEY DR
1363M26200	1120 MOONEY DR
1363M30400	1121 MOONEY DR
1363M33775	1130 MOONEY DR
1363M35500	1131 MOONEY DR
1363M12940	1150 MOONEY DR
1363M28850	1151 MOONEY DR
1363M35300	1170 MOONEY DR
1363M21300	1171 MOONEY DR
1363M00033	1400 MOONEY DR
1363M33225	1401 MOONEY DR
1363M15175	1420 MOONEY DR
1363M22485	1421 MOONEY DR
1363M50000	1430 MOONEY DR
1363M22500	1431 MOONEY DR
1363M34615	1450 MOONEY DR
1363M02200	1451 MOONEY DR
1363M09400	1470 MOONEY DR
1363M16850	1471 MOONEY DR
1363M00200	1480 MOONEY DR
1363M33400	1481 MOONEY DR
1363M33900	1490 MOONEY DR
1363M00034	1491 MOONEY DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M14900	1500 MOONEY DR
1363M05000	1501 MOONEY DR
1363M18840	1521 MOONEY DR
1363M19650	1531 MOONEY DR
1363M10400	880 MOONEY DR
1363M18500	881 MOONEY DR
1363M06600	890 MOONEY DR
1363M31400	891 MOONEY DR
1363M04430	900 MOONEY DR
1363M28400	901 MOONEY DR
1363M24900	920 MOONEY DR
1363M25100	921 MOONEY DR
1363M00032	930 MOONEY DR
1363M34700	931 MOONEY DR
1363M12400	950 MOONEY DR
1363M14200	951 MOONEY DR
1363M17725	970 MOONEY DR
1363M34285	971 MOONEY DR
1363M03700	980 MOONEY DR
1363M26550	981 MOONEY DR
1363M25025	990 MOONEY DR
1363M09600	991 MOONEY DR
1363M11050	1000 PIPER DR
1363M33000	1001 PIPER DR
1363M35050	1020 PIPER DR
1363M18200	1021 PIPER DR
1363M32700	1030 PIPER DR
1363M00001	1031 PIPER DR
1363M30525	1050 PIPER DR
1363M18550	1051 PIPER DR
1363M14950	1070 PIPER DR
1363M19770	1071 PIPER DR
1363M36900	1080 PIPER DR
1363M16600	1081 PIPER DR
1363M02400	1090 PIPER DR
1363M06675	1091 PIPER DR
1363M13301	1100 PIPER DR
1363M32180	1101 PIPER DR
1363M29200	1120 PIPER DR
1363M22600	1121 PIPER DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M35705	1130 PIPER DR
1363M24025	1131 PIPER DR
1363M00037	1150 PIPER DR
1363M00038	1151 PIPER DR
1363M00039	1170 PIPER DR
1363M18760	1171 PIPER DR
1363M23800	1180 PIPER DR
1363M04800	1181 PIPER DR
1363M31465	1221 PIPER DR
1363M20500	1231 PIPER DR
1363M14740	1251 PIPER DR
1363M10550	1271 PIPER DR
1363M23300	1281 PIPER DR
1363M28825	1291 PIPER DR
1363M12975	1301 PIPER DR
1363M00040	1321 PIPER DR
1363M00041	1331 PIPER DR
1363M00042	1351 PIPER DR
1363M14990	1371 PIPER DR
1363M32000	1380 PIPER DR
1363M34900	1381 PIPER DR
1363M28600	1390 PIPER DR
1363M16430	1391 PIPER DR
1363M00050	1400 PIPER DR
1363M23100	1401 PIPER DR
1363M34300	1420 PIPER DR
1363M34070	1421 PIPER DR
1363M24198	1430 PIPER DR
1363M00044	1431 PIPER DR
1363M01800	1450 PIPER DR
1363M15000	1451 PIPER DR
1363M00045	1470 PIPER DR
1363M17880	1471 PIPER DR
1363M26000	1480 PIPER DR
1363M04450	1481 PIPER DR
1363M25900	1490 PIPER DR
1363M34875	1491 PIPER DR
1363M19825	1500 PIPER DR
1363M00046	1501 PIPER DR
1363M30500	1520 PIPER DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M30300	1521 PIPER DR
1363M27775	1530 PIPER DR
1363M16680	1531 PIPER DR
1363M23600	1551 PIPER DR
1363M36550	1571 PIPER DR
1363M16470	1581 PIPER DR
1363M11330	880 PIPER DR
1363M07800	881 PIPER DR
1363M06300	890 PIPER DR
1363M08150	891 PIPER DR
1363M00035	900 PIPER DR
1363M18650	901 PIPER DR
1363M16300	920 PIPER DR
1363M25400	921 PIPER DR
1363M33600	930 PIPER DR
1363M00700	931 PIPER DR
1363M27700	950 PIPER DR
1363M15500	951 PIPER DR
1363M08480	970 PIPER DR
1363M19350	971 PIPER DR
1363M32993	980 PIPER DR
1363M19940	981 PIPER DR
1363M05701	990 PIPER DR
1363M00036	991 PIPER DR

20 **SECTION 2.** Pursuant to Chapter 8, Article 3 of the New Brighton City Zoning Ordinance, and as illustrated in
 21 **Exhibit B**, the official zoning map for the City of New Brighton is hereby amended to rezone the
 22 following properties from **R-2 to MHC**:

<u>Parcel ID</u>	<u>Site Address</u>
1463M12200	201 MEHIGAN ST NW
1463M00001	204 MEHIGAN ST NW
1463M13775	207 MEHIGAN ST NW
1463M36360	208 MEHIGAN ST NW
1463M08100	209 MEHIGAN ST NW
1463M00003	210 MEHIGAN ST NW
1463M15120	211 MEHIGAN ST NW
1463M34250	212 MEHIGAN ST NW
1463M11000	213 MEHIGAN ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M77489	214 MEHIGAN ST NW
1463M12690	216 MEHIGAN ST NW
1463M36250	217 MEHIGAN ST NW
1463M23750	218 MEHIGAN ST NW
1463M23275	219 MEHIGAN ST NW
1463M77490	301 MEHIGAN ST NW
1463M70001	304 MEHIGAN ST NW
1463M14850	307 MEHIGAN ST NW
1463M04525	308 MEHIGAN ST NW
1463M27750	309 MEHIGAN ST NW
1463M36000	310 MEHIGAN ST NW
1463M22800	311 MEHIGAN ST NW
1463M70003	312 MEHIGAN ST NW
1463M70004	313 MEHIGAN ST NW
1463M00005	314 MEHIGAN ST NW
1463M70005	324 MEHIGAN ST NW
1463M00006	325 MEHIGAN ST NW
1463M12600	326 MEHIGAN ST NW
1463M00011	101 MORRIS ST NW
1463M00900	104 MORRIS ST NW
1463M12800	107 MORRIS ST NW
1463M70006	109 MORRIS ST NW
1463M70007	110 MORRIS ST NW
1463M24300	111 MORRIS ST NW
1463M12650	112 MORRIS ST NW
1463M01150	113 MORRIS ST NW
1463M14500	114 MORRIS ST NW
1463M15900	115 MORRIS ST NW
1463M03000	116 MORRIS ST NW
1463M08975	117 MORRIS ST NW
1463M00007	118 MORRIS ST NW
1463M26500	119 MORRIS ST NW
1463M06900	120 MORRIS ST NW
1463M13500	121 MORRIS ST NW
1463M14100	122 MORRIS ST NW
1463M22950	123 MORRIS ST NW
1463M14720	124 MORRIS ST NW
1463M13625	125 MORRIS ST NW
1463M12350	130 MORRIS ST NW
1463M09000	131 MORRIS ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M21120	132 MORRIS ST NW
1463M11100	133 MORRIS ST NW
1463M03127	134 MORRIS ST NW
1463M01000	135 MORRIS ST NW
1463M23900	136 MORRIS ST NW
293023310044	390 OLD HIGHWAY 8 NW
1463M00008	401 TRUE ST NW
1463M17800	404 TRUE ST NW
1463M70008	407 TRUE ST NW
1463M70009	408 TRUE ST NW
1463M19300	409 TRUE ST NW
1463M12900	410 TRUE ST NW
1463M13350	411 TRUE ST NW
1463M01700	412 TRUE ST NW
1463M21195	413 TRUE ST NW
1463M20000	414 TRUE ST NW
1463M03450	415 TRUE ST NW
1463M04650	416 TRUE ST NW
1463M25810	417 TRUE ST NW
1463M70010	418 TRUE ST NW
1463M77491	419 TRUE ST NW
1463M00009	420 TRUE ST NW
1463M05400	421 TRUE ST NW
1463M19777	422 TRUE ST NW
1463M36500	423 TRUE ST NW
1463M11700	424 TRUE ST NW
1463M03695	425 TRUE ST NW
1463M13340	429 TRUE ST NW
1463M70011	430 TRUE ST NW
1463M77492	431 TRUE ST NW
1463M22490	432 TRUE ST NW
1463M27000	433 TRUE ST NW
1463M07600	501 TRUE ST NW
1463M05475	502 TRUE ST NW
1463M70012	503 TRUE ST NW
1463M16250	504 TRUE ST NW
1463M00250	505 TRUE ST NW
1463M14700	506 TRUE ST NW
1463M04550	507 1/2 TRUE ST NW
1463M31500	507 TRUE ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M00010	508 TRUE ST NW
1463M34200	509 TRUE ST NW
1463M23200	510 TRUE ST NW
1463M35000	511 TRUE ST NW
1463M05800	512 TRUE ST NW
1463M10950	513 TRUE ST NW
1463M32400	514 TRUE ST NW
1463M36600	515 TRUE ST NW
1463M33200	516 TRUE ST NW
1463M16450	517 TRUE ST NW
1463M17600	518 TRUE ST NW
1463M14940	519 TRUE ST NW
1463M24195	520 TRUE ST NW
1463M16900	521 TRUE ST NW
1463M01760	522 TRUE ST NW
1463M22200	523 TRUE ST NW
1463M23225	524 TRUE ST NW
1463M08600	525 TRUE ST NW
1463M32800	526 TRUE ST NW
1463M08200	527 TRUE ST NW
1463M77493	528 TRUE ST NW
1463M34635	529 TRUE ST NW
1463M29800	530 TRUE ST NW
1463M36400	531 TRUE ST NW
1463M05300	532 TRUE ST NW
1463M77494	533 TRUE ST NW
1463M31900	534 TRUE ST NW
1463M13215	535 TRUE ST NW
1463M33650	536 TRUE ST NW
1463M15950	537 TRUE ST NW

23 **SECTION 3.** Chapter 16 of the Code of Ordinances of the City of New Brighton, Minnesota, is hereby
24 amended as follows:

25 ARTICLE 1. GENERAL CONDITIONS shall be restated and remain unchanged

26 ARTICLE 2. MANUFACTURED HOME PARKS

27 Divisions 1 & 2 shall be restated and remain unchanged.

Division 3. Site Requirements

Section 16-39 Drainage shall be restated and remain unchanged.

Sec. 16-40. Minimum Area and Maximum Density.

~~The size of a manufactured home park base lot shall determine the maximum number of manufactured homes that can be placed within the park. Steps to make this determination are as follows:~~

- ~~a) At least two percent of the proposed base lot shall be devoted to a recreation area which must be established, constructed, and maintained for the benefit of the manufactured home park residents. This recreation area shall be excluded from land eligible for manufactured homes.~~
- ~~b) The location(s) for an on-site community storm shelter shall be identified along with locations for on-site management facilities (if proposed). All land within 10 feet of such facilities shall be excluded from land eligible for manufactured homes.~~
- ~~c) For every 3,600 square feet of land available after establishment of the required recreation area, storm shelters, and on-site management facilities; one manufactured home may be located within the newly proposed park or park expansion area.~~

(1) Minimum Area

- a) All new manufactured home parks shall be large enough to accommodate a minimum of two (2) manufactured homes after required land set asides for recreation, an on-site storm shelter, storage, and other facilities serving the park.
- b) Expansion areas for existing manufactured home parks can be any size provided the minimum recreation area has been maintained since establishment of the original park, and adequate storm shelter facilities are provided for all existing and proposed units. If minimum standards for either recreation area or storm shelters are not being met by the original park, any expansion area shall be devoted to addressing existing park deficiencies before being utilized for new units.

(2) Maximum Density and Unit Count in New Parks

- a) The maximum density within a new manufactured home park shall be based on the net base lot area after the following deductions:
 - i. First, all non-buildable areas such as open water, wetlands, and any other areas prohibited from building by code shall be removed.

ii. With non-buildable areas removed, at least two percent of the remaining base lot shall then be devoted to a recreation area which must be established, constructed, and maintained for the benefit of the manufactured home park residents. This recreation area shall be excluded from land eligible for manufactured homes.

iii. Next, the location(s) for required and optional community facilities shall be identified and excluded from the land area eligible for manufactured homes. These areas shall include but are not limited to the required on-site community storm shelter, on-site management facilities, storage areas, and other amenities serving the proposed community. All land within 10 feet of such facilities shall also be excluded from land eligible for manufactured homes.

iv. Finally, all areas for private roads shall be excluded from land eligible for manufactured homes.

b) For every 3,600 square feet of land available after removal of land in accordance with subsections (a) above, one manufactured home dwelling unit may be located within the newly proposed park provided the following initial spacing can be met between structures:

i. Long sides of two adjacent manufactured homes shall not be closer than 25 feet.

ii. Short sides of two adjacent manufactured homes shall not be closer than 10 feet.

iii. A long side of one home may be 10 feet to the short side of an adjacent home

iv. All sides of homes shall be 30 feet from adjacent public rights-of-way.

v. All sides of homes shall be 30 feet from all adjacent residentially zoned property having a different zoning classification than the manufactured home park.

vi. All sides of homes shall be 5 feet from all adjacent commercial or industrial zoned property.

(3) Maximum Density and Unit Count in Expansion Areas of Existing Parks

a) The maximum density within an expansion area to an existing manufactured home park shall be based on the net expansion area after removal of all land as may be needed to accommodate the minimum recreation area and storm shelter needs for the proposed new park boundaries as a whole. Minimum recreation space shall be 2% of the total net base lot area after removal of open water, wetlands, and any other areas prohibited from building by code. Adequate storm shelter space shall be based upon MN Department of Health guidelines for the new park boundary as a whole

b) For every 3,600 square feet of expansion land available after removal of land in accordance with subsections (a) above, one manufactured home dwelling unit may be located within the newly proposed expansion area provided the following initial spacing can be met between structures:

i. Long sides of two adjacent manufactured homes shall not be closer than 25 feet.

ii. Short sides of two adjacent manufactured homes shall not be closer than 10 feet.

iii. A long side of one home may be 10 feet to the short side of an adjacent home

iv. All sides of homes shall be 30 feet from adjacent public rights-of-way.

v. All sides of homes shall be 30 feet from all adjacent residentially zoned property having a different zoning classification than the manufactured home park.

vi. All sides of homes shall be 5 feet from all adjacent commercial or industrial zoned property..

Sections 16-41 through 16-71 shall be restated and remain unchanged.

ARTICLE 3. ACTIVITIES OUTSIDE OF A MANUFACTURED HOME PARK shall be restated and remain unchanged

SECTION 3. Effective Date

This ordinance shall take effect upon its adoption by the City Council, its publication in the City's official newspaper.

ADOPTED this 25th day of May 2021, by the New Brighton City Council with a vote of ___ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

110

ATTEST:

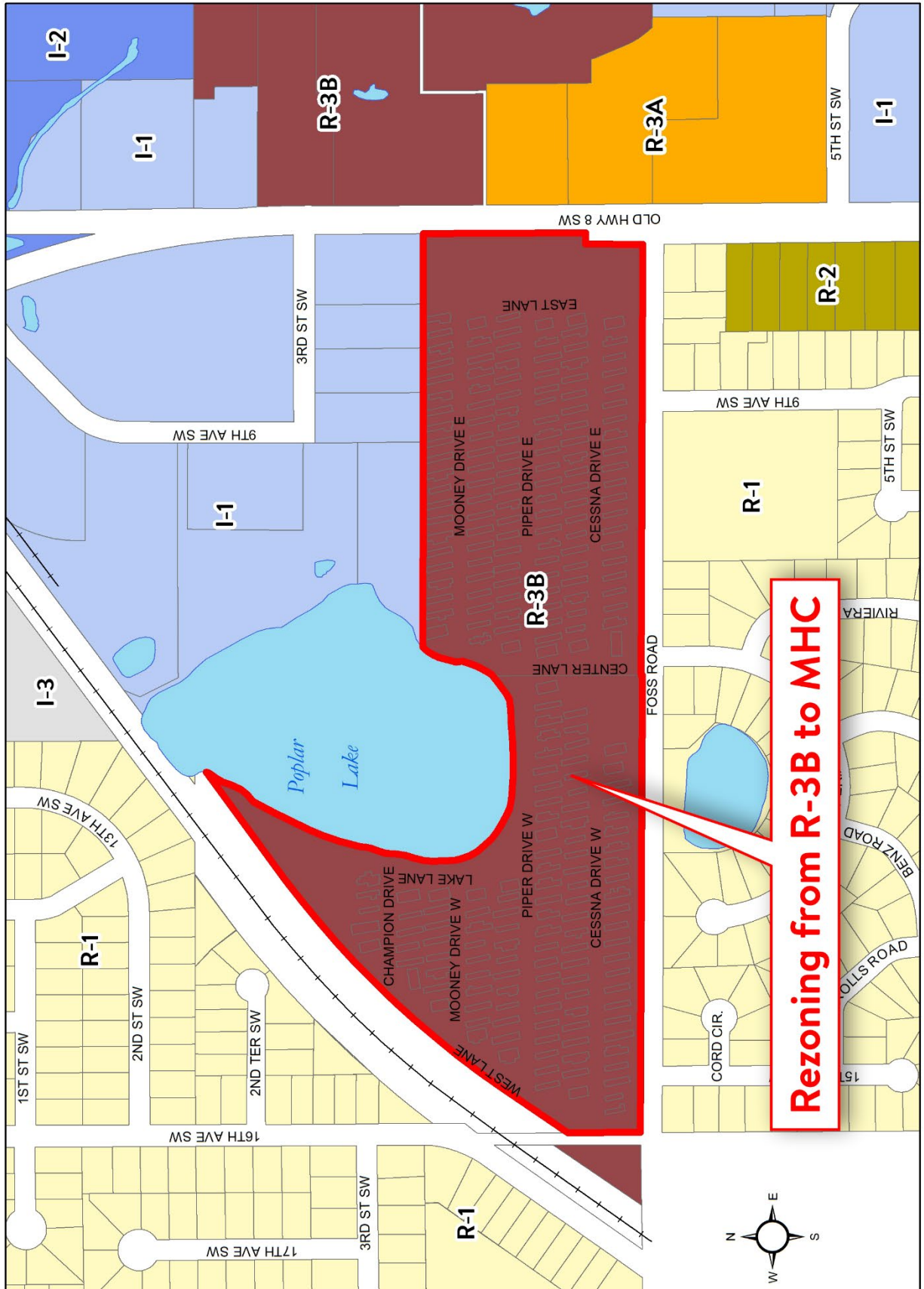
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Terri Spangrud, City Clerk

113

ORD 884 EXHIBIT A: REZONING LAKESIDE MANUFACTURED HOME PARK FROM R-3B TO MHC



ORD 884 EXHIBIT B: REZONING OAK GROVE MANUFACTURED HOME PARK FROM R-2 TO MHC



RESOLUTION ____
CITY COUNCIL
CITY OF NEW BRIGHTON

**RESOLUTION AUTHORIZING PUBLICATION OF
ORDINANCE NO. 884 BY TITLE AND SUMMARY**

WHEREAS, the city council of the City of New Brighton has adopted Ordinance No. 884, an ordinance rezoning property within the City and amending Chapter 16 of the New Brighton city code regarding manufactured homes and manufactured home communities; and

WHEREAS, the ordinance is lengthy and contains maps; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Brighton, that the City Clerk shall cause the following summary of Ordinance No. 884 be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of New Brighton has adopted Ordinance No. 884 which updates the City's zoning map and amends the City's regulations governing new and existing manufactured home communities. The Lakeside Manufactured Home Park is hereby rezoned from R-3B (High Density Residential) to MHC (Manufactured Home Community). The Oak Grove Manufactured Home Park is hereby rezoned from R-2 (Two Family Residential) to MHC. Both parks will now be governed by the same standards all manufactured home communities in the community have been regulated under for decades, and this change eliminates all inconsistencies with the prior underlying zoning classifications. Chapter 16 of the City Code is also updated to provide greater detail on the allowed number of units that can be created in new manufactured home parks, and on expansion areas of existing parks. The full ordinance text is available for inspection at City Hall during regular business hours, and will be emailed or sent to any party upon request.

Mayor Kari Niedfeldt-Thomas

BE IT FURTHER RESOLVED by the City Council of the City of New Brighton that the City Clerk keep a copy of the ordinance at city hall for public inspection, and that a full copy of the ordinance be posted in a public place within the city.

Adopted this 25th day of May, 2021 by the City of New Brighton City Council with voting as follows:

Mayor Kari Niedfeldt-Thomas: _____

Abdullahi Abdulle: _____

Emily Dunsworth: _____

Graeme Allen: _____

Pamela Axberg: _____

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk