

City of Wadena Regular Planning Commission Minutes November 9, 2022

1) Call to Order and roll call

The City of Wadena Planning Commission held a meeting on Wednesday, November 9, 2022. Chair Angier called the meeting to order at 5:30 p.m.

Comprising a quorum of the Planning Commission, the following members were present: Bruce Uselman, Dana Damm, Dean Kallevig and Tom Angier

Not In Attendance: Marlin Martin, Steve Roth

Others in Attendance: Dean Uselman - Planning & Zoning Director

Guests: none

2) Approve 10/25/22 meeting Minutes

There was a correction in the minutes as to who was chairing the meeting. The correction is made to the final copy of minutes.

Main Motion: Approve 10-25-22 Minutes with correction.

Moved by:	Kallevig
Seconded by:	Uselman
Action:	Motion carried
In favor:	Uselman, Damm, Kallevig, Angier
Opposed:	none

NEW BUSINESS

3) Review and Approve MMFCU Final Plat

D. Uselman stated that the correction had been made to the final plat. No other concerns or comments were raised.

Main Motion: Approve Preliminary Plat of Mid Minnesota Addition with corrections as listed.

Moved by:	Uselman
Seconded by:	Kallevig
Action:	Motion carried
In favor:	Uselman, Damm, Kallevig, Angier
Opposed:	none

UNFINISHED BUSINESS

4) Tiny Homes

D. Uselman has included some information with your packet concerning tiny homes and our current City Code relating to residential structures. He has added new verbiage to include these added items that were discussed previously. These are to limit the type of structure to being permanent and not manufactured or mobile home, or prefab storage trailer style. Tiny homes would only be allowed on currently non-conforming platted lots, those smaller than the required size for a residential dwelling or as a secondary dwelling unit on a lot if all current setbacks for each home as if it were on a separate lot.

There are some concerns relating to the definition of manufactured home versus mobile home.

152.02 Definitions

TINY HOUSE. A single-family dwelling of not less than 400 square feet or more than 600 square feet in floor area, not including a loft floor area, that is built on site and permanently anchored to a foundation and provided with permanent utility connections. A tiny house is not designed to be movable or constructed on a wheeled chassis nor is it a manufactured mobile home, recreational vehicle, shipping container, trailer, tiny house on wheels (THOW), or other similar object.

There was discussion as to how to rewrite the definition of a tiny home. The commission would like to change the definition of tiny house replacing manufactured home with "mobile home" and add size of not "less than 400 square feet or" more than 600 square feet.

D. Uselman included a new possible wordage to the City Code:

§ 152.58 RESIDENTIAL STRUCTURES.

(A) Unless located in a mobile home park, a travel trailer park, or on an individual non-conforming lot platted prior to the adoption of the zoning code, all residential dwelling structures for living purposes shall be at least 24 feet wide and at least 30 feet long and placed on a permanent foundation.

(B) Tiny Houses are allowed subject to the following provisions.

1. Unless it is a second primary structure as allowed in Section 152.46 of Wadena City Code, tiny homes may only be placed on lots less than 9,000 square feet.

2. Tiny houses must be permanently anchored to a foundation and may include a basement, crawl space, storm shelter, or other similar sub-grade area.

3. Tiny houses must be provided with permanent utility connections and include facilities for cooking and personal hygiene.

4. Any lot on which a tiny house is placed must have at least one (1) off-street parking space for the occupant(s) of the tiny house.

(2006 Code, § 11.20) (Ord. 26, 3rd Series, passed 7-29-1982)

There was concern as to the use of an unattached garage as remodeled into a second story apartment. Maybe we can get around this by stating that materials must be new or all new construction.

Add: 5. Tiny houses must be all new construction or new materials.

Discussion as to looking at the Brainerd City Code and come back and meet again to discuss. D. Uselman will look into the additions that the board would like and will talk with the City Attorney and get his view on the code wordage.

5) Set Date: Next Meeting –

Next Meeting Date: As to the November 29th meeting, D. Uselman will be out of town and the Dec. meeting falls in the week of Christmas so we will leave this date up to be determined.

It is noted that a resignation was received from Dean Kallevig.

ADJOURNMENT

Main Motion: Adjourn at p.m. 6:32 pm

Moved by:	Uselman
Seconded by:	Kallevig
Action:	Adjournment
In favor:	Uselman, Damm, Kallevig, Angier
Opposed:	none

Tom Angier, Chairman

Dean Uselman, Planning & Zoning Director