

**Planning Commission Meeting
January 24, 2023
12:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Consider Minutes of December 21, 2022, Planning Commission Meeting.

Motion _____ Seconded _____ Action _____
Karen Soliz, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz,
D.J. Neuberger, Vance Donahue, Janet Wade, Marcus Hawkes

4. Public Forum

5. Additional Agenda Items

6. Approval of Agenda

7. Nomination and Vote of Commission Chair.

Motion _____ Seconded _____ Action _____
Karen Soliz, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz,
D.J. Neuberger, Vance Donahue, Janet Wade, Marcus Hawkes

8. Nomination and Vote of Commission Vice-Chair.

Motion _____ Seconded _____ Action _____
Karen Soliz, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz,
D.J. Neuberger, Vance Donahue, Janet Wade, Marcus Hawkes

9. Discussion and Action on Modular and Manufactured Home Regulations.

Motion _____ Seconded _____ Action _____
Karen Soliz, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz,
D.J. Neuberger, Vance Donahue, Janet Wade, Marcus Hawkes

10. Discussion on Comprehensive Plan Corrections.

11. Committee and Staff Reports
 - a. Trailhead Development Update- Andrew
 - b. DKCO Planning and Zoning- Karen

12. Commissioner Comments.

13. Adjourn

Motion _____ Seconded _____ Action _____
Karen Soliz, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz,
D.J. Neuberger, Vance Donahue, Janet Wade, Marcus Hawkes

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Public Forum Comments can be dropped in the deposit box or emailed to cityoffice@cityofherington.com.
Must be received before 8:00AM the day of the meeting. Please keep statement to a maximum of 3 minutes.

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Article _____ Manufactured Home Regulations

Manufactured home definition: Any structure having a width of less than 24 feet, and which was designed with intent to be transported on its own axle or running gear whether in place or removed and is designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.

Permits required

No manufactured home may be moved in and set without first applying for a building, electrical, plumbing, and mechanical permits.

Manufactured home securely fastened.

Each Manufactured home shall be securely fastened according to manufacturer's recommendations to a foundation or to the ground by wires, cables, straps, or bolts, and the same shall not be occupied unless adequately secured.

Maximum age of manufactured home.

Without prior approval of the City Commission, no manufactured home may be moved from outside the City and placed on any lot or trailer park space within the City that was manufactured more than fifteen (15) years prior to such move-in.

Udall City Code

4-906. Trailer or mobile home securely fastened.

Each mobile home or trailer shall be securely fastened to its foundation or to the ground by wires, cables or bolts, and the same shall not be occupied unless adequately secured.

(Code 1975, 13-306)

4-907. Maximum age of unit.

No trailer or mobile home may be moved from outside the City and placed on any lot or trailer park space within the City that was manufactured more than ten years prior to such move-in.

(Ord. 667)

Lot: A parcel of land occupied or intended for occupancy by one main structure or a complex of structures together with the accessory structures and including the open spaces and parking required by these regulations, which may include more than one (1) lot of record or metes and bounds described tract having its principal frontage upon a public street.

Lot Area: The total area within the property lines of a lot or tract.

Lot, Corner: A lot abutting upon two or more streets at their intersection.

Lot, Coverage: That portion of the net site area which is covered by the ground floor of any structure, parking lots, and private streets and drives. Swimming pools, tennis courts, sidewalks, plazas, and off-street parking are not counted toward lot coverage.

Lot, Depth Of: The mean (average) horizontal distance between the front and rear lot lines.

Lot, Double Frontage: A lot having a frontage on two non- intersecting streets, as distinguished from a corner lot.

Lot Lines: The boundary lines of a lot.

Lot of Record: A lot which is part of a subdivision, the map of which has been recorded in the office of the Dickinson County Register of Deeds, or a lot which is described by metes and bounds, the description of which has been recorded in the office of the Dickinson County Register of Deeds.

Lot, Width Of: The horizontal distance between the side lot lines as measured at the front structure line.

Lot, Zoning: A parcel or tract of land used, developed, or built upon as a unit under single ownership or control. Said parcel or tract may consist of one or more lots of record, one or more portions of a lot or lots of record, or any combination thereof.

Manufactured Home: A structure which is subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. 5403, but which does not have additional standards or amenities of a residential design manufactured home.

Manufactured Home Park: Any plot of ground five (5) acres or larger upon which two or more mobile homes, and/or manufactured homes not placed on a permanent foundation, occupied as a dwelling and residence, are located, regardless of whether or not a charge is made for such accommodation.

Manufactured Home, Residential Design: A manufactured home on a permanent foundation which has: (a) minimum dimensions of 22 body feet width; (b) a pitched roof; (c) siding and roofing materials which are

customarily used on site-built homes; and (d) complies with the aesthetic standards set forth in Section 5-8 of these Regulations. Residential design manufactured homes are single-family dwellings, by operation of K.S.A. 12-763.

Mobile Home: Any structure having a width of less than 20 feet and which was designed with intent to be transported on its own axle or running gear whether in place or removed and is designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, and air-conditioning and electrical systems contained therein. The definition "mobile home" does not include any structure, which is subject to the Federal Manufactured Housing Construction and Safety Standards Act (42 U.S.C. 5403). All mobile homes hereafter erected in Herington shall comply with the Uniform Standards Code for Mobile Homes and **Recreational Vehicles** (K.S.A. 75-1211 et seq.) For purpose of these zoning regulations, a mobile is not considered a **single-family dwelling**. Mobile homes are permitted in the City of Herington only in designated mobile home parks, MHP.

Mobile Office and Mobile Construction Building - A structure designed to be moved on an axle or running gear, used for office, storage and similar uses but not designed or intended for residential use.

Nonconforming Lot: A lot that does not comply with the lot requirements for any permitted use in the zoning district in which it is located.

Nonconforming Structure: An existing structure which does not comply with the lot coverage, height or yard requirements which are applicable to new structures in the zoning district in which it is located.

Nonconforming Use: Any land occupied by a use at the time of the effective date of these zoning regulations which does not conform with the provisions of the same.

Nursing Home: An institution for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, but not including facilities for surgical care or institutions for the care and treatment of mental illness, alcoholism or narcotics addiction.

Overlay Zoning District: A zoning district that is described in the zoning regulations text, mapped, and imposed in addition to those in the underlying zoning district. Developments within an overlay zoning district must conform to the requirements of both zoning districts. If the requirements conflict, the more restrictive requirements apply.

Person: Any individual, firm, co-partnership, corporation, company, association, joint stock association or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof.

APPENDIX A

Land Use Category	Zoning Districts														
	A	AR	RS	RI	R2	R3	MHP	BI	B2	B3	B4	BS	11	12	13
RESIDENTIAL															
Dwelling, in nonresidential structure															
Dwelling, multi-family															
Dwelling, single-family (includes doublewide, permanent foundation)	p	p	p	p	p	p	p	p							
Dwelling, two-family															
Group homes for the mentally and/or physically disadvantaged	p	p	p	p	p	p	p								
Mobile Home (singlewide)															
Rooming and boarding houses and residential hotels															
P = PERMITTED C = CONDITIONAL USE			RS	RI	R2	R3	MHP	BI	B2	B3	B4	BS	11	12	13

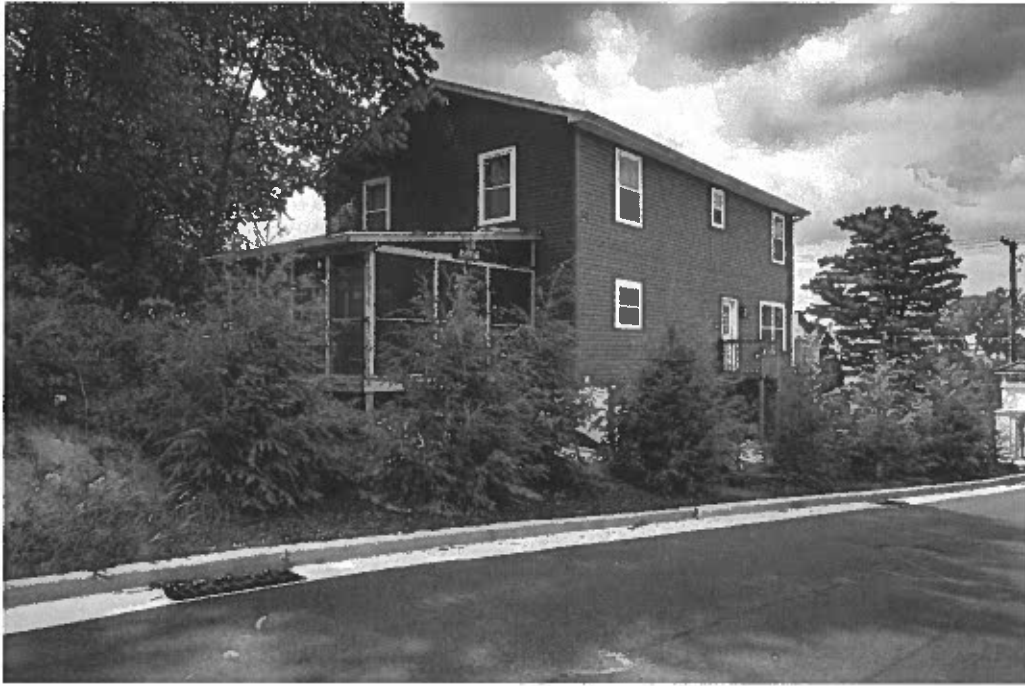
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Manufactured or Modular Home - What's the Difference?



When we talk about modular homes, people sometimes imagine a double-wide sitting at the local mobile home park. However, if this is what you picture, then you are probably confused regarding the differences between mobile, manufactured, prefabricated, and modular homes.



Most of the confusion stems from the fact that people use the terms “Modular home” and “Manufactured Home” interchangeably. The waters get muddied even further when we talk about mobile homes or trailers.

It's true that modular homes are manufactured in a factory, like many others. However, there are significant differences. We need to clarify that when we refer to modular homes in this article, that we are talking about true “kit-built” modular homes. These are NOT mobile homes, trailers, or manufactured homes.

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A modular home may also be referred to as a prefabricated home.



What is the definition of a modular home?

A modular home (or prefabricated home) is built in a factory to about 80-90% completion and then trucked over to the building site.

A modular home, **unlike its manufactured counterpart**, does not ship fully assembled, nor is it built on a chassis. It is built to about 80-90% completion in a factory before

transportation to the homebuyer's property. The home arrives at the job site in multiple pieces, and a crane operator sets each piece in its place on the foundation. Once it is completed, a prefabricated modular home looks indistinguishable from a traditionally built home.

Distinctions of Modular Homes

Here are some things that set modular homes apart from manufactured homes.

- They must be built to the EXACT same local, state and regional building codes as homes built on-site and are covered by a builder's warranty.
- A modular home receives the same treatment by banks as homes built on-site. They are easy to finance and get refinanced.
- They appreciate over time the same as site-built houses.
- Each home must be inspected and approved by local inspectors on site, as well as in the factory during production.
- A modular home can be built in any size, shape, or floorplan, just like a traditional home.
- Modular homes are stronger than homes built on-site due to the fact that they must withstand the rigors of over-the-road transport.
- They can be customized and tweaked to the individual customer's taste.
- A modular home takes about four to eight weeks to construct at the factory
- Modulars save money on utility bills when compared to a site-built home do to energy-efficient construction.

Unlike a site-built home, the foundation for a prefabricated home can be started and completed separately, which is usually scheduled to be built at the same time as the home is being built in the factory.

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Interesting Fact:

A FEMA study found that modular homes were better equipped to withstand the wind and water during Hurricane Andrew than most other site-built homes in the area.



What is a mobile home?

As we've already pointed out, a modular home is NOT a mobile home. In fact, technically, the term "mobile home" is obsolete.

Many people think that a mobile home refers to any transportable trailer or dwelling. Technically, **the term only refers to transportable homes built prior to 1976.** In 1976, building codes changed drastically, and homes built from then on were classified using other terms.

In truth, a mobile home is nothing more than a prefabricated structure that was transported and then used as a permanent home (prior to 1976).

MANUFACTURED HOMES

The term "Manufactured home" replaces what we used to call "Mobile homes" or "trailers." They are built entirely off location and then moved from property to property depending on the homeowner's travels. Manufactured homes are intentionally designed with a permanently attached wheeled chassis to ensure **long-term portability**.

Compared to modular homes, manufactured homes often cost less. They are built using different building standards than modular and site-built homes. Manufactured homes don't typically exceed 2,200 Square Feet.

Design options are limited, as most manufactured homes come in only two pieces (aka a double-wide). Customization is limited to the cosmetic and you cannot add onto the structure once it's finished.

Manufactured homes can be set on a permanent foundation, giving them the semblance of a site-built home. However, a manufactured home loses its value over time similar to an automobile. They typically don't appreciate as a traditional house would.

Facts Regarding Manufactured Homes

Here are some interesting things you should know about mobile or manufactured homes.

- They must conform only to the Housing and Urban Development (HUD) code. This allows them to be placed anywhere in the country. Since this is a Federal and not a local code, it is illegal for a local jurisdiction to prohibit their use on private property.
- Inspection of a manufactured home takes place in the factory, so they do not have to be structurally approved by a local inspector.
- Each home is manufactured in sections at factories.
- They rarely have more than one story.
- You can place a manufactured home on either a conventional foundation (basement or crawl space) or on "in-ground" piers or pads.
- They are "mobile" in that they are transported to the site on their own wheels attached to the steel frame under the home.
- This steel chassis remains with the home as part of the floor system.
- A manufactured home can be placed on property owned by others, such as a trailer park lot that is leased by the homeowner.
- Manufactured homes are treated as a separate lending category from modular and on-site built homes.

Which type of home is the best investment?

The ideal investment varies from situation to situation. It depends on the family, their needs, the long-term goals, and many other factors. However, there are several items to consider that might help you decide which option is best for you.

Pros

- **Affordable** – Mobile/manufactured homes typically cost much less than the average custom or stick-built home. Purchasing one is, of course, much more expensive than

paying apartment rent; however, depending on your future plans, it is an affordable long-term option.

- **Allows for some privacy** – Unlike an apartment, a mobile/manufactured home stands alone, offering a sense of privacy and ownership to those living in it.
- **Transportable** – Though not always ideal, you can move manufactured homes from location to location should the owner desire it.

Cons

- **Value decreases over time** – The older a mobile/manufactured home gets, the lower its value shrinks. Fortunately, this is not necessarily true of the property it sits on.
- **Moving them can be quite expensive**, up to thousands of dollars.
- **Can be difficult to resell**
- **Mobile homes are often a pain to relocate**, so owners often stay in their current location to avoid spending thousands of dollars to move. In the end, this defeats the purpose of owning a “mobile” home.



The Pros and Cons of a Modular Home

A modular home is a viable option for those who want a fully-customizable forever home. They cost more than a manufactured home but they typically cost less than a stick-built home. This is due to less construction waste and savings passed along by the builder.

Though we've mentioned some of the advantages of modular homes earlier in the article, let's recap them for comparison.

Pros

1. Cost-effective

Modular homes are unique in that building materials are never wasted. Since the rooms are assembled off-site, construction workers simply reuse extra materials, rather than throwing them away as they would with an on-site built home. This lowers building costs.

2. Personal and customizable

Floor plans are entirely subjective in the world of prefabricated and modular homes. You are free to work alongside your builder and design the perfect home plans. Every room, wall, and detail is wholly customizable.

3. Easily added to later

Since the rooms are essentially building blocks, there is no limit to possible additions. Perhaps you did not want three bedrooms when you built the house, but a few years later, you do. You can simply contact your modular home builder and make a plan to add on.

4. Quick move-in

You can build a custom modular home much faster than standard custom homes. Typically, it takes just a few months for completion, making move-in quick and simple.

Get Quote Now

Is a Modular Home Right for You?

For many, a modular home is the best investment.

The people Next Modular know that building a home constitutes a major life event. As an experienced modular home builder, we commit to giving you the best possible building experience.

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Purchase price: \$

Down payment: % (\$60,000)

Mortgage term: years

Interest rate: %

Property tax: \$per year

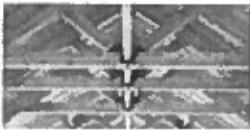
Property insurance: \$per year

PMI: %

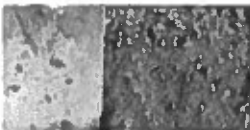
First payment date:

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What exactly is a mobile manufactured home?

The answer may surprise you.



Have you seen a mobile manufactured home lately? They're not mobile and they're not trailers! They *are* beautiful, spacious, energy efficient, and reasonably priced! See for yourself how these beautiful homes could fit into your lifestyle and budget.

A mobile manufactured home is a single-family house constructed entirely in a controlled factory environment, built to the Federal Manufactured Home Construction and Safety Standards known as the "HUD code". While Connecticut still refers to these houses as mobile manufactured homes, the rest of the country refers to them as manufactured homes, and that is the terminology that we will use in this article.

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Living in a Manufactured Home Park or Community

Today's mobile/manufactured home delivers all the amenities and comforts found in a "site built" home, but at 20 to 35% less cost per square foot. Today's manufactured homes are constructed with materials virtually identical to those used in traditional site-built homes. Economies of scale and the efficiency of factory production produce savings that are passed on directly to the home buyer.

Manufactured home communities offer an easy lifestyle that leaves you more time to do the things you really want to do. Enjoy carefree living with the independence of home ownership.



Today's Manufactured Housing

Over the past decade, the rate of growth of the manufactured housing industry has been dramatic. According to the U.S. Census Bureau, manufactured homes accounted for nearly a quarter of all new single-family housing starts during the 1990s. Affordability is a key factor in the growth of manufactured housing and one of the main reasons increasing numbers of consumers are choosing a manufactured

home.

In addition to its affordability, today's manufactured home also offers the quality, value and technologically-advanced features that home buyers desire. Home buyers can choose from features such as whirlpool baths, cathedral/vaulted ceilings, walk-in closets, fireplaces, state-of-the-art appliances and spas. Spacious floor plans, customization packages, two-story models and exterior designs compatible with almost any neighborhood are attracting consumers, as well as builder-developers who are using manufactured housing in their subdivisions in increasing numbers.

For all of these reasons, the many benefits of today's manufactured homes are being recognized by consumers, builder-developers, and public officials alike. More people realize that manufactured housing can provide them with the best housing value and quality. With continued advances in technology and public acceptance, manufactured housing is positioned to be a major provider of quality housing in the 21st century.

The Affordability Factor

The affordability of manufactured housing is mainly attributable to the efficiencies of the factory process. The controlled environment and assembly-line techniques remove many of the problems of the site-built sector, such as poor weather, theft, vandalism and damage to building products and materials stored on site. Also, factory employees are trained, scheduled and managed by one employer, as opposed to the system of contracted labor in the site-built sector.

Manufactured home producers also benefit from the economies of scale which result from being able to purchase large quantities of building materials and products. As a result they are able to negotiate the lowest possible price for items that are invariably more expensive in a site-built house.

Financial Benefits of Living in a Manufactured Home Community

Many people don't understand the financial benefits that can be realized from leasing land while owning their own home. When you live in a manufactured home park or community, you purchase your home but lease the land where your home is located. When home buyers make their housing purchase with land costs included, the total housing costs increase significantly. When purchasing your home but leasing the land upon which your home is sited, your initial dollar investment is much lower.

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This lower initial investment puts more money in your budget each month to save, cover living expenses, or give you some of the extras you want and need. If you invest your savings, the earnings could offset the rent you pay on your home site, further reducing your monthly expenses.



Summary

Affordability and ease of lifestyle are just a couple of reasons to consider living in a mobile manufactured home community in Connecticut. Decide which works best for you. Visit the Department of Consumer Protection website (www.ct.gov/dcp) for a list of mobile manufactured home parks in Connecticut.

Special thanks to Myriam Clarkson, Al Hricz, Michalina Lauzier, Bennett Pudlin and Marcia Stemm of the Education Committee of the CT Mobile Manufactured Home Advisory Council for their work and input in this article.

DISCLAIMER: The views and opinions expressed herein are not necessarily those of the Department of Consumer Protection.

Construction Methods

The major difference between manufactured, mobile, and modular homes is the way that they are constructed.

Manufactured homes are completely constructed in a factory and then transported to the home site. Once they arrive at their destinations, they are indistinguishable from site-built homes. They are not usually moved again. This allows the entire process, start to finish, to be overseen with consistency and accuracy, which cuts down on many of the delays and disruptions in traditionally built homes. They are built according to federal construction codes from Housing and Urban Development (HUD).

Modular homes are also built in factories, but are governed by local state building codes (although sometimes states will adopt the federal code). Modular homes are either built on a permanent chassis or on a temporary one. Homes built on a permanent chassis are referred to as being “on-frame” and those built on temporary ones are referred to as “off-frame.” Whether a home is built on- or off-frame will affect how the home is assembled at its destination site.

Mobile homes are any manufactured home built prior to June 15, 1976. They are now obsolete due to HUD policy changes in 1976. They have since been replaced by modern manufactured homes.

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