

City of Stewartville  
Planning & Zoning Commission  
Stewartville Civic Center  
November 6, 2019

Members present: Tony Lehrman, Brian Poss, Tom Sinn, Bob Robertson, Maren Schroeder, Randy Swanson and Brent Beyer

Members absent: None

Also present: City Engineer Obernolte, City Attorney Leth, City Administrator Schimmel and City Clerk Roeder

### **Public Hearing – Southern Hills Expansion/Knolls of Northridge Subdivision**

Chair Lehrman welcomed everyone to the meeting, noting it was a terrific turnout. He stated that this meeting was the first step in the process and that the Planning Commission makes recommendations to the City Council for final decisions. The Planning Commission introduced themselves to the public and speakers. Lehrman also noted that in attendance was Sheila Kiscaden from the MN Governor's Housing Taskforce, Superintendent Belinda Selfors and Sheriff Kevin Torgerson. Prior to opening the public hearing, he asked that all comments be no longer than 4 minutes and be respectful and directed towards the Planning Commission.

Lehrman then opened the public hearing to consider the Knolls of Northridge Subdivision, Conditional Use Permit as per Section 1335.04, Zoning Change/Map Amendment from R1 to R3, GDP Amendment and Preliminary Plat approval. It was noted that the applicant was GCP Stewartville, LLC – Sun Communities.

### **Consultants Reports:**

City Attorney Leth started out by outlining the regulations of Manufactured Home parks, noting that the Minnesota Dept of Health (MDH) licenses and regulates manufactured home parks pursuant to state law and administrative rule. She noted that MN Law requires cities to allow a manufactured home park as a conditional use in any zoning district that allows the construction or placement of building uses, or intended to be used, by two or more families. She noted that the city may not prohibit manufactured homes built in conformance with the manufactured home building code and in compliance with all zoning ordinances. Furthermore, a city cannot regulate a manufactured home more strictly than single-family homes in the city. However, cities can regulate manufactured home parks as conditional uses and can impose conditions deemed necessary to meet the city's zoning standards and to protect the best interests of the surrounding area or the city as a whole. Leth also referenced Stewartville ordinances in relationship to the request before the Planning Commission.

Sheila Kiscaden, Mn Governor's Housing Taskforce, appeared before the Planning Commission and public to speak in regards to the need within MN for affordable workforce housing. She outlined that as a state we are facing a crisis in housing, noting that there is a shortage of approximately 52,000 homes. She noted that in general throughout the state, incomes went up a little but housing costs went up a lot, thus the need for more affordable housing. She stated that with the need of a variety

of housing options, manufactured homes are a part of the solution. She added that manufacturing homes are often built as well as a stick-built home.

Kiscaden stated that in order to make a vibrant community, all homes are important. She noted that this was a time that Stewartville could do their part thru the conditional use permit to improve the manufactured home park. An example that was given was Garden Cottages at Shoppes on Main in Rochester, noting that most people wouldn't realize this area was a manufactured home park.

Schimmel stated that Rochester Area Foundation – Housing Coalition Director Steve Borchardt has entered comments for the record, relating to the housing in Olmsted County and how manufactured homes enter into the equation.

**Atwel LLC– Development Consultant Presentation:**

Justin Crable, representing Sun Communities appeared before the Commission to present the expansion project. He stated that also in attendance with him from Sun Communities, LLC was Kevin Bennet – Division V-President; Chelsea Banister, Regional V-President of Operations; Howard Roston, Attorney (Fredrikson & Byron PA) and Eric Seiberlich, Traffic Consultant (WSB).

Crable presented a Power Point showing the expansion plans. He stated that as presented earlier by Kiscaden, there is a strong demand for housing and are looking to expand 300 homes. He reviewed the 2000 expansion, noting that the approval was given for 53.89 acres, 281 homes with a density of 5.2 units/acre.

The 2019 General Development Plan shows 69.78 acres or 300 homes. Proposed amenities would include: 1.5-acre park, neighborhood storm shelter, off street parking, open space which is nearly double of what is required by city ordinance (2.75 acres required and 5.28 acres provided).

Buffer: West lot line buffer will be 35' (required 10'), 45' building setback (required 20') and 137 trees to be planted along west property line. It was noted that there were 750 new trees planned for the total project area.

Drainage Improvements: Crable stated that they have spoken to residents in the Petersen Subd regarding the drainage problems that they are experiencing. Currently, there are 23 acres of existing drainage area contributing to the Petersen Subdivision pond. The propose drainage area will be reduced to 1.95 acres.

Phasing Plan/Target Schedule: Approvals/permitting to be completed early Spring 2020. Phase 1 construction to commence late Spring 2020. Final build-out estimated 3-5 years – 1<sup>st</sup> yr. =128, 2<sup>nd</sup> yr. = 92 and 3<sup>rd</sup> yr. = 79.

Traffic Forecasting: Eric Seiberlich (WSB) spoke in regards to the traffic study, noting that with 300 homes, the estimated daily trips would be 1,947. During AM peak hours the estimate of traffic would be 25 in/98 out. During PM peak hours the estimate of traffic would be 110 in/68 out. He explained trip distribution based on existing traffic patterns – 10% to and from the west on 20<sup>th</sup> St., 90% to and from the east on 20<sup>th</sup> St., 65% north on TH63, 15% south on TH63 and 10% east on 20<sup>th</sup> St.

He noted that the traffic study conducted as part of the EAW showed that 20<sup>th</sup> ST. NW was currently under capacity. ADT volume of 3,650 and capacity for 2-lane local road is 8,000-10,000. He stated that development related trips are expected to increase delay by 3-4 seconds in 2021 build condition. He noted that current southbound left turn movement (not related to development) experiences the longest delay.

Crable ended the presentation showing slides of progressive & efficient home design and neighborhood amenities pictures. He indicated that the future expansion was consistent with the last expansion.

### **Public Comment Period:**

Chairman Lehrman thanked the presenters for the information and then opened up discussion from the public.

It is noted that there were over 100 people in attendance and approximately 23 spoke during the hearing. Those speaking were: James Ratelle 2211 Sonke Lane NW; Jean Hoeft 2209 Sonke Lane; Jenni Newell Cramer 603 20<sup>th</sup> St. NW; Wendy Timm 710 23<sup>rd</sup> St. NW; Jon Bernhardt 2207 Petersen Dr. NW; Pete Seemen 2008 Peregrine Ave NW; Jaimie Stejskal 412 2<sup>nd</sup> St. NW; Mike Hanson 1111 Petersen Lane NW; John Buckmeier 506 10<sup>th</sup> St. SE; Kia Hollstein 113 Petersen Lane NW; Les Radcliffe 6885 Co Rd 6 SW; Jennifer Reed 2000 Petersen Lane NW; Hannah Lechner 808 Beach Blvd SE; LuAnne Koenig 707 Reichel Circle NE; Mark Hettinger 412 2<sup>nd</sup> St. NW; Ross Hoeft 2209 Sonke Lane NW; Cory Bremseth 1103 Petersen Lane NW; Tom Herman 2209 Petersen Dr. NW; Brian Stockman 2211 Petersen Dr. NW; Ann Prebble 1906 2<sup>nd</sup> Ave NE; Wade Neubauer 506 9<sup>th</sup> St. SE and Ewan Ferguson 603 5<sup>th</sup> Ave SE

The following comments were expressed by the above residents (with several being repeated additional times) to the Planning Commission:

- Property valuations in the Petersen Sub will go down
- Will the value of manufactured homes increase as the same as a single-family home
- Questioned the ration of rented vs ownership
- How will school district accommodate new students (100)
- Concerns about city infrastructure (water/sewer) and the burden 300 homes would place on it
- Petersen Subdivision – some homes are experiencing a decrease in water pressure.
- 20<sup>th</sup> St. – significant increase – wear & tear of the street
- Buffer area – trees take a long time to grow – also consider a fence
- The Gardens in Rochester are designed more like a residential neighborhood – consider modeling after that area
- Southern Hills not well kept – problems with driveways, trees, streets/potholes, plowing issues
- Southern Hills has declined the past 3-4 years – management not keeping up with problems
- Southern Hills/Northridge – drainage issues
- Northridge doesn't have enough park area or play equipment
- Parking an issue – off street parking not adequate

- RV Parking will be removed with new proposal
- Are we planning for the whole community – need to start linking neighborhoods together vs using cul-de-sacs
- With 2.5 residents per home – ration would be 1 in 5 would live in a manufactured home – is that what Stewartville wants
- Against rezoning and conditional use
- Concerned about current management and not taking care of current issues
- Mud comes from cornfield during rain events and home owners have had to remove it
- Past management at Southern Hills was very strict and enforced rules – this management doesn't – junk in yards – broken windows
- If rental units will they follow our Crime Free Housing ordinance
- Police activity very high
- Manufactured homes not bad – if managed correctly
- Has a study been done with regards to a 5-10-year impact on the school system
- How does this effect taxpayer's
- Traffic study didn't include the recent apartment complex approval
- 20<sup>th</sup> St & 63 light isn't timed correctly
- If allowed - lower the density
- Berm should be high enough that owners in the Petersen Addition can't see the mobile homes
- Need to protect single family home valuations in this area
- Consider concrete or stone barrier fences – trees take long time to grow
- Sun Communities is a business, which wants to make money – can we accommodate for both
- Park space should increase and storm shelter should be larger
- Is the expansion really affordable housing
- Consider sidewalks, larger space between homes
- Pictures shown in presentation are not the standard that will be placed out there – more upper end homes
- What is the recourse if conditions are not met
- Density – what kind of quality of life do children have with homes so close together
- Fire response time
- Not the direction for Stewartville to grow
- Can the city adequately serve this area in regards to police, fire, schools without adding additional burden to taxpayers
- Serious rapid growth to add 300 homes in 3-5 years
- Stigma against trailers is wrong – everyone deserves a place to call home
- Mobile home parks do have good people living there that contribute back – teachers, volunteers, etc
- Don't judge others due to age, disability
- Flyer presented by "Citizens Against" was wrong and misleading
- Different variations of demographics who can afford a home
- Single parent with 2 children will not be able to live here
- Crime happens in other areas of our community
- Studies show that crime isn't connected with manufactured home parks but it is in relationship to density
- What is the problem with children receiving free lunch – it's what a community does

**Response Comments from Others:**

Mayor King stepped forward to thank everyone for coming and recognized the Planning Commission as members of the community who felt it was important to volunteer their time to the city. He noted that it was their job to stay unbiased during this process. He informed the public that the final decision is made by the City Council. He also urged everyone in attendance to get involved at the city or school level by volunteering to help make policy decisions.

Superintendent Belinda Selfors offered to answer some of the questions that came forth. She referred to the flyer, noting that the only way to know the percentage of students on the reduced lunch program was protected and no data to support their figures was given out or asked for. She noted that poverty knows no boundaries and doesn't have a zip code. She stated that in regards to the impact on the school district, if 300 homes were placed in 5 years that could result in 450 students (1.5 child/home). She stated that the district wouldn't be able to handle this amount. She reiterated that children deserve to be educated and options would need to be considered. Currently there are 270 open enrollment and that would most likely need to be eliminated. She also asked the Planning Commission to consider sidewalks thru the whole park for the safety of the children. Schimmel asked that if 300 homes were to be built in 3-5 years within any part of Stewartville, would this place a burden on the school. Selfors replied that yes – it was based on the number of children attending school. Selfors did note that the last addition of Northridge (70-73 homes) didn't increase school enrollment.

Sheriff Kevin Torgerson was asked to comment on the questions asked regarding the impact on the Sheriff's Dept. Torgerson stated that he wasn't sure where the numbers - 87% of calls for service are associated with the manufactured home park came from on the flyer. He noted that the Sheriff's office has been tracking calls and presented the following:

Calls for Service ONLY. \*2019 Numbers only through October 31st, 2019.

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019*</b>
So. Hills/Northridge Place	533	576	661	600
Stewartville	2339	2185	2162	1590
Total	2872	2761	2823	2190
Percentage	23%	21%	23%	27%

Total is the total number of Calls for Service throughout Stewartville.  
Percentage is the percentage of those total calls in the Manufactured Home Community.

Torgerson stated that the above numbers don't reflect the Community Service activities like checks at businesses, greeting kids at daycare or checking parks or traffic stops.

He told the audience that he has been in talks with the Mayor & Council regarding calls for service and where/when the tipping point is for adding more deputies to the contract.

### **Closing the Public Hearing:**

Chairman Lehrman thanked everyone for their comments and closed the hearing.

Lehrman asked the Commission for discussion regarding the proposal before them. Schroeder asked Justin Crable if he was able to speak on behalf of Sun Communities. Crable stated that Kevin Bennet, Division VP- Sun Communities would answer questions.

Bennett stated that he has heard the comments and will address the questions regarding the management of the current Southern Hills/Northridge. He stated that since purchasing the property approximately five years ago, they have invested a great deal of money in renovating the pool and clubhouse. He stated that they have committed to a 10-year road replacement plan, that will cost hundreds of thousands of dollars. He stated that a large number of trees have been removed and will continue to be removed. He stated that he isn't the on-site manager so can't address some of the comments but ensure the Commission that he will have someone at the next meeting to address the concerns.

Bennett stated that Sun Communities wants to be a good neighbor to everyone and that the current park is not at their standards but will be with time to do improvements.

Robertson asked to address the affordability questions from the public. Bennett stated that homes that are 1,400-1,500 sq. ft, when compared to the same size as stick-built home are more affordable. He stated that residents don't always have the down payment needed and a manufacture home doesn't require a down payment, which is a big draw to some people. He stated that they will rent homes and encourage the renters to buy. He noted that everybody has different financial needs.

Beyer asked if they would consider reducing the density and to what extent. Howard Roston, Attorney for Sun Communities stated that they were not prepared to answer and would want further discussion with the city attorney.

Beyer asked how many of the units would be rental units. Roston stated that there was no way of knowing this until the time of financing a home.

Swanson stated that there are two different types of affordable housing and was wondering if this would be subsidized by government. Bennett stated that he was not aware of any Sun Communities developments that have been subsidized.

Schroeder questioned Sheriff Torgerson that based on 300 more lots, would another officer be required. Torgerson stated that it was hard to predict but the likelihood would be yes to adding another officer to Stewartville. He reminded everyone that crimes against a person always takes more than 1 deputy to be involved. He noted that the "power shift" car could be utilized as it is today, but not part of the city's contract.

Public Works Director Hale reported that there shouldn't be any reduction in the water pressure in the Petersen Subdivision as it's based elevation and there have been at least three pressure tests in that area and it has shown minimal loss.

Schroeder asked if the fire department has the capacity to service this area. Robertson stated that it shouldn't be an issue, but the department has already been in talks with the city in regards to covering day-time hours as it's getting more difficult to staff.

The Commission concluded that they needed time to review the presentation and the comments that were given.

Motion by Swanson, second by Schroeder to continue the discussion at their December 2<sup>nd</sup> meeting to be held at the Civic Center at 6pm. Unanimously approved.

Chairperson Lehrman again thanked everyone, noting that it's not always easy to get up and speak and it was greatly appreciated.

Motion by Schroeder, second by Poss to adjourn. Unanimously approved.

The meeting ended at 8:50 pm.

Respectfully,

Cheryl Roeder  
City Clerk