

City of Glyndon Public Hearing  
Proposed New Subdivision and Rezoning and Plat Approval  
Seter's East Second Addition  
April 22, 2015 5:00 p.m.  
Community Center

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 Engineer Chris Thorson, Financial Consultant Jason Murray/Drown Associates

Sign in Sheet – Steve Iverson Developer for the project, Karen Kringler, and Jeremy Scholz

The Meeting was called to order at 5:00 p.m. by Mayor Johnson who recognized all Council members and Staff present. Mayor Johnson introduced Mr. Iverson and asked that he update the Council on the developments of the proposed subdivision. Mr. Iverson presented the Council members with the most current plat of Section 11, Township 139 North, and Range 47 West of the Fifth Principal Meridian entailing the proposed development. Iverson stated the next hurdle is to finalize the agreement with the Seter family and their attorney. This was not possible to accomplish due to scheduling and vacation conflicts. Mr. Iverson asked Council to approve the plat and rezoning as presented to move forward with the project.

Overview of open discussions:

- Chris Thorson and Kimberly Savageau had questions regarding Lot 37. Thorson stated this area will be used for running water and sewer lines and recommended that until the master plan is complete that gravel be placed there as an entrance and exit to the proposed park area. Mr. Iverson said he could foresee that to be used for a bike path. Thorson recommended that in the developer's agreement that the area be noted and deeded to the city for utility access. Mayor Johnson felt the area could also be used to connect the Safe Routes to School path and the future Heartland Trail Bike Path. Thorson stated other than making sure Lot 37 was identified in the developer's agreement he liked the plan and was comfortable with it.
- Kimberly Savageau asked for clarification of the Drainage and Utility Easement detail between lots 16 and 17. Mr. Iverson explained that it is a typical easement found on every lot for utilities. Iverson stated that he has never seen it illustrated on a plat in such detail before.
- Joe Olson had concerns that the coulee may be effected by this development. Mr. Thorson explained that the drainage pond would hold the storm water until such time that it would drain into the coulee without having adverse effects to the water level in the coulee.
- LOMA's will need to be conducted and completed on Lots 20 through 24. Mr. Thorson and Mr. Iverson will undertake that task.

City of Glyndon Public Hearing  
Proposed New Subdivision and Rezoning and Plat Approval  
Setzer's East Second Addition  
April 22, 2015 5:00 p.m.  
Community Center

- Further discussions of side yard details, setbacks for personal storage buildings, 10 foot city easements and explanation of tie in to 9<sup>th</sup> Street and Lund Avenue. 7<sup>th</sup> Street will not have any major road work done and that it is owned by the County in the discussed area. Also costs for future bike paths and park space by the holding pond. Karen Kringler expressed a concern of maintenance of green spaces and the cost for the city to take on additional parks.

At 5:53 p.m. a motion to close the meeting was made by Chris Jensen, seconded by Joe Olson. The meeting was adjourned.

Respectfully Submitted

A handwritten signature in cursive script that reads "Denise Anderson". The signature is written in black ink and is positioned above the printed name.

Denise Anderson  
City Clerk/Treasurer