

Glyndon City Council

5/25/2016

6:00 p.m. Zoning Ordinance Public Hearing
Glyndon Community Center

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

Roll Call: Council Members Present: Dave Owings, Chris Jensen, Joe Olson and Kimberly Savageau, Deputy City Clerk Wendy Affield, City Consultant Ken Parke, City Engineer Chris Thorson and Alex Ranz and Alex Altenburg from METRO-COG.

As Per Sign-in Sheet: Pat & Patty Mehrer, Allan Tollagson, Karen Kringler, Bryant Devries, Chad Freier, Shawn Erickson, Jim & Leslie Sullivan, Janice Jones, Kelly Richards, Craig Miller, Frank Gross, Jeremy Scholz, Ken Derby, Mike Schmidt, Mark Uhler, Josh Schaffer, Erica Jensen and Tina Jacobson.

Adam Altenburg passed out to Council the final draft copy of the Zoning Ordinance dated May 13th, 2016 and had copies for the audience on the table. Altenburg informed the residents that after looking at the current Zoning Ordinance and how deficient some areas were the Council decided to contract METRO-COG to update the Ordinance, stating he has been working closely with the City Clerk and Council. Adam Altenburg explained that he will go through some of the changes and modifications and if anyone has any questions please feel free to ask.

Chapter 1: Purpose & Intent - This chapter explains the purpose of the Zoning Ordinance and the intent behind the Ordinance being in place.

Chapter 2: Application of District Regulations - Language added to strengthen the relationship between the City Zoning Ordinance and the City Zoning Map.

Chapter 3: Rules & Definitions - Certain words and terms shall be interpreted as herein defined. All the wording that has been added in the Ordinance is in red Altenburg stated.

Chapter 4: Administration, Enforcement & Fees - Discussing the Zoning Administrator, Building Official and penalty fees that may be charged if not in compliance with the Ordinance.

Chapter 5: Nonconforming Lots, Uses & Structures - This Ordinance permits these nonconformities to continue until they are removed, modified or altered.

Chapter 6: Conditional Use Permit - This chapter is new and the purpose of a Conditional Use Permit is to provide a discretionary approval process, for proposed uses which have unique or widely varying operating characteristics.

Chapter 7: Rezone Requests & Ordinance Amendments - The regulations, restrictions, and zoning districts in this Ordinance may, from time to time, be amended, supplemented, changed, modified or repealed; provided that no action be taken until after a Public Hearing in relation thereto, at which parties with interest and citizens shall have an opportunity to be heard.

Chapter 8: Variance - The variance process is intended to provide limited relief from the requirements of this Ordinance in those circumstances where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance.

Chapter 9: Decision-Making Bodies & Appeals - Explains that the Planning Commission shall consist of the five (5) elected members of the City Council. Also this chapter includes the Summary Table of Procedures to clarify who is responsible to take care of certain issues.

Chapter 10: Zoning Districts - Explains the eight (8) zoning districts which consists of Agricultural (A), Low Density Residential (R-1), Moderate Density Residential (R-2), High Density Residential (R-3), Manufactured Housing Residential (R-4), General Commercial (C-1), Commercial/Agriculture (C-2) and Industrial (I).

At this time Adam Altenburg skipped over Chapters 11 through 18 to discuss later in the meeting.

Chapter 19: Accessory Uses & Structures - This chapter was added on for strength in accessory building and Conditional Use Permit criteria.

Chapter 20: Off-Street Parking Requirements & Standards - The regulation of off-street parking spaces in this Zoning Ordinance is to alleviate and/or prevent congestion within the public right-of-way. This chapter also has a residential and commercial off-street parking schedule.

Chapter 21: Fences & Screening - Explains the requirements for residential and commercial district fences and screening. Traffic visibility was also explained in this chapter.

Chapter 22: Day Care Facilities - This chapter was added so the City can better monitor the number of Day Cares in the City limits if desired.

Chapter 23: Signs - Explains what is allowed for the sizes and locations for residential, commercial, off-premises and portable signs.

Chapter 24: Home Occupations - The purpose of this chapter is to provide a means through the establishment of specific standards and procedures by which home occupations can be conducted in residential neighborhoods without jeopardizing the health, safety, and general welfare of the surrounding neighborhood.

Chapter 25: Planned Unit Development (PUD) - This chapter has been added and the intent of the PUD regulations is to permit greater flexibility and, consequently, more creative and imaginative design for the development of residential areas than under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural scenic qualities of open spaces.

Chapter 26: Moving & Relocation of Buildings - This chapter has been added and explains that no person, except a State licensed house mover, shall remove, raise or support a building or structure free of its foundation within the limits of the City. The permit requirements and application process is explained in detail in this chapter also.

At this point Adam Altenburg stopped to see if anyone had any questions on the Chapters he has just reviewed and if not he will go back to Chapters 11 through 18 and discuss in detail the different Districts the City will adopt. Mayor Johnson asked if anyone in the audience had any questions at this time. A resident asked if the Development on the south side of town will end up like the Stockwood Development and cost the residents money. Mayor Johnson stated that the Zoning Ordinance will cover the entire City, not just certain Developments. Chris Jensen explained that the question that was asked is more for the TIF District that will be discussed at the 6:30 p.m. meeting after the Zoning Ordinance Public Hearing. Mayor Johnson informed residents that Jason Murray will be discussing that topic after this meeting if anyone would like to stay.

Adam Altenburg explained Chapter 11 through 18 at this time.

Chapter 11: Agricultural District (A) - This District was added and was established primarily for those annexed, unplatted areas within the City that have not been zoned for development or are undergoing a transition from agricultural to urban uses. Dave Owings requested Altenburg to explain *11.04 A. Lot Requirements a. Lot Area: Ten (10) acres*. Altenburg explained that this was discussed and decided on at a prior meeting. Jensen feels that this means you cannot have a long sliver of property, it has to have certain widths and depths to qualify.

Chapter 12: Low Density Residential District (R-1) - In this District you may only have single-family dwellings. Altenburg explained the lot requirements, setbacks and building heights that are acceptable.

Chapter 13: Moderate Density Residential District (R-2) - In this District you are permitted to build single-family dwellings, two (2) unit single-family attached dwellings, twin homes, townhome dwellings of more than two (2) units but less than eight (8) units. Altenburg explained the lot requirements, setbacks, lot coverage and building heights that are acceptable.

Chapter 14: High Density Residential District (R-3) - In this District you are permitted to build single-family dwellings, two (2) unit single-family attached dwellings, twin homes, townhome dwellings of more than two (2) units but less than twelve (12) units, multiple-family dwellings of more than two (2) units but less than eight (8) units. Altenburg explained the lot requirements, setbacks, lot coverage and building heights that are acceptable. Also available in this District to build are retirement, nursing and assisted living facilities.

Chapter 15: Manufactured Housing Residential District (R-4) - This District is established to set aside areas within municipal limits for the exclusive use of manufactured home parks.

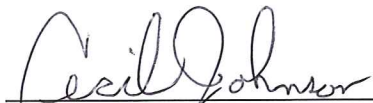
Chapter 16: General Commercial District (C-1) - This District is established to provide a core area of civic and high-quality commercial uses to the community. The intent of this district is to support commercial uses that provide economic activity within City limits and to provide adequate and safe access to transportation infrastructure. A list of what is permitted in this district is listed under certain categories.

Chapter 17: Agriculture/Commercial District (C-2) - This District is established to provide suitable areas to be retained and utilized in open space and/or agricultural uses.

Chapter 18: Industrial District (I) - This District is established to permit warehousing, storage, and light industrial uses that are free from objectionable influence upon adjacent urban development.

Altenburg asked if anyone had any questions concerning the Zoning Ordinance. A resident questioned if a map has been drawn up that they may review. Mr. Altenburg has revised the Zoning Map but did not bring them for review. The map will be mailed to the residents of Glyndon with a copy of the old map so residents can compare the two. Karen Kringler asked what the standard height of a two-story home would be, would it exceed the thirty-five foot (35') max that is in the Ordinance. Jensen stated that most levels of a home are around ten (10) feet, it should not be an issue. A gentlemen in the audience discussed the homes that would be built on a narrow lot, stated that you would have to build up and was concerned about the height of the home. A question was asked if the new Zoning Ordinance will be for new construction or will it affect the buildings that are already located in Glyndon. Adam Altenburg explained that it would affect any new building/Developments that come into the City. Jensen stated that the older structures would be considered "grandfathered in", they would only be affected if changes were made to the infrastructure. A resident questioned the two pieces of property that he owns, he has a house on one lot, would he be allowed to build a garage on the other. Ken Parke stated that if you incorporate the two pieces of property together at the Court House and make it one parcel, you would be allowed to do that scenario. A question was asked if the Zoning Ordinance has already passed. Chris Jensen stated that it has not been passed, this Public Hearing has to come prior to the third reading of the Ordinance. Residents in the audience are concerned with the Zoning Map and would like to view it prior to the third and final reading. Altenburg explained that he has an updated preliminary map completed that will reflect the new Zoning Ordinance but it is not final until the City adopts the Ordinance. The intent of the Public Hearing is for Council to listen and discuss ideas that are mentioned by the residents. A citizen was concerned that the residents were not notified soon enough for the Public Hearing, stating it was on the newsletter in their utility bill. Jensen was also concerned about the short notice to the residents and feel more notification should have been provided. A question was also brought up as to why the City Attorney was not at the meeting to answer questions. Mayor Johnson informed the residents that the City Attorney has reviewed and made the appropriate changes that he felt necessary. Mayor Johnson informed the residents that this may be tabled until the next Council Meeting so the residents would have sufficient time to review the Ordinance. Savageau explained to the residents that the Ordinance needs to be in place before the map can be finalized. Owings believes that what the residents are looking for concerns the new Development that may be going in the Centennial Addition. Jensen feels that the residents are looking for a Plat that would show where R-1, R-2 and R-3 Districts would be located in that addition. Jensen believes it is in the City's best interest to make sure that the appropriate information is provided to the residents in a timely fashion. It was suggested that the portable sign could be used to notify the residents. Council discussed changing the morning Council Meeting on the 8th of June to a night meeting but with the Ice Cream Social scheduled for that night in the Community Center Council decided to move the meeting to Thursday May 9th at 7:00 p.m. at the Community Center. A preliminary map will be added to the City Website along with maps available at City Hall for review. Mr. Parke suggested that the City supply a copy of the old Zoning Map along with the new preliminary map for residents to compare the two and see what has been changed.

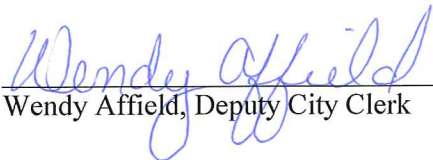
The Zoning Ordinance Public Hearing was closed at 6:40 p.m.



Cecil Johnson, Mayor



Denise Anderson, City Clerk/Treasurer


Wendy Affield, Deputy City Clerk

May 25th, 2016 Glyndon City Council Zoning Ordinance Public Hearing Minutes