

## **MINUTES SPECIAL PLANNING COMMISSION**

**NOVEMBER 3, 2014**

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Donavan Mayer, Bob McDaniel, and Ron Mehr. Darlene Loven was absent. Also present was Renee Eckerly, City Administrator; Kevin Cook, Kevin Cook Jr., and Steve Griesert, Community Partners Research, Inc.; JoLyn Lindquist was also absent.

### **RAMP VARIANCE – LARSON & NELSON**

A Variance Application submitted by Matt Larson & Elise Nelson, of 314 Washburne Ave. was presented. They wish to construct a handicapped accessible ramp for their handicapped daughter; however, they do not meet the 20' front setback off of Washburne Ave. The proposed ramp is 18' from the front setback; therefore, they are requesting a 2' variance. The necessary 2' cannot be met due to the ADA building code requirement for the ramp.

**Motion was made by McDaniel to approve the Report & Recommendation Of Planning Commission On Application For Variance. Seconded by Mehr and unanimously carried.**

### **DRAFT HOUSING STUDY**

Griesert presented the draft housing study and reviewed the following:

- All sections of the study were reviewed
- 23 recommendations were made
- Methodology
- Page 6 – population data and trends
- Page 10 – 142 people is the projected increase between 2010-2020
- Page 11 – household data
- Page 12 – age trends; growth in ages of 55 – 64
- Page 14 – average household size is 2.20 – this is a decrease
- Page 15 – 2010-2020 gain of 64 households
- Page 16 – identified where growth will be
- Page 17 – 1065 households in the City; of which 168 are traditional – 1 in 6 are mom, dad, and children
- Page 18 – 29.7% in 2010 are rentals
- Page 21 – review 2012 American Community Survey – median income is \$45,000.00
- Page 23 – change in household income distribution; 1 in 4 household's income is under \$25,000.00
- Page 26 – renters are paying 30% of their income
- Page 27 – homeowners are paying 30% of their income
- Page 28 – reviewed the building permit trends
- Page 30 – existing home sales over several years – 19 good sales with the median sale price of \$118,500.00
- Page 32 – home sales by price – 31% under \$100,000.00

- Page 34 – foreclosures in Stearns County – numbers are not available by City; Stearns County ranks the 35<sup>th</sup> highest among the 87 counties in 2013
- Page 35 – 36 – housing conditions
- Page 38 – 344 rental units; survey 293 of which most are 1 or 2 bedroom with a 2.8% vacancy rate
- Page 40 – rental rates; tax credits only given at Ridgeview Court Townhouses – 20 units with 6 vacancies
- Page 41 – subsidized - 30% of income in rental rates; 7 vacancies out of 59 units
- Page 50 – need data from City
- Page 51 – workforce and unemployment rate
- Page 54 – Paynesville annual covered employees by unemployment insurance
- Page 56 – 1,652 people were employed within the City limits in 2011; of which 42% also live and work in the City
- Page 57 – 33.4% live and work in the City
- Page 73 – Recommendations
  - Senior housing – need 17-18 units for memory care
  - Light services units – need 15 – 20 units
  - Mixed use commercial/housing – 16 units projected
  - Voucher program – 2 year waiting list; under federally funded Section 8 - Housing
  - Home ownership:
    - MURL program no longer exists
    - New housing construction – 7-10 units per year
    - 46 available lots – priced right to sell; don't need more lots
    - Strategies to encourage building:
      - Covenants versus no covenants
      - Alldon Park
      - Small Cities Grant
      - Suggested to talk to all businesses downtown as to what their future dreams are
      - Employer involvement – work force housing (Swift in Worthington, Schwan's in Marshall, and Perham businesses building complexes)

Commission members asked a variety of questions including fuel prices. When people are shopping for housing schools and downtown “feel good” are most considered.

The Commission discussed a motion to recommend the Study to the City Council; however, a couple of members wanted more time to review. It was suggested that Commission members make comments to Eckerly by November 17, 2014 on the draft Study. The Study would then be presented to the Council on November 24, 2014.

The April 2015 Expo would be a good opportunity to sell the lots.

## **INFORMATIONAL**

The Building Permit Reports and CCLD Review Newsletter were reviewed. The next meeting is Monday, December 3, 2014 at 6:30 p.m.

There being no further business the meeting was adjourned at 7:49 p.m.