

**Glyndon City Council**

**2/08/2017**

Public Hearing 6:00 p.m.

Proposed Preliminary Replat for Centennial Addition  
Renamed Southview Addition  
Glyndon City Hall Council Chambers

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 6:00 p.m.

**\*\*\*Due to a Council Meeting scheduled at 7:00 p.m., the Public Hearing will continue until completed, with the Regular Council Meeting following. \*\*\***

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:** Austin Sullivan, Jim & Leslie Sullivan, Dave Pompe, Cody Ranz, Brian Gronewold, Kelly Richards, Ken Parke, Chris Jensen, Shaun Erickson, Dan Kingston, Troy Tooz and Matt Finstrom.

3. **Discussion – Proposed Preliminary Replat for Centennial Addition, Renamed Southview Addition**

***Proposed Legal Description:***

*Outlot A, Block 1, Block 2, Lots 1 through 9, Block 3, Lots 8 through 10, Block 6, Lots 11 through 15 and Lots 17 through 19 Block 7, Block 8, Block 9, Block 10 and Block 11, CENTENNIAL ADDITION will be renamed SOUTHVUEW ADDITION, City of Glyndon, County of Clay, State of Minnesota, according to the recorded plat thereof, on file and of record in the office of the County Recorder, said County of Clay.*

Jim Sullivan informed Council Leslie and Austin Sullivan have been working with Troy Tooz from LJA Engineering making adjustments to the plat. Leslie Sullivan stated the work session with LJA Engineering resolved some discrepancies with lots in the plat. Troy Tooz will be providing handouts regarding the meeting that was held. Sullivan provided a copy of the handout during the meeting which Affield made copies for Council and meeting attendees. Leslie Sullivan stated the goal is to create lots that are fifty feet (50') wide by one hundred feet (100') in depth and adhere to City codes and guidelines. Leslie reported one (1) odd shaped lot has very little buildable space, they figured a structure of approximately 40'x 40' may work so they would have to apply for a variance. The remainder of the lots, with setbacks, fall within the guidelines. Leslie Sullivan stated they can design floor plans that will work nicely for these lot sizes. The homes will be priced appropriately as starter homes for families. Jim Sullivan stated they are working with Kelly Richards to develop two types of homes in the Addition, one area would be affordable starter family homes on smaller lots, whereas Kelly Richard's portion will have higher end homes on larger lots.

Richards stated a water retention pond will need to be built to be utilized by both developments and he plans to install a fountain in the pond. Richards stated Sullivan would like him to move forward with his portion of the development and feel they will compliment each other.

Mayor Johnson asked if anyone has questions regarding the development, they should address them towards Richards and Sullivan's. Owings asked how many buildable lots are in each section? Sullivan should have around 58 and Richards' will have 83.

Dave Pompe who owns a home in Centennial stated, his concerns are with closing the streets that were located on the old plat. Since there will only be one entrance to take in and out of Sullivan's addition the concern is the traffic on the narrow streets by the park, this will be congested and unsafe for the young families with children in that area. Pompe stated, he feels this is a 'bait and switch' situation, he was shown a plat of the development when he purchased his home and now it is being changed. It was explained that plats can change over time, things may change with the economy or what specific state regulations are required in a development. Savageau stated in 1996, bi-levels were a common desire in homes, styles change and building prices increase, accepting this as a replat is very common. Savageau has seen some developments re-platted up to eight times.

Troy Tooz arrived to the meeting at 6:30 p.m.

Troy Tooz stated the City needs both types of developments, smaller lots for younger families or individuals starting out and larger lots for those that want to have a bigger home and yard. Tooz informed resident there will be easements with sidewalks joining the two developments together. The streets will be thirty-six feet (36') wide with curb and gutter instead of ditches which will help with safety issues. A resident informed Tooz the portion of the conversation he missed prior to arriving is the concern of sending vehicles down an already narrow street to Sullivan's enter addition. Sullivan asked if there is a safety concern at this time in that area? It was stated there is. Sullivan suggested widening the road at that location. Tooz stated they do not own that section of land, it is not their responsibility to widen it. Chris Jensen stated, this is not a new issue concerning the street by Johnson Park, Council has discussed this situation for over a year and are trying to come up with a reasonable solution to help with the safety in that area. Jensen stated it is not up to the Developer to fix the issue in that location but feels residents think it is the City's responsibility to watch out for the existing infrastructure that is already in place and make sure it is not jeopardized by the new development. Jensen feels the City needs to support the growth and figure out ways to make the streets safer for the residents in those questionable areas. Olson asked for suggestions as to how the City can make this work with the new Development. Thorson feels that stretch of roadway needs to be looked at with the Parke Avenue Project the County will be starting to the north of 12<sup>th</sup> Avenue in 2018. Thorson believes if the development would have been completed, there still would have been issues due to where the park is located. An idea to widen the street and install curb and gutter the two (2) blocks of Parke Avenue south of 12<sup>th</sup> Avenue was a suggestion but was questioned as to whom would pay for the reconstruction. A resident who lives in that location discussed the water flow issue, wondering how the road could be widened because of it. City Engineers would need to design a storm water system that would work in that location. Pompe questioned, will there be any additional developments to the South once this one is full, and if so, where would those vehicles be entering and leaving? Troy Tooz stated, at this time no one knows what may happen twenty plus years down the road. Thorson would like to see an access to County 17 if the City expands any further to the south. Kelly Richards stated the land in that location is not in City limits. Olson would like to look into a design and cost estimate for widening the section of Parke Avenue south of 12<sup>th</sup> Avenue. Olson asked if residents feel this would be a satisfactory resolution for the situation.

Pompe would like the City to purchase the lots from Richards and install the through streets into his development. Richard's informed Council they are in the eleventh hour, things need to move forward, changes to the plat now will take too much time, which the City cannot afford. Ken Parke introduced himself to the audience informing them he was the City Administrator in Dilworth for many years stating Dilworth went through a growing spurt at different times. Some were positive and some were not, he stated a corridor should be included in Sullivan's housing addition to eventually run east and west. Tooz informed residents if the prior plat would have been built, it would have had more cars and residents living in that area, this new plat actually has less. Sullivan asked Pompe if having 15<sup>th</sup> Street stay as a through street would solve the issue he has with the new development. Olson stated the two solutions that have been brought up are widening Parke Avenue and keeping 15<sup>th</sup> Street as a through street to meet up with County 17. Mayor Johnson would like to have a meeting with Kelly Richards, Jim Sullivan and all the Engineers to discuss options for the development. Mayor Johnson stated, we should be able to work this out so construction can start in the spring of this year, the concerns of the residents are very valid and will be taken into consideration. Schreiber stated the City needs to find a way to alleviate some of the traffic going through this area. Savageau stated the Planning Commission and Developers have been working with the Police and Fire Departments on how to remedy the safety issues and how to evacuate the area if need be. A resident questioned how wide the easement will be between the two developments. Tooz stated forty feet (40'), a standard roadway easement is sixty-six feet (66'). Sullivan asked if there still will be an issue if 15<sup>th</sup> Street is kept open? Pompe believes it would help, he feels the traffic would then be divided in both directions, with some heading down Parke Avenue and others heading out of town on County 17. Residents are concerned if Parke Avenue is widened who would be responsible for paying for it. Leslie Sullivan suggested sidewalks on both sides in the area of the park to help keep the children off the road. Pompe referenced a prior meeting where he heard the Developer does not want the vehicles from one addition to drive through the other addition, he feels a compromise can be agreed upon. Jensen asked who was on the Planning Commission this year? Mayor Johnson and Kimberly Savageau are part of the Planning Commission but the whole Council consists of the planning decision making. Pompe asked what the process is for moving forward with the Development, will the residents be notified? City Attorney Ken Norman informed residents a Regular Council Meeting will be held to approve the Final Plat, there will not be another Public Hearing. Norman stated residents would have the opportunity to speak their concerns during that meeting. Ken Parke informed Council there still are many steps that need to be taken to move forward on the improvements and time is of the essence to make sure the bidding process is early in the spring. Norman asked if we have a petition yet for improvements. Ken Parke stated, the final plat needs to be approved first. Mayor Johnson stated the City is also waiting to review the final plat. Residents are concerned the process is moving forward too fast, concerns should be looked at closer before the project is approved. Sullivan asked Richards if he would meet with residents outside the Council Meeting to discuss their concerns. Troy Tooz passed out copies of the final plat he brought to the meeting.

Council took this time to review the plat. Mayor Johnson would like Council to take more time in reviewing the plat before a decision is made.


A work session will be held tomorrow at 10:00 a.m. with the City Planning Committee – Mayor Johnson, Dave Owings will be sitting in for Savageau; Chris Thorson, Jim Sullivan and Kelly Richards.


Chris Jensen asked if there are alterations to the existing plat will another Public Hearing be held to address the changes? Residents were informed they will not receive a notice in the mail, they would have to attend the Council Meetings which are advertised on the City Website.

Mayor Johnson stated we will schedule a Special Meeting for February 15, 2017 at 6:00 p.m.

4. **Open Forum -**

5. **Adjournment -** A motion was made by Kimberly Savageau, seconded by Justin Schreiber to adjourn at 7:25 p.m.

  
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Cecil Johnson, Mayor

  
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Wendy Affield, City Clerk

February 8, 2017 Glyndon City Council Public Hearing Minutes  
Proposed Preliminary Replat of Centennial Addition Renamed Southview Addition