

Glyndon City Council

1/18/2017

6:00 p.m. Public Hearing

Rezoning a Portion of Centennial Addition

Glyndon Community Center

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 6:00 p.m.
2. **Roll Call:** Council Members Present: Dave Owings, Justin Schreiber, Joe Olson and Kimberly Savageau, Deputy City Clerk Wendy Affield, City Attorney Ken Norman and City Engineer Chris Thorson.

As Per Sign in Sheet: Shaun Erickson, Nate Anderson, Ken Parke, Jim Sullivan, Leslie Sullivan, Kelly Richards and Brent Moen.

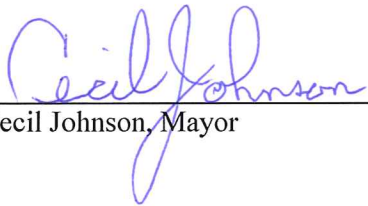
3. **Discussion on Rezoning a Portion of Centennial Addition from R1 to R2 – Block 10 and Block 11, and Lots 17-19 of Block 7, according to the recorded plat thereof, on file and of record in the office of the County Recorder, Clay County, Minnesota –** Jim Sullivan took the floor to explain his request for rezoning his portion of Centennial Addition from R1 to R2. Sullivan stated Kelly Richard approached him with a development idea where Richards would gear his portion towards higher end homes and he would gear his development towards affordable housing for individuals who would like to move from an apartment into a home or who would rather have a smaller yard to upkeep. Sullivan informed Council the price point of housing that would be in his development would range from \$185,000 to \$225,000. Sullivan explained the smaller lot sizes are needed to keep the land costs down so the price of the completed home is affordable. Sullivan stated the lot sizes will not be smaller than fifty feet (50'). Sullivan informed Council a park area will be dedicated to the City in his development area. Shaun Erickson asked if the lots located around his home would be zoned R2. Nate Anderson (Engineer for Sullivan and Richards) explained the lots needed to be included because of how the new plat overlays the old plat. Erickson asked if twin homes would be built on the backside of his lots. Sullivan stated no, they would only be single family homes built and the lots on the back side of existing homes will stay the same size as the original plat. Sullivan explained Chris Thomsen Homes took the twin home plan and turned it into single family entry level affordable homes. Kelly Richards explained between the two developments individuals will have an option of different size lots to build what works best for their family. Council discussed the transition between the lots in the older portion of Centennial and the new portion of Centennial, stating a buffer of seventy-five foot (75') lots will be between where the smaller lots begin. Kimberly Savageau asked Nate Anderson about the curve table on some of the lots. Anderson stated he planned to square the corners off when finishing up the plat. Dave Owings stated Council will vote at the next Council Meeting on the Rezoning. Mayor Johnson asked when the Preliminary Replat will be ready for review. Anderson stated the engineers would like to wait until mid-February to make sure the design is at the finalized stages before presenting it to Council. Anderson informed Council he will make sure they have something to review prior to the approval meeting. Olson asked what the time-line will be. Nate Anderson stated; finalize plat mid-February, work with Chris Thorson on construction drawings for the utilities and streets, hoping to have everything finalized the end of February beginning of March then start the bidding

process. Norman asked when the Feasibility Study would be completed for the City's Financial Advisor to review. Anderson stated he is hoping to have it completed in the next few weeks. Olson would like to see a timetable from the Developers. Ken Parke informed Council he is working on the timetable and once the plat is approved the Developers will petition the City for improvements which will trigger the Feasibility Study, the study will show if the project is not only feasible for the City but also the Developers. Olson requested the Planning Committee to update Council at each meeting concerning the stage the development is in. Mayor Johnson stated David Drown will be involved with the financial portion of the project. Council informed the Developers and their Engineers a three (3) day notice is needed to schedule a Special Meeting and a ten (10) day notice for Public Hearings, they may want to make sure they have that in mind when scheduling their timeline.

4. Open Forum –

5. Adjournment

A motion was made by Joe Olson, seconded by Kimberly Savageau to adjourn at 6:25 p.m.
Motion carried.



Cecil Johnson, Mayor



Wendy Affield, Deputy City Clerk

January 18th, 2017 Glyndon Public Hearing Minutes