



City of Grand Island

Tuesday, August 13, 2002

Council Session

Item H1

Request of Lee Meents for Approval of Manufactured Home Park Permit at 3842 W. Old Highway #30.

Mr. Lee Meents has submitted an application for approval of a Manufacture Home Park at 3842 W. Old Hwy. #30. This request is to reopen the existing facility subject to past regulations and not be required to comply with the current provisions specified in the City Code. This property is the site of the former Bill's Mobile home Park which was closed and vacated by a consent judgment on July 16, 2001. The facility had not obtained a valid permit to operate since 1999 and had several continuing code violations and minimum housing concerns with the dwellings on the site.

With the closing of the park in 2001 and the fact that a valid permit to operate a park for the last three years was not obtained any " Grandfather Rights" have been sacrificed. The provisions of City Code Chapter 21 are applicable and were identified in a letter to Mr. Meents on July 10,2002.

The application being incomplete and not addressing the requirement specified in the City Code this item is presented for Council consideration as is.

Staff Contact: Craig Lewis

APPLICATION FOR MANUFACTURED HOME PARK

July 3, 2002

TO: The Mayor and City Council of Grand Island, Nebraska

My name is Lee Meents and I live at 11572 South 150th Road, Wood River, NE 68883.

It is my desire to renew the permit that I previously had for the following described property, to-wit:

Lot One (1) in Bick's Third Subdivision of Grand Island, Nebraska.

By way of background I would like to inform the Council that I have been in the mobile home park business for close to 30 years.

I currently am one of the co-owners of Pioneer Estates, a 92-unit mobile home park located in Grand Island for many years.

I also own mobile home parks in Alda, Doniphan and Aurora. I have always run my parks in a clean and professional manner and have not had problems with the local city officials.

I had a mobile home park permit for Lot One (1) in Bick's Third Subdivision. I entered into a contract to sell this property to a Bill Diessner d/b/a Bill's Mobile Home Park.

Mr. Diessner unfortunately let this property deteriorate and subsequently the City closed the park down by Court Order effective July 16, 2001. Mr. Diessner also defaulted on his contract with me and consequently the property has reverted back to me.

I have cleaned the property up and would like to re-open the park under the same rules and regulations that I previously operated under.

I don't feel like I should be punished for the actions of Mr. Diessner and should be "grandfathered" under the prior rules and regulations.

I'm herewith submitting my proposal for the mobile home park. I think it is particularly unfair to require me now to pave the roads in the park when this wasn't a requirement when I operated the park.

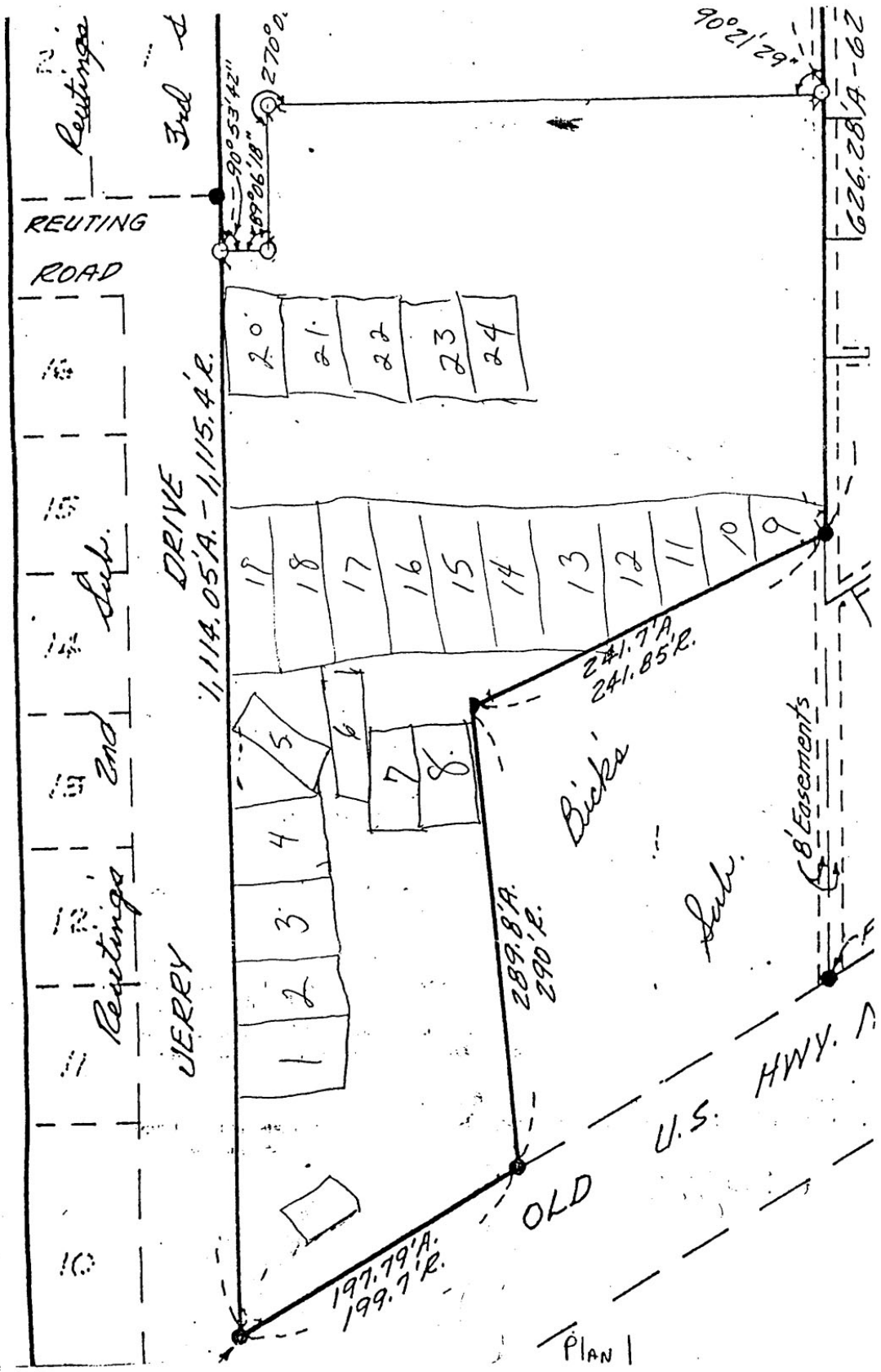
In the alternative, I would agree to pave the streets in the park if the City would pave the street leading into the park. It is hardly fair to require me to pave if the City is unwilling to pave the street leading to the park.

I'm herewith submitting a second plan if I'm required to comply with the new manufactured home park permit.

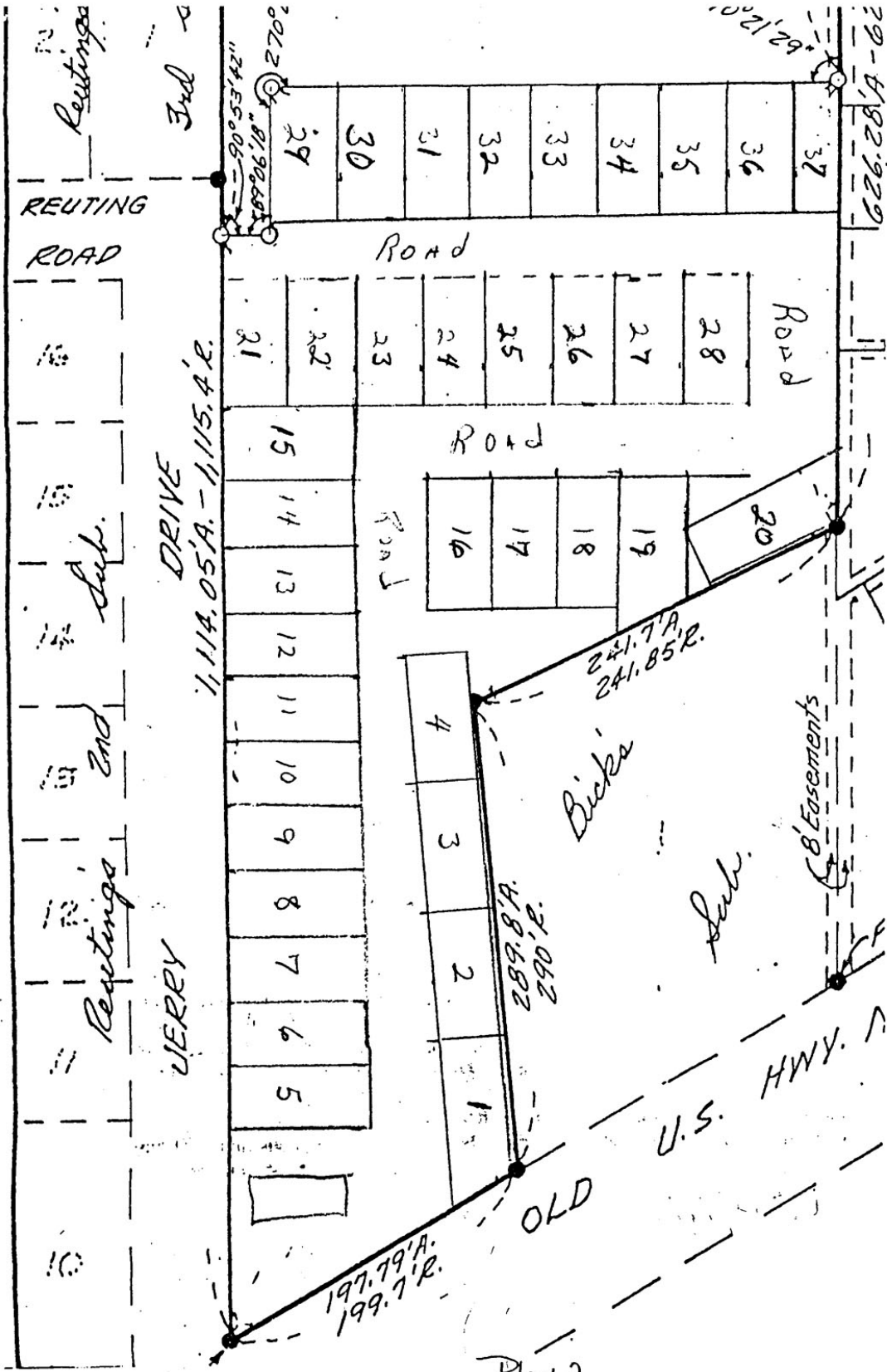
Respectfully submitted,

LEE MEENTS

A handwritten signature in cursive script that reads "Lee Meents". The signature is written in dark ink and is positioned below the typed name.



PLAN 1



PLAN 2

All lots 3000 +
 Road 40'



Working Together for a
Better Tomorrow. Today.

July 10, 2002

Mr. Lee Meents
11572 South 150th Rd.
Wood River, NE 68883

RE: Manufactured Home Park at 3842 W. Old Hwy #30
Lot 1, Bick's Third Subdivision, Grand Island, NE

Dear Mr. Meents,

In reviewing your request for a manufactured home park permit, the following items are required by the City Code to be submitted along with this request:

- 1) City Code Section 21-4 (3); a complete plan of the manufactured home park, showing compliance with all applicable provisions of this chapter and regulations promulgated thereunder.
- 2) City Code Section 21-6. Park Plan to be Filed
The applicant for a permit required by this chapter or authorized agent shall file with the chief building official or his/her designee a complete plan showing:
 - (1) The area and dimensions of the tract of land to be used for such manufactured home park.
 - (2) The number, location, and size of all manufactured home spaces.
 - (3) The location and width of roadways and walkways.
 - (4) The location of service buildings and any other proposed structures.
 - (5) The location and size of water and sewer lines.
 - (6) Plans and specifications of all buildings and other improvements constructed or to be constructed within the manufactured home park.
 - (7) Parks may have spaces for recreational vehicles provided that such spaces shall be identified on the park plan filed, and shall not exceed twenty percent (20%) of the total number of spaces. Recreational vehicles shall be limited in duration of stay. No recreational vehicle shall be allowed to remain in a space for more than one hundred eighty (180) days within any consecutive three hundred sixty five (365) day period. Any revisions or additions to such plan must be reviewed and approved by the City as provided in Section 21-7 of this chapter.

- 3) City Code Section 21-7. Investigation; City Council
Before any permit is issued to construct a manufactured home park, it shall be the duty of the chief building official or his/her designee to examine the plans and specifications of such park on file, as well as the proposed premises ascertaining whether or not all ordinances pertaining to zoning, plumbing, heating, electrical installations, storm water drainage and traffic flows have been observed and if all regulations of the city concerning the construction and operation of sewer and water mains and the handling and removal of garbage comply with city ordinances and the laws of the state. The application for such permit, together with the findings and recommendations of the chief building official or his/her designee shall then be referred to the city council for its approval or rejection.
- 4) City Code Section 21-18. Location, Area, General Layout and Improvements
The manufactured home park shall be located on a well-drained site and shall be so located that its drainage will not endanger any water supply. A Storm Water Drainage Plan shall be submitted and approved by the Director of Public Works. All such manufactured home parks shall be in the areas free from marshes, swamp, or other potential breeding places for insects or rodents.
The area of the manufactured home park shall be large enough to accommodate:
(A) The designated number of home spaces
(B) Necessary streets and roadways
(C) Off-street parking of automobiles shall be provided; such spaces shall be hard surfaced and in the amount of two (2) per dwelling. Parking spaces may be provided on unit space where trailers are parked, by separate parking areas, or both.
Each manufactured home space shall contain a minimum of three thousand (3,000) square feet.
Every manufactured home space shall abut on a driveway or other clear area with unobstructed access to a public street. Such places shall be defined and enumerated.
Manufactured homes shall be parked in such spaces so that there will be a minimum of fifteen (15) feet between manufactured homes and so that no manufactured home will be less than ten (10) feet from the exterior boundary of the manufactured home park. It shall be unlawful to locate a manufactured home less than thirty (30) feet from any state highway, or so that any part of such manufactured home will obstruct any roadway or walkway in a manufactured home park.
It shall be unlawful to allow any manufactured home to be occupied in a manufactured home park unless the manufactured home is situated on a manufactured home space.
Access roads shall be provided to each manufactured home space. Each access road shall provide for continuous forward movement, shall connect with a street or highway, shall have a minimum width of forty (40) feet, and provide for emergency vehicle access.

All newly constructed roadway, access roads and parking spaces shall be constructed with a permanent type, dust-free surface such as asphaltic cement concrete, portland cement concrete, or paving brick.

The ten (10) foot exterior boundary shall be landscaped as per requirements identified in '36-36.1 of this code.

5) City Code Section 21-19. Water Supply

An adequate supply of potable water from the city's water system for drinking and domestic purposes shall be supplied to meet the requirements of such park ground. Such water supply shall be connected by pipes to all manufactured home spaces for connection to manufactured home units.

A statement verifying that city water is and will continue to be supplied to all homes in the park.

6) City Code Section 21-20. Sewage Disposal

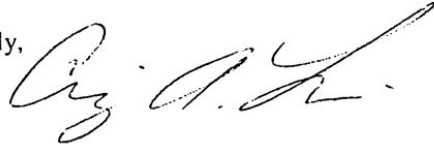
Each manufactured home park shall have an adequate connection with the sanitary sewer system of the city, and there shall be a sanitary sewer connection on each unit space in such park for connection with manufactured homes when unit spaces are occupied. It is expressly provided that when such unit spaces are unoccupied the outlet in the sanitary sewer shall be capped by a device, which would require tools to remove.

A statement verifying that city sanitary sewer service is supplied and will be supplied to all the homes in the park.

The above items need to be addressed before any findings and a recommendation will be forwarded to the City Council for their review and decision.

If you have any questions, comments, or need any additional information please contact me.

Sincerely,



Craig A. Lewis, Building Department Director
(308) 385-5325

cc: Charlie Cuypers, City Attorney