

**Planning Commission Agenda**  
**Tuesday, October 9, 2018 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 9-11-2018 Regular Meeting
4. Public Hearing
  - A.
5. Old Business
  - A. Zoning Code Review:
    - Permitted Uses in C2 Highway Commercial Districts
    - Modular v. Manufactured Homes
    - Accessory Building Setbacks
    - Accessory Dwellings
    -
  - B.
6. New Business
  - A.
  - B.
  - C.
7. Other
8. Adjourn

**Please call 732-7318 if you are unable to attend.**

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, October 9, 2018 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Bev Weness, Matthew Brenden, Brian Grudem, Roberta Callahan, Todd Hammel and Tawny Michels. Also Present: Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:30 p.m.**
- 2. Agenda: Motion Hammel, second Callahan to approve the agenda as submitted. Carried 7-0-0**
- 3. Minutes: Motion Callahan, second Hammel to approve the minutes from the September 11<sup>th</sup>, 2018 meeting as amended. Carried 7-0-0**
- 5. Old Business**
- A. Zoning Code Review**

**Permitted Uses in C2 Highway Commercial Districts**

Members discussed acceptable land uses in the C2 Highway Commercial Zoning District. It was noted there are current uses, specifically medical, dental and veterinary clinics in the C2 District. However, these are not listed as permitted uses in the Zoning Code. It was also noted that office related uses are not listed as permitted. Members discussed the possibility of these and other service related businesses searching for a site in Zumbrota. Members further discussed these land uses and if they would be appropriate for Highway Commercial or Industrial. Staff was directed to research further and return to the issue at future meetings. Item tabled.

**Modular v. Manufactured Homes**

Members discussed the modular home installed recently and a neighbors opposition to it. Members reviewed the definitions of both manufactured and modular in the Zoning Code:

**SUBD. 104. MANUFACTURED HOME.**

A structure transportable in one or more sections that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, which includes the plumbing, heating, air conditioning, and electrical systems contained therein. No manufactured dwelling shall be moved into the City that does not meet the Manufactured Home Building Code as defined in Minnesota Statutes.

**SUBD. 110. MODULAR HOME.**

A non-mobile housing unit that is basically fabricated at a central factory and transported to a building site where final installations are made permanently affixing the module to the site. Modular buildings do not include any structure subject to the requirements of the National

Manufactured Home Construction and Safety Standards Act of 1974. A modular home is not a manufactured home as defined by this ordinance.

Staff stated there have been two similar structures erected in Zumbrota since 2006; and several before them. Rockne recalls the issue was debated previously and the Planning Commission intentionally chose to allow modular homes in residential zoning district and require manufactured/mobile homes locate in designated Manufactured home parks. Staff was directed to research further and return to the issue at future meetings. Item tabled.

### **Accessory Building Setbacks**

Staff was directed to research further and return to the issue at future meetings. Item tabled.

### **Accessory Dwellings**

Staff stated a resident inquired about building a secondary small dwelling in the back yard of his current home to live upon retirement. Staff shared the Zoning Code states “No...building...basement, garage, recreational vehicle, camper, tent or accessory building shall at any time be used as an independent residence or dwelling unit, temporarily or permanently, except as allowed as a conditional use permit”. So currently this would not be allowed.

However, the use of secondary homes is increasingly becoming more accepted and encouraged. Members directed staff to research further and return to the issue at future meetings.

## **6. New Business**

There being no further business Chairman Rockne adjourned the meeting at 6:28 pm.

Respectfully Submitted,

Dan King, Secretary