

## Planning Commission

### Agenda

January 5<sup>th</sup>, 2021 @ 6:00 p.m. via Zoom

The Planning Commission will meet on **Tuesday, January 5<sup>th</sup>, 2021**, at 6pm via Zoom.

Any or all members of the Planning Commission may potentially attend such meeting by Zoom Video Conference.

Additionally, the presence of the public at the regular meeting location is not feasible due to the COVID-19 health pandemic/emergency declaration, pursuant to Minn. Stat. Section 13D.021, subd. 1(3).

Members of the public may monitor the meeting electronically from a remote location by joining the zoom meeting at:

Jennifer Sterbenz is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83301622371?pwd=cnkxU3d3b1BoSUZGZnR1WEppdWp5QTo9>

Meeting ID: 833 0162 2371

Passcode: 775602

One tap mobile

+13017158592,,83301622371# US (Washington D.C) 13126266799,,83301622371#

+US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 833 0162 2371

Find your local number: <https://us02web.zoom.us/j/kcLrcRrJgF>

Members of the public will not be able to speak during the meeting. Public comments are to be submitted via email to: [info@twoharborsmn.gov](mailto:info@twoharborsmn.gov) and must be received at City Hall on or before 3 PM on the day of the meeting.

THIS NOTICE OF REGULAR MEETING BY TELEPHONE OR OTHER ELECTRONIC MEANS IS GIVEN PURSUANT TO MINN. STAT. SECTION 13d.04.

Dan Walker, Administrator

Dated: January 5<sup>th</sup>, 2021

**Planning Commission  
Agenda**

January 5<sup>th</sup>, 2021 @ 6:00 p.m. via Zoom

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of December 1<sup>st</sup>, 2020 Meeting Minutes**
4. **Public Discussion**
  - a. Public Comment
5. **Commission Business**
  - a. Commission Organization
  - b. Housing
6. **Staff and Commission Member Reports**
  - a. Staff Reports
  - b. Commission Member Reports
7. **Adjourn**

*Next meeting is tentatively scheduled for*

**Tuesday, February 2<sup>nd</sup>, 2021 @ 6pm via Zoom**

## Two Harbors Planning Commission

### Meeting Minutes

December 1<sup>st</sup>, 2020

*Present:* Koehler, Swanson, Detlefson, Anderson, Glaser, Chapek, Snowdon

*Absent:* Nielson

*Other:* Sterbenz – Community Development Planner

*Next meeting:* December 1<sup>st</sup>, 2020

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#### I. Call to Order

Koehler called the regular meeting to order at 6:04 p.m.

##### Approval of Agenda

**Motion by Chapek to approve the agenda. Support by Glaser.** Motion approved by all members present and voting.

**Motion by Glaser to approve the: November 5<sup>th</sup>, 2020 meeting minutes. Support by Chapek.** Motion approved by all members present and voting.

#### II. New business-

**Motion by Anderson to approve the 2020/2021 Planning Commission Report/Action Plan. Support by Swanson.** Motion approved by all members present and voting.

Commission continued discussion on housing. Koehler requested Sterbenz provide information on types of homes (stick built, manufactured, etc.) for reference.

Sam Marttinen (public participation) offered to put together some simple mock designs of “neighborhoods” to give the Commission an idea of what various housing options may look like. This is at no cost to the City. Sterbenz to add him to January’s agenda for presentation.

#### III. Reports & Communications

a. **Zoning Administration**- No formal report

b. **Other Reports**- None

**Motion by Swanson to adjourn. Supported by Snowdon. Motion approved by all members present and voting.**

**Meeting adjourned at 7:44 p.m.**

***Recorded and submitted by Jennifer A Sterbenz, Community Development Planner***

# HOME BUILD TYPES

<u>Stick Built (traditionally built)</u>	<u>Manufactured</u>	<u>Modular (pre-fab)</u>
Built on site	Transported on non-removable steel chassis which remains a structural part of the home	Transported on a removable transporter. Transporter frame is not part of the home and provides no structural support. Home must be placed on foundation with crane.
Are built to state and local code	Are built to HUD code	Are built to state and local code
	Are considered in a separate leading category for loans and mortgages	Are considered the same as a single family stick built dwelling for loans and mortgages
Are not relocatable and are considered a permanent structure once placed upon foundation	Although required to be secured to the ground, they are considered removable and relocatable	Are not relocatable and are considered a permanent structure once placed upon the foundation
Building inspectors check the structure to make sure it meets the requirements and that all the finish work is done properly	Building inspectors check the work done locally but are not required to approve the structure	Building inspectors check the structure to make sure it meets the requirements and that all the finish work is done properly
	Generally less expensive than stick built and modular homes	Sometimes less expensive per square foot than stick built homes
	Available in pre-determined selection of styles	Can be customized
Typically takes 6 ½ months average to build. Can be delays due to weather or material shortages		Typically takes 3-5 months average to build. Built in a climate-controlled environment so no weather worries