

ORDINANCE NO. 60

AN ORDINANCE TO PROTECT THE PUBLIC HEALTH AND SAFETY BY DEFINING, LICENSING AND REGULATING TRAILER HOUSES, AND PROVIDING A PENALTY FOR VIOLATION THEREOF:

WHEREAS, Trailer houses are being parked and located at random in the Village of Hokah, in some cases without regard to rights of other person; and

WHEREAS, Some trailers houses are overcrowded and unsightly, thereby detracting from the value of adjacent properties; and

WHEREAS, Some trailer houses owners have waste and refuse on the ground without regard to the public health: and

WHEREAS, Investigation has revealed that some trailer house owners have connected or have attempted to connect their trailer houses to public water and sewer facilities without regard to applicable laws and ordinance; and

WHEREAS, It is urgent that the subject of trailer houses be controlled and regulated to protect health, safety, and the general welfare.

NOW, THEREFORE, THE COUNCIL OF THE VILLAGE OF HOKAH DOES ORDAIN:

Section 1. Trailer houses and owner defined.

(a) A "trailer house" means any vehicle or structure designed and constructed in such a manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device) and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon a railroad track operated by a railroad.

(b) An "owner" means a person owning a legal interest in a trailer house or a tenant, bailee, user or custodian thereof, or anyone entitled to possession thereof.

Section 2. Use of trailer houses for permanent abode prohibited. No owner shall be permitted to use a trailer house for a permanent dwelling or place of abode in Hokah, Minnesota, for indefinite period of time unless such trailer house is located at a trailer camp duly licensed by the Village Council of the Village of Hokah and in accordance with applicable laws of the State of Minnesota. House trailers used for housing purpose in Hokah, Minnesota, regular or at intervals over a period of more than two (2) weeks shall be conclusively presumed to be used for permanent dwelling or place of abode within the meaning of this ordinance.

Section 3. Special permits. The Council of the Village of Hokah upon being presented with a written petition of the owner of a trailer house, shall at the next regular or special meeting of the Council following presentation of such petition, considered whether to grant or deny to the petitioner a special permit authorizing and licensing him, the owner, to use his trailer house for dwelling purpose in the Village of Hokah, Minnesota, for a period not exceeding three (3) months. No such special permits may be granted by the Council except in exceptional cases where denial would work great hardship on the owner of the trailer house. No special permit shall be granted to applicant where a licensed trailer camp is reasonably available in the general area unless

the trailer occupant making application owns the land on which his trailer is parked and has adequate sanitary and water facilities available.

Section 4. Conditions of special permit. In any case where the Council grants a special permit hereunder, the Council shall specify the conditions under which the trailer house may be used and may grant such permit for a period of (3) three months or less. The Council may revoke such special permit at any time, without cause, by serving a notice of such revocation upon the owner of the trailer house so licensed or upon any occupant thereof.

Section 5. License fee. All petitions for such special permits shall be accompanied by a license fee in the sum of \$25 per month or part thereof. Such license fee shall be refunded to the petitioner if his petition is wholly denied.

Section 6. Trailer houses not to be connected to public water or sewer facilities. No owner or person shall connect a trailer house to public facilities, such as water or sewer unless he has been granted a special permit which expressly authorizes such connection and unless such connection has been approved by the Village council in writing on the face of the special permit, and no electrical connection shall be permitted except with the written permission of a duly qualified electrical inspector approved by the Village Council to make such inspection.

Section 7. Trailer house owners shall not endanger public health or safety. It is unlawful for any person or owner to dump waste, trash, refuse or litter from a trailer house upon the ground or in any other place that is likely to endanger public health or safety.

Section 8. Number of persons occupying trailer houses. It is unlawful for an owner to permit a trailer house to be occupied by more than the number of persons for which it was designed or to be occupied by more than the number of persons specified in any special permit granted under this ordinance.

Section 9. Trailer houses situated in Hokah continuously for the six months or more preceding effective date of this ordinance. This ordinance (except such parts thereof which are the subject matter of other existing ordinances of the Village of Hokah or laws of the State of Minnesota thereunto appertaining) shall not apply to persons and owners who have used a trailer house continuously as a dwelling place in Hokah, Minnesota, for six months or more immediately preceding the effective date hereto. This ordinance shall, however, apply to all such persons and owners not with standing their having used a trailer house as a dwelling place in Hokah for six months or more immediately preceding effective date hereof of any such person or owner shall:

(a) Voluntarily vacate such trailer house for a continuous period of 60 days after the enactment of this ordinance, or

(b) Where any such person or owner having so used a trailer house in the Village moves or removes such trailer house from its present location at any time after the date of the enactment of this ordinance, or

(c) Where such use of such trailer house by any such person or owner as of the effective of this ordinance is in violation of article V, Section 3 of ordinance No. 56 of the Village of Hokah or any other ordinance or ordinances of said Village of Hokah thereunto appertaining.

Section 10. Inspection powers. The owner of a trailer house shall permit the Council, any duly constituted health officer, such plumbing and electrical inspectors as designed by the Village Council, any duly constituted police officer or Constable or any member of the Council to inspect his trailer house, and the surrounding premises at any reasonable time or times.

Section 11. displaying special permits. The owner at all times display any special permit granted hereunder in a conspicuous place on an outside wall of his trailer house.

Section 12. penalties. Any owner or person violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding \$100.00 or by imprisonment in the Village lock-up or county jail for not exceeding 90 days.

Section 13. Effective date. This ordinance shall take effect and be in force 10 days from and after passage and publication.

Passed this 2nd day of May 1967.

Martin Scholze
Mayor

Attest:
Verian Craig
Clerk