

City of Glyndon

Minnesota



City Council:

Mayor Joe Olson
Shonna Severson
Bryant DeVries
Patrick McCoy
Steven Ring

Public Hearing Agenda Packet

**Rezoning Agricultural (A) Land Parcels to
High Density Residential (R-3) Land Parcels**

**December 10th, 2025, at 6:05 p.m.
City Hall Council Chambers**



**Property
rezoning**

Agenda for Glyndon City Council
Public Hearing – December 10th, 2025, at 6:05 p.m.
Rezoning Parcel #55.900.0340/55.900.0351 and a portion of 55.900.0350 from
Agricultural (A) to High Density Residential (R-3)
Glyndon Council Chambers

1. **Call to Order:** Mayor Joe Olson
2. **Roll Call:**
3. **Copy of Petition for Rezoning from Harvest Land Development, Craig Seter and Lloyd Seter – Parcels #55.900.0340, 55.900.0351 and a Portion of 55.900.0350**
4. **Copy of the Notification Sent to Residents within 350' of Property**
5. **Time Allowed to Explain Request**
6. **Time for Council to Discuss**
7. **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.*
8. **Adjournment:**

**CITY OF GLYNDON, MINNESOTA
COUNTY OF CLAY
PETITION FOR REZONING**

Office Use Only

Name of Petitioner: Harvest land Development/Craig Seter / Lloyd Seter

Parcel Number (s): 55.900.0340 / 55.900.0351 and a portion of 55.900.0350

Changed from Agricultural - A **to** High Density Residential-R3

Planning Commission

Fee Paid: 200.00 **Date Paid:** 12-8-25 **Hearing Date:** 12-10-25

CK#1157

Final approval is: ☐ **Granted** ☐ **Denied** **for the following reasons:** _____

x _____ Dated this _____ day of _____, 20__

x _____ Dated this _____ day of _____, 20__

City of Glyndon Planning Commission

City of Glyndon Council

Meeting Date: 12-10-25

Final approval is: ☐ **Granted** ☐ **Denied** **for the following reasons:** _____

x _____ Dated this _____ day of _____, 20__

Joe Olson, Mayor of Glyndon

Notice of a Public Hearing on Rezoning from Agricultural (A) to High Density Residential (R-3)

**CITY OF GLYNDON
COUNTY OF CLAY
STATE OF MINNESOTA**

**NOTICE OF PUBLIC HEARING ON REZONING FROM
Agricultural (A) To High Density Residential (R3)
PARCEL #55.900.0340 & #55.900.0351 and a Portion of #55.900.0350
PURSUANT TO MINNESOTA STATUTE §462.357**

NOTICE IS HEREBY GIVEN that a hearing will be held before the City Council on the 10th day of December 2025, in the City Hall Council Chambers located at 36 3rd St SE at 6:05 p.m. to consider a proposed rezoning of Parcel #55.900.0340 & #55.900.0351, and a portion of parcel #55.900.0350 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 these parcels from Agricultural (A) to High Density Residential (R3).

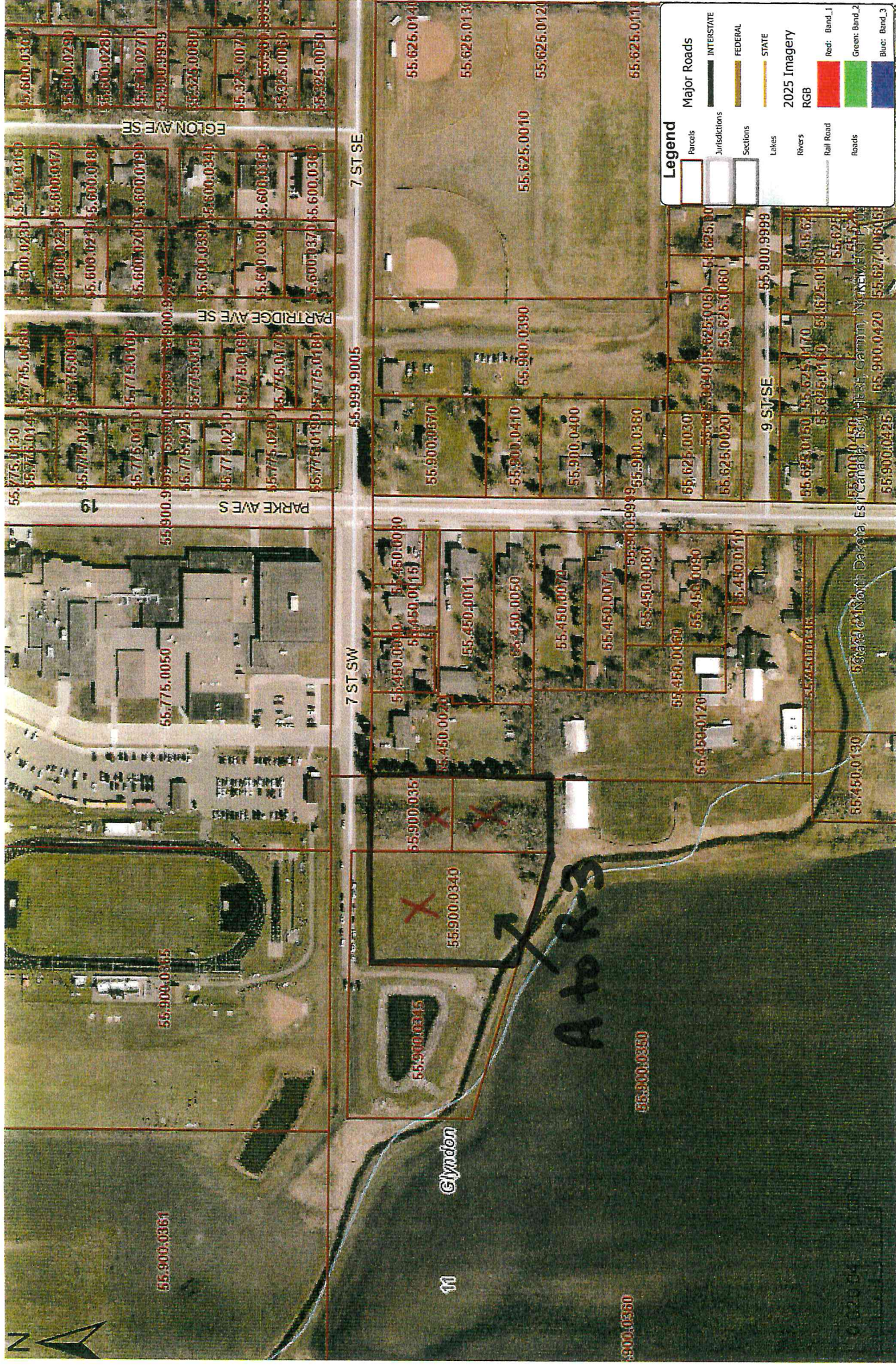
Residents may contact City Hall at 498-2578 with questions concerning the proposed rezoning and/or attend the Public Hearing on Wednesday, December 10th, 2025, at 6:05 p.m.

A map is enclosed with the area requested for rezoning in green with R3 on it.

Dated this 26th day of December 2025.

SIGNED BY:

Wendy Affield, City Clerk/Treasurer



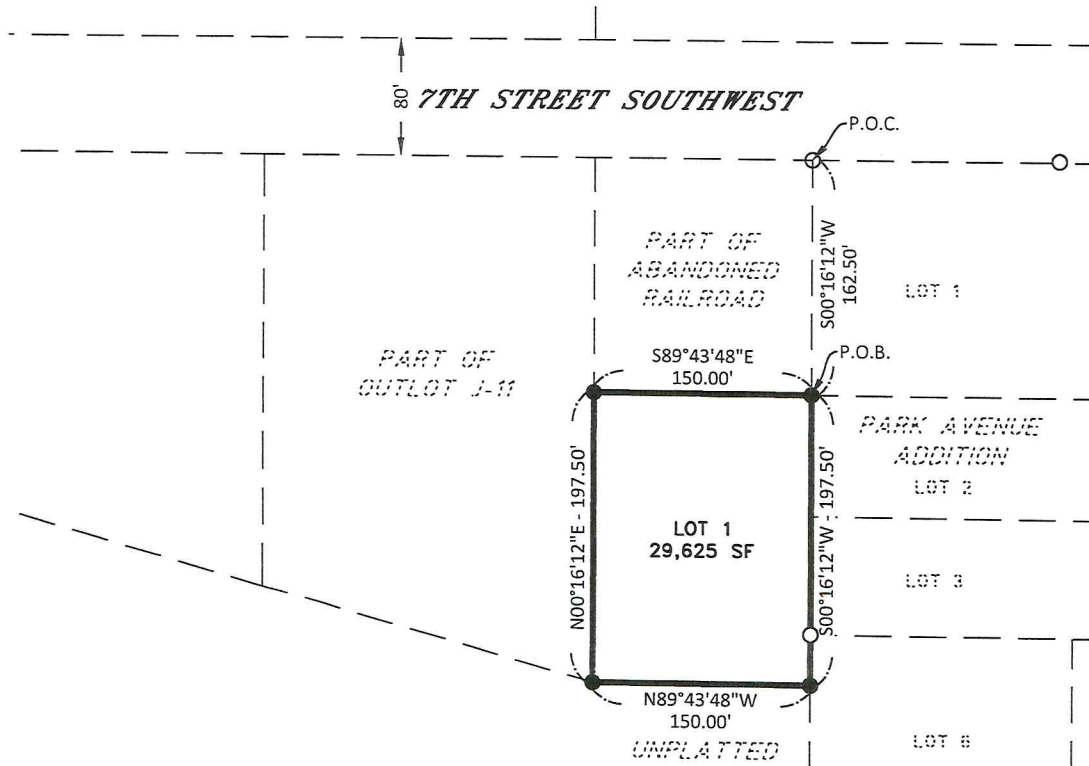
Assisted Living

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.

Date: 11/25/2025

CERTIFICATE OF SURVEY

PART OF SECTION 11, TOWNSHIP 139 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN
TO THE CITY OF GLYNDON, CLAY COUNTY, MINNESOTA



DESCRIPTION

PART OF SECTION 11, TOWNSHIP 139 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF GLYNDON, CLAY COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, PARK AVENUE ADDITION; THENCE S00°16'12"W ALONG THE WEST LINE OF SAID PARK AVENUE ADDITION A DISTANCE OF 162.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°16'12"W ALONG THE WEST LINE OF SAID PARK AVENUE ADDITION A DISTANCE OF 197.50 FEET; THENCE N89°43'48"W A DISTANCE OF 150.00 FEET; THENCE N00°16'12"E A DISTANCE OF 197.50 FEET; THENCE S89°43'48"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

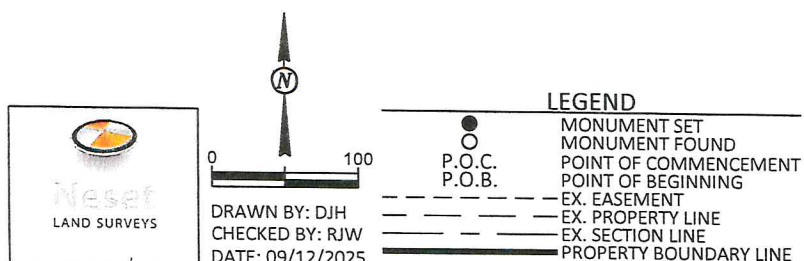
SAID TRACT OF LAND CONTAINS ±29,625 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEYORS CERTIFICATE

I COLE A. NESET HEREBY CERTIFY THAT THIS SURVEY, PLAN, AND/OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

COLE A. NESET
PROFESSIONAL LAND SURVEYOR
MINNESOTA LICENSE No. 49984

DATE:



PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 139 NORTH, RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF GLYNDON, CLAY COUNTY, MINNESOTA

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PARK AVENUE ADDITION A DISTANCE OF 350.00 FEET; THENCE N0°43'48"W A DISTANCE OF 150.00 FEET; THENCE N74°04'04"W A DISTANCE OF 555.63 FEET; THENCE N00°16'12"E A DISTANCE OF 290.00 FEET TO THE NORTH LINE OF 7TH STREET SOUTHWEST RIGHT OF WAY; THENCE S89°43'48"E ALONG SAID NORTH LINE A DISTANCE OF 685.00 FEET; THENCE S00°16'12"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS SETTER GROVE ADDITION TO THE CITY OF GLYNDON, CLAY COUNTY, MINNESOTA. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, LOT 1 FOR A FIREWATER POND, RIGHT-OF-WAY FOR 7TH STREET SOUTHWEST, AND ALL 10' UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID SETTER GROVE ADDITION CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 6.00 ACRES MORE OR LESS, TOGETHER WITH THE PUBLIC USE, AND NATURE OF HUMAN RECORD.

STATE OF _____)
STATE OF _____)

NOTARY PUBLIC, COUNTY: _____ STATE: _____

UNITED STATES DISTRICT COURT, DISTRICT OF COLUMBIA

IN THIS)
COUNTY OF CASS)
2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING

JANIT PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

FOR REVIEW

NOT FOR PUBLICATION

THIS PLAN IS HEREBY ACCEPTED AND APPROVED BY THE CITY ENGINEER OF GLYNDON, MINNESOTA, ON THIS _____ DAY OF _____ 2025.

IS CARLSON, CITY ENGINEER
CITY OF GLYNDON, MINNESOTA

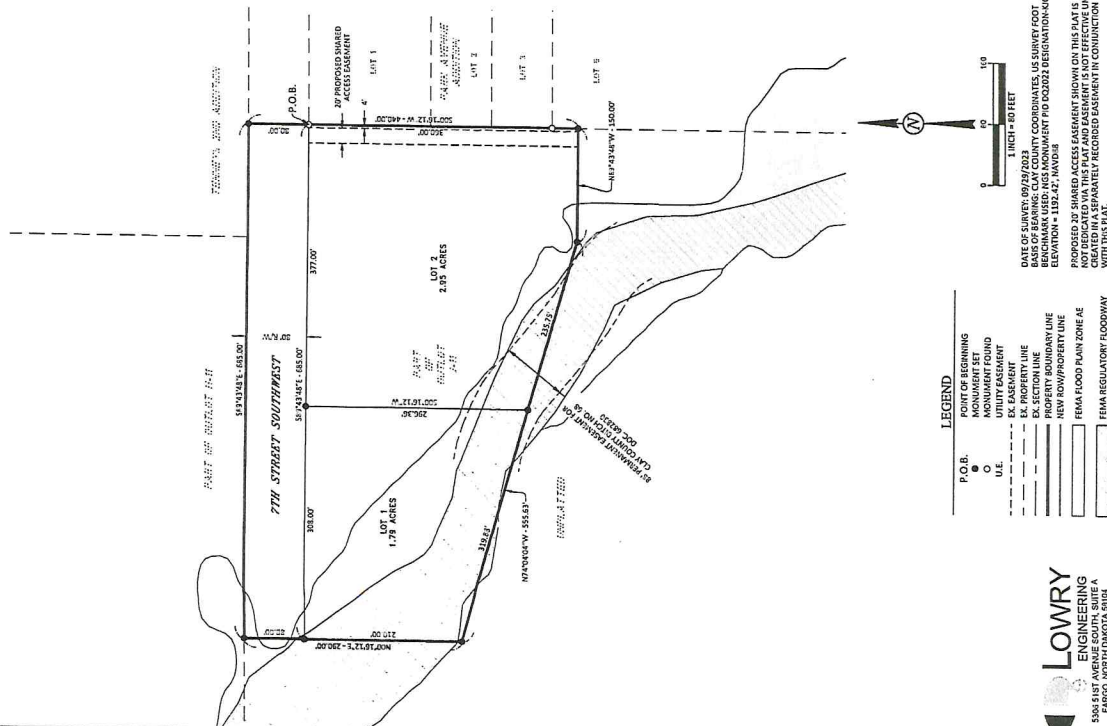
HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THIS PLAY AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2025.

of Germany, Italy, and the United Kingdom.

IN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS DAY OF _____, 2023.

THIS DAY OF _____, 2023 AT _____ O'CLOCK _____ PM, AND WAS
 DULY RECORDED AS DOCUMENT No. _____

CLAY COUNTY, MINNESOTA



DATE OF SURVEY: 09/19/2023
BASIS OF BEARING: CLAY COUNTY COORDINATES, US SURVEY FOOT
EASEMENT MARK USED: NGS MONUMENT P/D Q2022 DESIGNATION-KONO
ELEVATION = 1192.42', NAVD83

LOWRY
ENGINEERING
5303 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

3303 51ST AVENUE SOUTH, SUITE A
FARGO NORTH DAKOTA 58104