

Burnsville Planning Board
Regular Meeting
Thursday, July 21, 2016

The Burnsville Planning Board, with members Dean Gates, Woody Ryan, Randy Banks and Harrison Tyner present held their regular meeting on Thursday, July 21, 2016, in the Town Hall. Also in attendance were town staff members Jon England and Kim Johnson; Town Council members Judy Buchanan and Ron Powell. Board member Kim Simpson was not present. Dean Gates, who presided, called the meeting to order stating the purpose of the meeting was to consider regular business.

- Approval of Minutes- Minutes from the Special Meeting held on June 20, 2016 were available. Randy Banks made a motion to approve the minutes, Woody Ryan seconded and all agreed.

- Public Comment- There were none.

- Staff Reports- There were none.

- Mobile Home Ordinance- Dean Gates updated board members on the last Town Council meeting. He reported to Town Council that the Planning Board had no recommendation at this time concerning changes to the existing mobile home ordinance and felt that more time was needed to research proper information to make a decision.

Planning Board members reviewed the existing mobile home ordinance and discussed their concerns. After discussion, Harrison Tyner made a motion for the mobile home ordinance to stand as is in the R-10 district, Woody Ryan seconded, and all agreed.

The meeting was recessed for 5 minutes then reconvened.

- Mobile Home Park Ordinance- Board members discussed the existing mobile home park ordinance and agreed that some changes were necessary. Harrison Tyner made a motion to propose the following amendments to the language in the mobile home park ordinance:
 - ✓ **Section 800(2)(a)(3)**- Each mobile home space shall abut **an access road** within the park. Said **access road** shall be graded and surfaced with not less than **six (6)** inches of crushed stone, **two (2) inches asphalt, curb gutter and drainage** on a well compacted sub-base to a continuous width of twenty-five (25) feet, exclusive of required parking space.

 - ✓ **Section 800(2)(a)(4)**- **Two (2)** off-street parking spaces with not less than four (4) inches of crushed stone or other suitable materials on a well compacted sub-base shall be provided for each mobile home space. Required parking space shall be **in addition to** the four thousand (4,000) square feet required for each mobile home space.

 - ✓ **Section 800(2)(a)(5)**- The maximum density shall be **five (5)** mobile home sites per **acre**.

- ✓ **Section 800(2)(a)(7)**- A densely planted buffer strip, consisting of evergreen trees or shrubs shall be located along all sides of the mobile home park, but shall not extend beyond the established setback line along any street. Such buffer strip shall be not less than **twenty (20)** in width and shall be composed of trees or shrubs of a type which at maturity shall be not less than twelve (12) feet in height. This planting requirement may be modified by the Board of Adjustment were adequate buffering exists in the form of vegetation and/or terrain.

- ✓ **Section 800(2)(a)(9)**- No mobile homes or other structures within a mobile home park shall be closer to each other than **thirty-six (36) feet**, except that storage or other auxiliary structures for the exclusive use of the mobile home may be closer to that mobile home than **thirty-six (36) feet**.

- ✓ **Section 800(2)(a)(10)**- No mobile home shall be located closer than **forty (40)** feet to the exterior boundary of the park or a bounding street right-of-way. Buildings used for laundry or recreation purposes shall be located no closer than forty (40) feet to the exterior boundary or the right-of-way of a bounding street.

- ✓ **Section 800(2)(a)(12)**- Plans clearly indicating the developer's intention to comply with the provisions of this section shall be submitted to and approved by the Board of Adjustment. Such plans must show the area to be used for the proposed mobile home park; the ownership and use of neighboring properties; all proposed entrances, exits, driveways, walkways, and off-street parking spaces; the location of mobile home spaces, recreation areas and service buildings; the location of sanitary conveniences including toilets, laundries, and refuse receptacles; the proposed plan of water supply, sewage disposal, **storm water runoff plan** and electric lighting.

- ✓ **Section 800(2)(a)(14)**- **Each mobile home shall have underpinning.**

Dean Gates seconded the motion and all agreed.

- **Next Planning Board Meeting**- The next Planning Board meeting will be held on Thursday, August 18, 2016 at 6:15pm in the Town Hall. Being no further business, Harrison Tyner made a motion to adjourn, Randy Banks seconded, meeting adjourned.

Recorded By:



Kim Johnson, Assistant to Public Works Director