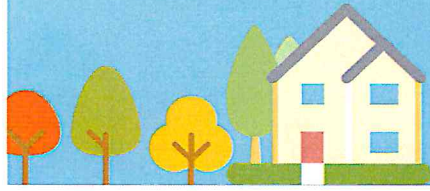


# City of Glyndon

Minnesota



City Council:

Mayor Tracy Tollefson  
Justin Schreiber  
Bryant DeVries  
Patrick McCoy  
Steven Ring

# Public Hearing Packet

**Rezoning UC Hope from R-1  
Residential to C-1 Commercial**

**June 28<sup>th</sup>, 2023, at 6:00 p.m.  
City Hall Council Chambers**



**Agenda for Glyndon City Council**  
**Public Hearing – June 28<sup>th</sup>, 2023, at 6:00 p.m.**  
Rezoning UC Hope from R-1 Residential to C-1 Commercial  
City Hall Council Chambers

1. **Call to Order:** Mayor Tracy Tollefson
2. **Roll Call:**
3. **Copy of the Notice to Property Owners**
4. **Copy of Request from UC Hope**
5. **Letter from Building Inspector Steven Schroeder in Favor of Request**
6. **Open Forum** - *\*this is the time for the General Public to address the Council regarding this topic. The Open Forum shall not be used to make political statements, political endorsements or for any political campaign purposes.*
7. **Adjournment:**

# Notice of a Public Hearing on Rezoning from R1 to C1

CITY OF GLYNDON  
COUNTY OF CLAY  
STATE OF MINNESOTA

**NOTICE OF PUBLIC HEARING ON REZONING FROM R1 TO C1  
PARCEL #55.750.0260 & #55.750.0280  
PURSUANT TO MINNESOTA STATUTE §462.357**

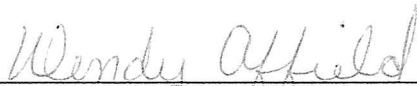
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the City Council on the 28<sup>th</sup> day of June 2023, in the City Hall Council Chambers located at 36 3<sup>rd</sup> St SE at 6:00 p.m. to consider a proposed rezoning of Parcel #55.750.0260 & #55.750.0280, Tenneys 1<sup>st</sup> Addition, Lots 013 & 015, Block 003 according to the recorded plat thereof, on file and of record in the office of the County Recorder, Clay County, Minnesota. The request is to rezone Parcel #55.750.0260 & #55.750.0280 from Residential R1 to Commercial C1.

Residents may contact City Hall at 498-2578 with questions concerning the proposed rezoning and/or attend the Public Hearing on Wednesday, June 28<sup>th</sup>, 2023, at 6:00 p.m.

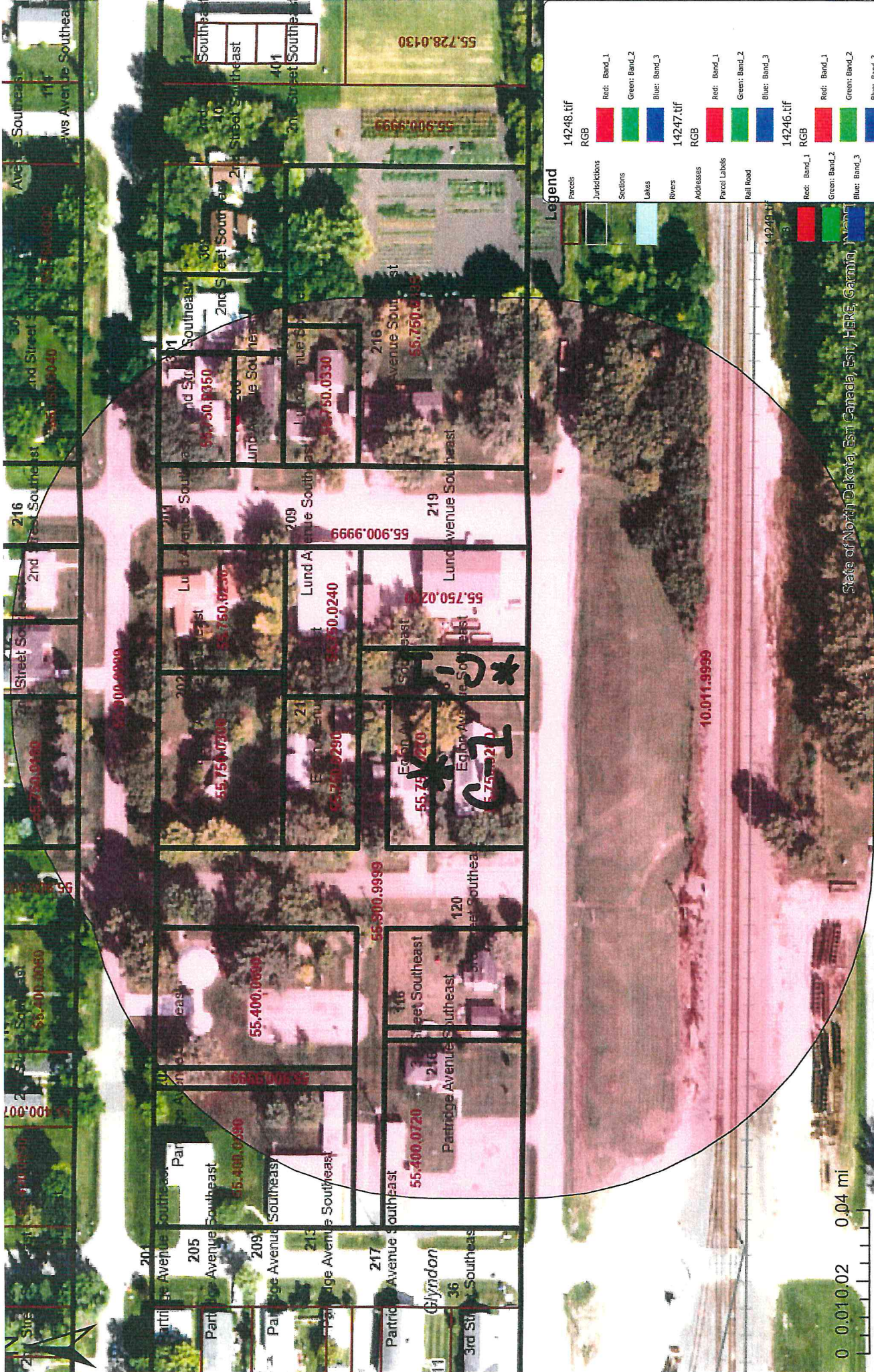
A map is enclosed with the area requested for rezoning in black with C1 on it.

Dated this 15<sup>th</sup> day of June 2023.

SIGNED BY:

  
\_\_\_\_\_  
Wendy Affield, City Clerk





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

**UC Hope Rezoning**

Date: 6/15/2023

<http://claycountymn.gov>  
(218)-299-5003



CITY OF GLYNDON, MINNESOTA  
COUNTY OF CLAY  
REQUEST FOR REZONING

Name: UC HOPE

Address: \_\_\_\_\_

Location of Property: Section 11 Township 139 N Range 47W

Description of Property: Tenney's 1<sup>st</sup> Addition lot 013 Block 003  
Legal / Lot Number(s) subdivision CDSS70

Parcel Identification No: 55.750.0260

Subdivision: Tenney's 1<sup>st</sup> Addition lot 013

Deed Restriction: \_\_\_\_\_

Zoning Classification Requested: Commercial

Present Zoning: Residential

Fee: \$200.00

Cindy Herliken  
Signature of Owner or Agent of Owner

5/31/2023  
Date

Rezoning Request (Cont'd)

I (We), the undersigned, do hereby respectfully make application and petition the City Council to amend the zoning map as hereinafter requested, and in support of this application, the following facts are shown:

(Complete either 1 or 2)

1) The property is part of a recorded plat. The property sought to be rezoned is located at \_\_\_\_\_ Between 2nd Street and 3rd Street on the \_\_\_\_\_ side of the street, and is known as Lot(s)/Block Number 003 of CD 5570 Subdivision. It has frontage of \_\_\_\_\_ feet, and a depth of \_\_\_\_\_ feet.

2) The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also).

.20 acre lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) The property sought to be rezoned is owned by:

Name: UC HOPE  
Street Address: 218 Eglon Avenue  
City: Glyndon State: MN Zip: 56547

4) It is desired and requested that the foregoing described property be rezoned from residential to commercial

Rezoning Request (Cont'd)

5) It is proposed that the property will be put to the following use:

Thrift store with profits used to help families in Dilworth, Glyndon and Felton communities.

6) It is proposed that the following building(s) will be constructed:

N/A

7) Attach a statement hereto indicating why, in your opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8) Attach two (2) prints of a parcel map drawn at a scale of not less than 1" – 20", if the parcel is under three acres, and 1" – 100' if the parcel is three acres or more, showing the lot or parcel in question, and all adjacent and abutting property lines, public rights-of-way and existing zoning.

Signature of Applicant: Cindy Herliker

Address: Glyndon

Phone Number: 701-361-8336

9) Applicant's basis of representation (e.g., legal representative, owner, option to buy):

UC HOPE Board President

CITY OF GLYNDON, MINNESOTA  
COUNTY OF CLAY  
REQUEST FOR REZONING

Name: UC HOPE

Address: 218 Eglon Ave Glyndon

Location of Property: \_\_\_\_\_

Description of Property: 594' of lots 15-20 Blk 3 Tenney's 1st Add Lot 015  
Legal / Lot Number(s) Block 003 Subdivision CD 55750

Parcel Identification No: 55.750.0280

Subdivision: Tenneys 1st Add lot 015

Deed Restriction: \_\_\_\_\_

Zoning Classification Requested: Commercial

Present Zoning: Residential

Fee: \$200.00

Cindy Henniken 5/31/2023  
Signature of Owner or Agent of Owner Date



Rezoning Request (Cont'd)

- 5) It is proposed that the property will be put to the following use:

Thrift Store using the profits to help people in the Dilworth, Lyndon and Jetton communities. We have hopes to eventually offer more programming on site.

- 6) It is proposed that the following building(s) will be constructed:

N/A

- 7) Attach a statement hereto indicating why, in your opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.
- 8) Attach two (2) prints of a parcel map drawn at a scale of not less than 1" – 20", if the parcel is under three acres, and 1" – 100' if the parcel is three acres or more, showing the lot or parcel in question, and all adjacent and abutting property lines, public rights-of-way and existing zoning.

Signature of Applicant: Cindy Henrichsen

Address: Blundon, MN 56517

Phone Number: 701-361-8336

- 9) Applicant's basis of representation (e.g., legal representative, owner, option to buy):

President of UC HOPE

## Wendy Affield

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**From:** Yahoo <inspschroed@yahoo.com>  
**Sent:** Wednesday, June 7, 2023 1:51 PM  
**To:** Wendy Affield  
**Subject:** Zoning request

UC Hope has requested a change to the zoning classification of their property. The block at this time is zoned R-1 and the southeast corner is owned by Fuchs Sanitation, this property is already zoned C-1. If this request is granted, I would be in favor of the change.

That block would be zoned R-1 for the north half and C-1 on the south half. I do not consider this (spot zoning).

Steven Schroeder