

Debra Thompson

From: Alpine Design & Building <gaulbach@gci.net>
Sent: Monday, October 9, 2023 7:38 AM
To: Assembly
Cc: Anna Caulum
Subject: Zoning Change

To: Assembly members and Planning Commission

Hello,

My name is Gary Aulbach and I would like to make a few comments about the planned rezoning of Borough lots from residential to Mobile Home in the Severson Subdivision area and the Skylark Way Mobile home park. As I understand this change, the lots in the area in question will be able to be made much smaller than current residential lots, and they can only be used for Mobile Homes and NOT Modular Homes? I would ask that the Assembly and the Planning commission look closely at the Burrell's business plan to see if a few of the smaller items have been covered. Following are a few questions I would have and there are most likely others that I have not thought of.

Will the new lots be sold as raw muskeg parcels and whoever buys them will be responsible for bringing in sewer, water and electrical?

Will the lots be dug to hardpan before water and sewer are brought in?

Will the trailers be required to have foundations that go to hardpan or will it be okay to fill the lot with rock on top of road building cloth and then use cribbing to set the trailers on?

Will skirting be required?

Will carports and entryways be permitted once the trailers are set?

Is there an H.O.A. or some sort of Covenants that the owners must follow?

If a person buys a lot and sets up a trailer on it and then rents out that trailer, is there anybody who will be keeping an eye on the property to make sure the trailers and lots are kept maintained and tidy in case the actual owner doesn't live in Petersburg?

I have no problem with private investors wanting to try to help provide lower cost housing but I do sympathize with neighbors who might be afraid that the area will turn into a bunch of dilapidated , falling apart trailers and lower their property values. I also think the Borough might want to look at the amount of electricity this Trailer Park might use once it is full as these trailers do not have to follow local building codes and are not insulated to the same standards as a stick built home. This will add a larger load to the electrical grid especially in the winter.

Thank you very much for your time.

Gary Aulbach