

STAFF REPORT

Application:	Requests related to placement of a used dwelling. Approvals required include a Conditional Use Permit to place a used manufactured home on a property previously approved for the placement of a new manufactured home with lake and road setback variances.
Applicant:	Carla Knutson
Property Owner:	Lanette H. Olson
Agenda Item:	4(a)

Background Information:

- **Proposal:** The applicants were previously approved for a variance to move in a mobile home on this property that would not have meet lake and road setbacks. They haven't brought in that home since the approval in 2021 due to personal issues in the family and would now like to bring in a used manufactured home instead that is somewhat smaller than what they had been approved for before. The proposed manufactured home appears to be in good shape and would fit within the buildable area as approved by the 2021 variance, but because it is not a new dwelling it requires a conditional use permit.
- **Location:**
 - Property address: 10553 Grunwald Ave NW , Maple Lake
 - Sec/Twp/Range: 12-121-27
 - Parcel number(s): 206060000070
- **Zoning:** R1 - Urban/Rural Transition/S2 - Residential-Recreational Shorelands, Indian Lake (General Development lake)
- **Lot size:** Approx. 30,927 sq ft (0.71 acres) according to Beacon GIS estimate.

Existing and Proposed Impervious Coverage: Under allowed limits
- **Septic System Status:** The property would be served with a new septic system that was designed in 2021. The applicant has indicated there is a holding tank on the property now that they may wish to use for a few months before updating the system.
- **Natural Features:**
 - Floodplain: The existing and proposed structures are not within an identified floodplain. The ordinance, however, requires that the lowest floor of a dwelling be constructed at least 4 feet above the highest known water level. The 2021 variance approved the home to be 3 feet above the highest known water level.
 - Bluff/Steep Slopes: The lot does not contain a bluff. The lot does not contain steep slopes that would impact the proposed improvement(s) to the property.
 - Wetlands: There are not wetlands that are likely to be impacted by the proposed improvement(s) to the property.

- Current Shoreline Conditions: The shoreline of the property consists primarily of mowed grass with a few trees.

- **Permit History:**

- 1968 - apparent date the previously present home was constructed on the lot (from Assessor's records)
- 1985 - Setback variance for dwelling addition (withdrawn)
- 1998 - Septic system inspection
- 2005- Septic system (holding tanks)
- 2005 - Septic system inspection
- 2021 - Variance granted to place new manufactured home within the lake and road setbacks.

Planning Commission Action: The Planning Commission may recommend approval of the variance request, denial of the request(s), or tabling the request(s) if the Commission should need additional information from the applicant. If the Commission should recommend approval or denial of the request, the Commission should state its recommended findings which support either of these actions.

Staff Recommendation: Based on the findings of fact and discussion listed below, Staff recommends approval of the proposed Conditional Use.

If the application or some version of the application is approved, Staff would recommend consideration for the following conditions of approval (or tabling of the application to allow for review of revised plans consistent with the following):

1. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between any areas of disturbance (if there will be any) and the lake as well as to any neighboring properties which are downslope of the disturbed areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established..
2. The applicant shall submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation and to allow adequate time for infiltration or other treatment of rainwater from the lot prior to it flowing into the lake, wetlands, road right-of-way or onto adjoining properties. These may include directing rain gutters to appropriate areas, rain barrels, establishing or maintaining a buffer of native vegetation along the shoreline, or other acceptable best management practices. Once approved, the plan should be implemented at the time of construction or within a reasonable time period after construction is completed and maintained indefinitely

Applicable Statutes/Ordinances: See Appendix A.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Planning Commission:

- 1) **The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.**

Findings Supporting Approval

The proposed used manufactured home appears to be in good shape and would not be expected to cause any diminishment of property values in the area. Further, the small size of the lot makes it difficult to fit in site-built homes due to the shallow depth of the lot.

Findings Supporting Denial

The presence of a manufactured home on the property, while not uncommon in this neighborhood in the past, is not the case now and could diminish property values in the area from what might otherwise be located there.

- 2) **The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

Findings Supporting Approval

See discussion in 1) above.

Findings Supporting Denial

See discussion in 1) above.

- 3) **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Findings Supporting Approval

The property is served by an existing gravel township road and existing utilities.

Findings Supporting Denial

None

- 4) **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.**

Findings Supporting Approval

The placement of a used mobile home will have no additional impact on parking than a new manufactured home.

Findings Supporting Denial

None

- 5) **The use is not in conflict with the Policies Plan of Corinna Township and Wright County.**

Findings Supporting Approval

Manufactured homes are an allowed/anticipated use within the zoning district and Comprehensive Plan of the Township.

Findings Supporting Denial

None

- 6) **Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**

Findings Supporting Approval

The proposed project would have the potential to create temporary noise, dust, fumes, vibrations and other such characteristics during the placement of the home. These should not be excessive or unusual however. More permanent potential impacts from noise, vibration and the like are not expected.

Findings Supporting Denial

None

- 7) **(For Shoreland Areas) A thorough evaluation of the topographic, vegetation, and soils conditions on the site to ensure: a) Prevention of soil erosion or other possible pollution of public waters, both during and after construction; b) Limiting visibility of structures and other facilities as viewed from public waters; and c) Adequacy of the site for water supply and on-site sewage treatment.**

Findings Supporting Approval

The placement of a used mobile home will have no additional impact on these issues than a new manufactured home.

Findings Supporting Denial

None

- 8) **(For Shoreland Areas) An assessment of the types, uses, and numbers of watercraft that the project will generate in relation to the suitability of public waters to safely accommodate these watercraft.**

Findings Supporting Approval

None

Findings Supporting Denial

None

Appendix A

Applicable Statutes and Ordinances

Corinna Township/Wright County Regulations

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

- (1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;
- (2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;
- (3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;
- (5) The use is not in conflict with the Policies Plan of the County; and,
- (6) That adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

- (1) Increasing the required lot size or yard dimension.
- (2) Limiting the height, size or location of buildings.
- (3) Controlling the location and number of vehicle access points.
- (4) Increasing the street width.

- (5) Increasing the number of required off-street parking spaces.
- (6) Limiting the number, size, location or lighting of signs.
- (7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- (8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission; time limits, review dates, and such other information as may be appropriate.

718. RELOCATION OF STRUCTURES

A conditional use permit shall be required for all permanent relocation of residence and for the relocation of any building requiring a permit in residential areas. Relocated sheds, farm buildings, cribs and other farm structures onto farms do not require a conditional use permit.

Relocation of construction sheds to be located on a lot for less than eighteen (18) months requires no permit. For relocation of structures requiring a permit, the applicant shall submit photographs showing all sides of the structure to be moved and proposed site plan of the lot on which the structure is to be located. The Planning Commission shall also require a map indicating location of surrounding lots and structures. The Planning Commission shall consider the compatibility of the structure to be relocated with structures and uses on surrounding lots. If the Planning Commission decides that relocation of the structure would depreciate the value of structures or lots surrounding the lot upon which it is to be moved, then the permit shall be denied. The relocation of railroad cars and cabooses onto lots shall be prohibited in all districts.

A conditional use permit shall be required to locate a mobile home on any property for use as a storage shed or other non-residential use.