

City of Glyndon Special Meeting
Zoning Ordinance and Centennial Development
April 21, 2016 6:00 p.m.
Glyndon City Hall – Council Chambers

Council Members Present – Mayor Johnson, David Owings, Chris Jensen, Joe Olson
and Kimberly Savageau

City Staff Present – City Clerk Denise Anderson, Deputy City Clerk Wendy Affield
City Consultant Ken Parke and Adam Altenburg Metro COG

As Per Sign in Sheet – Jim, Leslie & Brandon Sullivan, Dave Pompe, Eric & Alissa Mickelson, Dave Werth,
Janis Jones, Chris Goltz and Shawn Erickson

Mayor Johnson called the meeting to order at 6:00 p.m. Ms. Kimberly Savageau displayed a visual on the large screen displaying high density lots for single family and twin homes in other various developments throughout the community. Johnson Farms in Moorhead was displayed showing several phases of the different size lots and various different types of structures. This is based on the original plat of 2005 of large lots and then there was a replat in 2007 for smaller lots. This is an example of how the smaller lots have sold in the high density areas of lot sizes consisting of 37-1/2 foot width lots and the larger lots are still undeveloped. The City currently does not have a sub division ordinance which would be a guide for a developer to go by with a percentage ratio for different density's should the city move forward to incorporate different types of densities within new developments.

Mayor Johnson opened the meeting to citizens attending for comments and questions. Questions as follows: Questions - **Answers**

1. What is considered a big lot? **75'**

2. Where is Centennial? **Johnson Park area.**

But isn't that already platted? **Yes**

And developed? **Just a portion has been. Currently the lot sizes are 75' frontage and 100' in depth.**

Isn't there something in the ordinance that buildings are required to be 10' apart, how could that be accomplished on a 37' lot? **Explanation of different types of densities to allow a smaller setback for smaller lots.**

3. What would the smaller lots sell for? **The pricing would be up to the developer**

Residents expressed concern as to how development would continue next to smaller homes and feel property values next to a higher density area would deflate, concern if there would be a market since they feel people move to Glyndon for larger lots and wide open spaces.

Ken Parkes feels placement in a sub division plays a role on resale along with several other variables would need consideration. Savageau explained that the developer does plan for larger lots and densities in the development.

Mayor Johnson introduced Mr. and Mrs. Sullivan to attendees to address the question of ratio of big lots to small lots. Mrs. Sullivan introduced pictures of homes they plan to build on the smaller lots. Mrs. Sullivan referred to the current plat of Centennial and pointed out the area they would like to use as a higher density and stating that a buffer of berms or living fences would be incorporated to divide the different density areas. The placement of the retention pond was identified and discussed, along with placement and a mix of twin homes, and standalone smaller homes. Mr. Sullivan explained that the infrastructure will cost approximately \$750.00 per frontage foot. Sullivan Construction will need to be able to use a TIF (Tax Increment Financing tool) for the higher density area proposed to ensure completion for the larger lots can be obtained in a cost effective manner. Mr. Sullivan presented his proposed plan as to what his company needs to do to ensure the completion of the various stages of the entire development after his research of developments in Moorhead and discussions with various builders who are interested in building in the Centennial division to ensure the lots can be sold without Special Assessments being attached to them.

Residents expressed their concerns of traffic safety, parking and where children would be able to play in higher density areas.

Residents questioned how Dilworth made the lots they sold work. Ken Parke stated that the Summerwood addition had 75 lots and in 2008 when the economy collapsed the developer walked away. They had an agreement that if the developer didn't pay the specials the City would acquire the lots. The City then had 65 lots and they sold them for the specials. The lots along the immediate Northside of Highway 10 are smaller lots and the special are not high due to the retention pond was placed prior. Dilworth currently has a low inventory of building lots and any new developments the specials are expected to be quite high. The current lots sizes in Dilworth vary from 75' to 50' lots. Twin homes are allowed to be built on 75' lots. Dilworth has a policy that lots will be no smaller than 50'.

There was further discussion of Builders that Sullivan Construction are considering on partnering with and placement of higher density stand-alone and twin homes. Sullivan is planning on the possibility of building 130 to 200 higher density homes, placement of residential roads to be built and placement of dedicated City park area. Chris Jensen addressed his concern of traffic safety and possibility of different buffers and placement of construction if the retention pond could be placed further south of the current plans if the division needs to be replated. Mr. Sullivan stated that engineering costs to move the placement of the pond and lift stations would be cost prohibited for him. Discussion of elevation, capacity of lift stations to be installed, current plat of 60' right of way and parking on both sides of the street to allow for traffic to pass, safety and size of backyard green spaces and how deep building construction will be on the lots.

Residents questioned why the retention pond could not be placed further south. Mr. Sullivan explained that to move the pond would require additional engineering and expenses to get the storm water to the County Road 17 ditch for drainage and that plan would also cost additional for sanitary. Additional discussion of where developments place retention ponds and the need for gravity flow for the systems to work. Mr. Sullivan explained where his comfort level was in the risk of this proposed development after discussions with his financing agents and has currently incurred \$142,000.00 of engineering fees for his proposed plan. Further discussion of where development will start, infrastructure, replatting, the need for new covenants, TIF on how it works for a builder and who would qualify, and percentage of 1st

time home buyers. Ms. Savageau reviewed with Council Ordinance #175 Park Land Dedication for green space, and questions of green space and trails around the retention pond were addressed.

Mayor Johnson directed the meeting to the proposed Zoning Ordinance. Mr. Altenburg explained the proposed Zoning for R1, R2 and R3 districts with density categories and permitted uses. Ms. Savageau had a question on page 79 regarding signs, she feels it should state that one sign in a residential area not to exceed 4 total square feet (section 24.01).

Mayor Johnson stated that he wanted to be sure all the Planning and Zoning Members have read the proposed Zoning Ordinance and are familiar with the contents. Anderson reminded Members that there is not a time frame for the completion however 3 reading should occur before publication of the approved ordinance would go into effect.

Olson stated that the major issue the Planning and Zoning Commission is dealing with is deciding the lot sizes for the R1, R2 and R3 zoning districts. Ken Parke asked members to consider on page 50 the setbacks for the side yard and the rear yard, accessory structures requiring a 5' setback. His recommendation would 5' unless a garage entrance faces the street the setback should be 18' as to not encroach public right of ways or impeded visibility. Also page 77 section 23.03 to restrict billboard signs limited to Industrial zones.

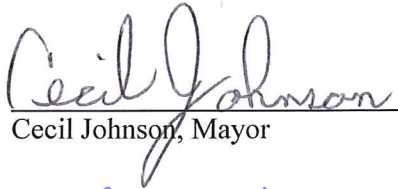
Mayor Johnson addressed lot sizes and the proposed lot splits in the Centennial addition and questioned if the Council could vote on that this evening. Mr. Parkes suggested that a consensus be taken before the ordinance is adopted for the purpose of direction. Chris Jensen suggested that the 37-1/2 feet lot width for high density zoning be placed in the ordinance draft for residents review, and decisions would be made according to feed back. Discussion that a minor change to the ordinance would not constitute the readings to be invalid.

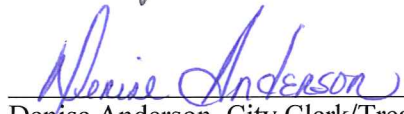
Timing of the procedure for the ordinance and the developers understanding of the process to compliment his planning schedule was discussed. Dave Owings directed Altenburg that the High density piece needs to be placed in the ordinance for consideration. Jensen stated the Developers Agreement needs to be presented and Mayor Johnson assured him that it has been in the process with advisors and attorneys. Savageau gave Altenburg instructions to move ahead on a density based zoning and types of structures, also that a Public Hearing will need to be advertised for the entire City due to the different impacts. A time line was set for readings as follows, 1st Reading May 11th, 2nd Reading May 25th and the 3rd Reading June 8th. Altenburg was directed to place the lot footage as 37-1/2 feet for high density.

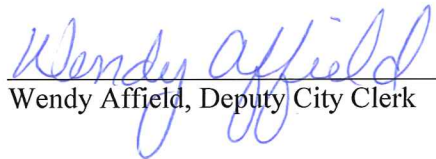
Citizens attending asked Mr. Sullivan if he would furnish a plat showing what the development will look like. Ms. Savageau stated that the addition would not necessarily need to be replated if Mr. Sullivan chooses to provide a certificate of survey. Savageau also stated that the extra territorial jurisdiction of one mile could be added later to the ordinance by resolution. Also direction of moving forward on a sub division ordinance was issued for consideration after the Zoning Ordinance is adopted.

Residents had questions regarding building permits, in home businesses, heights of assessor buildings and feels there are inconsistencies.

At 7:50 a motion to adjourn was made by Joe Olson, Seconded by Chris Jensen.
Respectfully submitted by Denise Anderson


Cecil Johnson, Mayor


Denise Anderson, City Clerk/Treasurer


Wendy Affield, Deputy City Clerk

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