Planning Commission
Agenda
January 5th, 2021 @ 6:00 p.m. via Zoom

The Planning Commission will meet on Tuesday, January 5th, 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=cnkxU3d3b1BoSUZGZnR1WEppdWp5QT09

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/u/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 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 5th, 2021
Planning Commission
Agenda
January 5th, 2021 @ 6:00 p.m. via Zoom

1. Call to Order

2. Approval of Agenda

3. Approval of December 1st, 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 2nd, 2021 @ 6pm via Zoom
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 5th, 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

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