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## McLeod County Planning Commission

**To:** McLeod County Planning Commission

**Prepared By:** Marc Telecky

**Application:** JP 20-C6

**Date:** September 11, 2020 – **Meeting Date:** September 16, 2020

### GENERAL INFORMATION

**Brief Description:** [REDACTED] are requesting to construct a 2<sup>nd</sup> dwelling on their property to assist with parental care.

**Applicant:** [REDACTED]  
16864 Jefferson Rd. S.  
Hutchinson, MN 55350  
**P.I.D# 06.017.1300**

**Requested Action:** Motion to approve a conditional use permit to construct a 2<sup>nd</sup> family dwelling on the above referenced property to assist with parental care.

**Lot Size:** 3.44 acres (~360' x ~416') of the NW ¼ NW ¼ Section 17 Hassan Valley Twp

**Existing Zoning:** "A" Agriculture

**Location:** NW ¼ NW ¼ Section 17 Hassan Twp.

**Existing Land Use:** Rural building site

**Adjacent Land Use  
And Zoning:** "A" Agricultural

**Zoning History:** NA

**Applicable Ordinance:** Hutchinson Joint Planning Area Zoning Ordinance  
Section 4, Subdivision 3, Subpart 1, Section 17  
McLeod County SSTS Ordinance

### SPECIAL INFORMATION

**Public Utilities:** McLeod Cooperative Power

**Public Services:** SSTS, Individual Well

**Transportation:** Jefferson Rd. (Co Rd 25)

**Physical Characteristics:** This is an existing 3.44 acre building site just south of Airport Rd (CSAH 115) in Hassan Valley Township. The building site is surrounded by tillable acreage to the north, south, and east. This second dwelling would be screened by trees to the road side and has adequate room for services.

**Analysis:** The applicants have submitted a letter from their parent's physician indicating that assistance is a good idea. The applicants are proposing a manufactured dwelling. See attached site plan.

Section 17, Subdivision 3: Standards for Accessory Mobile Home

2. Accessory Mobile Home. Any one mobile home may be allowed as an accessory use to another dwelling provided that it meets the following conditions:

- A. The occupants are in need of special care because of a disability or infirmities of advanced age as affirmed by a physician and are members of the immediate family of the person owning the principal dwelling.
- B. The unit at the time of placement is in compliance with the Federal H.U.D. Code for mobile homes and Section 16, Subdivision 11, of this Ordinance.
- C. The mobile home shall be considered a temporary use and an agreement shall be executed between the landowner and the Planning and Zoning Administrator and on file with the County Recorder stipulating that the mobile home is removed no greater than 180 days after the occupancy of the unit is terminated.
- D. The applicant shall demonstrate need.
- E. There shall be a separate septic system for each of the dwellings.
- F. The permit shall be reviewed yearly to ensure compliance.
- G. The minimum lot size shall be three acres.
- H. The temporary mobile home may not be replaced by a permanent structure.

**Findings:**

No conditional use shall be recommended by the County Planning Commission unless said Commission shall find:

1. That the specific requirements listed in Subdivision 3 above for the use in question have been met.
2. 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.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
4. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
6. That adequate measures have been 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.



**Recommendations:**

If approved, staff suggests the following conditions:

- 1) The 2<sup>nd</sup> family care dwelling shall be a modular or manufactured dwelling.
- 2) The 2<sup>nd</sup> dwelling shall be removed or the existing farm dwelling will need to be removed once the assistance is no longer needed.
- 3) An annual letter from the physician will be needed to continue the use of the 2<sup>nd</sup> dwelling.

Cc: [REDACTED] applicant