

City of Dexter Minutes
Public Hearing
October 9, 2023

A public hearing of the Dexter City Council was held on Monday, October 9, 2023 at 6:30 p.m. at the Dexter city hall. Council members present: Mayor Justin Forthun and council members Casey Erwin, Tim Taylor, Diane O'Connor and Christian Padilla. Others present: Matt Rahlf, Gary Schroeder, Natalie Carroll and one resident.

Mayor Forthun brought the public hearing to order at 6:30 p.m. The purpose of the public hearing was to hear comments on the Conditional Use Permit request from Matt Rahlf to allow for the expansion of the Pleasant Acres Mobile Home Park located at 245 Pleasant Street in Dexter, MN.

Mayor Forthun listed the Conditions of the permit request. The following Conditions were discussed and established as follows:

1. A storm shelter must be in place and useable. Reference Section 24-190 of Dexter Zoning Ordinance and MN Dept of Health for specifications.
2. A minimum of three (3) street lights must be installed along the length of the driveway.
3. Age of manufactured home allowed:
 - New sites: no older than 2 model years at the time the manufactured home is moved in.
 - Existing sites: no older than 15 model years, unless occupied by same tenant/owner the entire time. A vacancy or change of renter/ownership will result in the mobile home being replaced with a model that is 2 years or newer. This condition may be revisited by the city council at owner's request as a vacancy/change occurs.
4. Property owner must provide the City of Dexter with a utility easement for the city water and sewer mains that extends through the property.
5. Property owner must provide a recreational site. Reference Section 24-195 of Dexter Zoning Ordinance.
6. Property owner must provide separate water and sewer utilities, including curb stop to each site. The maintenance/repair of utility service lines will be the responsibility of the property owner from the city main to the mobile home, including the curb stop. Property owner must provide a city issued water meter to each mobile home unit.
7. Property owner shall provide a plat to the city showing the following: Site locations, utilities, city utility easements, street lighting, storm shelter placement, recreational site, fire hydrant location prior to issuance of permit.
8. No temporary dwelling, including campers, will be allowed in the mobile home park.
9. A minimum of one fire hydrant must be placed within the mobile home park.
10. Property owner must provide dust control at a minimum of once per summer.

- 11.** Fees: Property owner must obtain a building permit for each new manufactured home that is brought into the new addition. Permit fee is \$5,000.00. Property owner must also pay for the cost of a city issued water meter to be determined at time the permit is issued. The existing park is exempt from this fee at this time.
- 12.** The city will bill the occupant of the manufactured home community for water and sewer. The property owner will be responsible for any unpaid fees that the city is unable to collect, such as utility bills and ordinance violation fees. Any fee not collected may be assessed onto the owner of the manufactured home community.
- 13.** The addition of 10 manufactured home sites will be an extension of the existing manufactured home community and therefore, the conditions of this permit will apply to the entire manufactured home community.
- 14.** All State and local ordinances apply to this permit and must be followed.
- 15.** This Conditional Use Permit will remain in effect as long as the conditions are observed and followed. A new application will be required for enlargement, extension or transfer of permit.
- 16.** Property Owner refers to the owner of the mobile home park and the person shown on county records to own the land that the manufactured home community is located on.

Motion by O'Connor and second by Taylor to accept the conditions as listed. All yeas. Motion carried.

Motion by Erwin and second by Padilla to table the CUP request until the next council meeting which will be held on November 6, 2023. All yeas. Motion carried.

Council informed Rahlf that he will need to present all needed documents, along with proof of storm shelter accommodations ownership, in order for the council to take action on the CUP request.

As there was no further questions or discussion, motion by Taylor and second by Erwin to adjourn the public hearing. All yeas. Motion carried.

Public hearing adjourned.

Natalie Carroll
Clerk