

**Glyndon City Council**

**1/30/2017**

Public Hearing 6:00 p.m.

Vacating Streets in a Portion of Centennial Addition  
Glyndon Community Center

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 6:00 p.m.
2. **Roll Call:** Council Members Present: Dave Owings, Justin Schreiber, Joe Olson and Kimberly Savageau; City Clerk Wendy Affield.

**As Per Sign in Sheet:** Chris and Renae Goltz, Dan Kingston, and Shaun Erickson.

**3. Discussion concerning Vacating Streets in a Portion of Centennial Addition**

Mayor Johnson stated the City of Glyndon has sixty (60) days to determine whether or not to vacate streets in a Portion of Centennial Addition. A resident asked what exactly is the intent or action when vacating streets, streets that currently exist or future development of streets? Savageau stated it is streets that currently do not exist. In the Centennial Addition, it's the whole eighty (80) acres (*plat visual was used*) that are undeveloped, where houses are not built yet. The developers want to replat the area but the streets were dedicated to the City many years ago. The City needs to vacate the streets in order for the Developers to replat the area and then the new streets will be dedicated to the City. The streets that are dedicated already, are City property. (*a display of the addition was used to show audience where the vacation of streets would be*) It was asked which display was the original and what was being changed. It was asked concerning Outlot A, on the old plat, if it is designed to be a holding pond and will it be in the center of the development. Savageau stated when it was zoned in 1996 it was for multi-family units such as apartment buildings. It has now been rezoned to single family when the Zoning Ordinance was updated this past summer of 2016. Their intentions are to move the holding pond. Affield stated, since this was originally platted the State is requiring retention ponds be installed in all new developments. A question was asked if the updated plat will have different sized lots. Affield stated the lots were approximately ninety (90) feet, the old ones were seventy-five (75). Affield explained the other development owned by Jim Sullivan will have a few seventy-five (75) foot lots on the back side of the existing homes and then fifty (50) foot lots in the rest of the area to be more affordable for homeowners. There will be parks in both additions. It was stated both developers want to start the project the summer of 2017.

Olson stated the Developers feel each development compliments the other to make the additions a success for a higher end community. A resident stated the development looks more segregated, like it is a closed off, gated, compartmentalizing community and not connecting with the rest of the City. Savageau stated this has been a concern for the Council and feel they have worked through some issues concerning paths for emergency vehicles to access that area if needed. This information is not included in the packet, but something the Council has been working on. The Developer would like minimal traffic through his new development. It was asked if there were going to be parks in the new developments. The park in the southwest corner of the development will stay as a park, the smaller area where the lift station will be on 14<sup>th</sup> Street may also have an

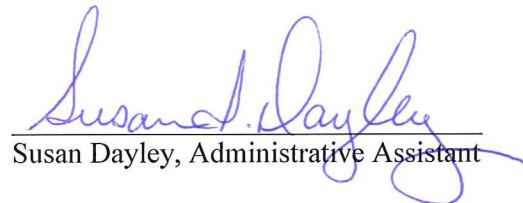
area for a park. Affield stated a letter was sent to homeowners in the area for the proposed preliminary replat Public Hearing scheduled for February 8, 2017. The developers will be at the meeting to discuss or answer any questions that may arise. This replat will have to be approved by Council before they get the final to move forward. A question was asked why the segregation was desirable? Affield stated it is what the Developer requested. The resident who asked the question feels it may be a selling point for homeowners to have a quieter community. Regarding the last meeting, there was a lot of concern about the type of people who will be buying the smaller lots. Olson stated at that time, the lot size was thirty-seven and a half (37 1/2) feet and since then, they have been increased to fifty (50) foot lots. Discussion was had regarding single family homes (*skinny homes*) being built on the smaller lots and then the higher end homes on the larger lots. \$190,000 homes are anticipated to be built in this area. Mayor Johnson feels people have different preferences as to wanting to maintain a large yard or a small yard, not everyone wants to deal with a large house or yard. A resident who lives in that area stated the neighborhood is a very family friendly area and is wondering what the pros are, in the Council's opinion, regarding the street realignment of lots and segregations of that area? Savageau stated the pros are a Developer will develop and build new houses in Glyndon, which is a difficult project to take on because the cost of a development is so astronomical when a storm water pond, lift stations, etc. are required. At the time, Centennial Addition was built the ditches were allowed, now a retention pond is required by the State. Olson stated the City has been attempting to find a sense of balance as to not lending out more money and having enough security from the Developer. The Council has also been working on keeping 14<sup>th</sup> Street a through street but need to come up with other options to keep it safe for vehicles to get in and out of the area. A removable post and drivable path will be installed in that area so emergency vehicles can have access when needed. No access will be available for regular vehicles. Shaun Erickson asked what happens to the street in front of his house going to the west, who is responsible to clean it in the winter? Savageau believes a lift station will be installed to the west of his lot and the City Maintenance Department will check on the lift stations daily and the access to that area will be maintained and plowed by the City. LJA Engineering was not present at the meeting so Savageau gave her assumption as to how the access would look like going to the lift station. When a street is vacated, half the street goes to each adjoining lot. Owings asked where the asphalt goes in front of Erickson's property. Erickson stated it only goes to the property line of his lot with the house on it, not the garage lot. Erickson would like to know who will pay for the path in that area. Council believes it will be the Developer's responsibility. A resident asked if the new additions will have sidewalks? Savageau stated the City does not have any requirements for installing sidewalks at this time. A sidewalk will be installed from 12<sup>th</sup> Avenue to Highway 10 when the Parke Avenue project is done in 2018. Mayor Johnson and Joe Olson worked on receiving a Safe Routes to School Grant to help pay for a portion of the sidewalk and trails will also be installed. Schreiber informed residents the streets will be installed in the development will be sixty-six (66) feet wide which will be considerable wider than what is in Centennial because there will be curb and gutter installed, not ditches. Renae Goltz asked, if you own a back lot where 15<sup>th</sup> Street would be installed, would the homeowner be charged special assessments? Savageau stated, it is a possibility because those lots are benefitting from the improvement that will be installed. Affield informed the resident it has been discussed by the developer to purchase the lot back if the homeowner is willing to sell. A question was asked if any residents in Glyndon will be charged for the new developments? Savageau stated the special assessments will be only on the new lots developed. The proposed preliminary replat will need to have a Public Hearing before it can be approved by Council. The vacating can be approved at the next meeting since the Public Hearing is taking place at this time. Mayor Johnson informed residents Council will want to have all the questions answered before any approval was made with both the vacating of streets and the replat. A question was asked how Parke Avenue will attach to the new section south of 14<sup>th</sup> Street. Olson stated the Parke Avenue drainage is in the process of being discussed with the City

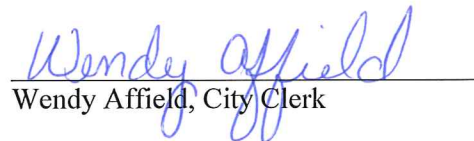
and County Engineers and will be looked at closer in the next few months. Parke Avenue will be reconstructed in 2018, which is a County road. A question was asked why the pond was moved to the center of the development and not kept to the north. Council stated first, Mr. Sefkow owned and build a portion of Centennial, then it was sold to Jim Sullivan and a portion now was sold to Kelly Richards who is moving the pond to the center of his development. Construction traffic is a concern and will be discussed with the contractor. A question was asked concerning roads heading to the east of Sullivan's addition. Savageau stated you will see where a future road could be extended for the City to grow. The safety issue is still a concern with closing 14<sup>th</sup> and 15<sup>th</sup> Street. A path will be in those areas to be used for police, fire, rescue or evacuation, if needed. Savageau stated the paths are not drawn on the current plat because it was just discussed and requested at the last Planning Committee Meeting. The paths will show up on the next plat the City receives. Exact details cannot be given at this time as to how the paths will be blocked off to regular vehicles. Council has had discussions with both the Police and Fire Departments concerning the safety at those locations. The path would not be made into a street in the future, it will only be around ten (10) to twelve (12) feet wide. The Fire Chief requested the roads to be as straight as possible for easy access. Mayor Johnson invited the resident to come to the meeting on February 8, 2017 at 6:00 p.m. at City Hall to visit with the engineers about any concerns they may have. Council will make sure Chief Cline and Chief Cuchna are at the next meeting. The City Engineer will have to approve all the plans for both Developments.

**4. Open Forum -**

**5. Adjournment -** A motion was made by Joe Olson, seconded by Kimberly Savageau to adjourn at 6:50 p.m.

  
Cecil Johnson, Mayor

  
Susan Dayley, Administrative Assistant

  
Wendy Affield, City Clerk

January 30, 2017 Glyndon City Council Public Hearing Minutes  
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