

City of Dover Regular Monthly Meeting Minutes March 3, 2022

March 3, 2022

The Regular Monthly Meeting of the Dover City Council was called to order at 7:00 PM by Mayor Dave Iseminger in City Hall as posted.

Present were Mayor Dave Iseminger, Council Members Chelsie Kiebusch and Kevin Connor. Absent- Jaime Putzier and Roger Ihrke. Staff in attendance were: City Clerk/Treasurer Gary Pedersen and Marvin Ihrke Water Superintendent-. Others in attendance: Brad Vrieze of GGG and Jeffery Reiman,

The April meeting is scheduled for Thursday April 7th.

The Mayor and Clerk introduced the two applications that will require public hearings this evening. First a request for a zone change and second an application for approval of a preliminary plat both on behalf of GGG Development. The zone change request is to change the zoning from agricultural to R-1 (single family residential district), about 6.5 acres that will cover between 10 and 12 proposed lots.

Mayor Iseminger opened the public hearing on the zone change:

Mr. Vrieze explained the applicant's need for more lots to develop in the city because the developer has used all his available lots; thus, to get the process started and the zoning is the first step and is being requested.

Mr. Reiman said he was aware of the development and has no issues at this time anyway.

The Council discussed the advantages of the zone change. The area is located in the cities general development plan for residential area and would be the next logical area to be developed.

Motion by member Connor and seconded by member Kiebusch to approve the zone change request as presented with the following findings:

1. Consistent with the General Development Plan which has residential lots to be located in the designated area.
2. The rezoning would be adding to the development on 6th Court SE which is a normal progression for the street to eventually be continued until it meets back up with 6th Street SE.
3. Consistent with the neighboring area; the residential areas are all zoned R-1 and the land that is yet to be platted is currently zoned agricultural.
4. *Water and sewer lines are provided to the area and will be hooked up for the proposed preliminary platted area.*

The motion carried on a 3-0 vote.

Mayor Iseminger opened the second scheduled public hearing for the proposed preliminary plat know as Henry Estates Twelfth Addition.

Mr. Vrieze requested that the council hold off on the request for tonight, because the developer is working with a neighboring land owner to be able to square off the pre-plat area and thus getting rid of a triangle that would have been labeled an "outlot". If the developer and the neighbor can come to an

agreement the pre-plat would change and be resubmitted within the next few days. The developer asked that the public hearing and preliminary plat application be heard again within the next couple weeks.

The mayor asked if anyone else in attendance would like to speak on the application during the public hearing, with no one else coming forward a motion was made by member Connor and seconded by Mayor Iseminger to continue the public hearing and the application request to Thursday, March 24, 2022 starting at 7:00 PM, the motion carried. The council will allow the developer to resubmit the application changing the plan to eliminate the outlot and to adjust the plan to have 12 proposed lots.

Motion by member Kiekbusch and seconded by member Connor to approve the agenda as submitted, the motion carried.

Motion by member Connor and seconded by member Kiekbusch to approve the February meeting minutes, the motion carried.

Motion by member Kiekbusch and seconded by member Connor to approve paying the bills as listed and financial statements as presented by the clerk, the motion carried.

Clerk report:

- No report at this time.

New Business:

Motion by member Kiekbusch and seconded by member Connor to set the “Dover city wide garage sale for May 19 thru the 21st, the motion carried.

Old Business:

Kitchen updates: The council has selected the kitchen equipment and will begin to make the purchases as agreed on with the order from total supply for \$9,734 and the stove and freezer to be purchased for approximately \$3,500 at a local “box store”.

The “kitchen committee” will be meeting with the plumber on March 8th to plan his work and schedule.

Motion by member Kiekbusch and seconded by member Connor to order the fence topper even if we have to pay for the freight, the clerk will continue to look at options, the motion carried.

Council members:

Member Kiekbusch stated that she is doing a project researching community needs for Health. She will be evaluating the City of Dover of its health needs.

A motion by member Connor and seconded by member Kiekbusch to continue the meeting to Thursday March 24, 2022 starting at 7:00 PM, the motion carried at 8:50 PM.

Gary Pedersen- Dover City Clerk

City of Dover “Continued” Monthly Meeting Minutes March 24, 2022

March 24, 2022

The Continued Monthly Meeting of the Dover City Council was called to order at 7:00 PM by Mayor Dave Iseminger in City Hall as posted.

Present were Mayor Dave Iseminger, Council Members Jaime Putzier and Roger Ihrke. Absent- Chelsie Kiekbusch and Kevin Connor staff in attendance was: City Clerk/Treasurer Gary Pedersen. Others in attendance: Brad Vrieze of GGG, Jeffery Reiman and Brian Mueller.

The April meeting is scheduled for Thursday April 7th.

Motion by member Putzier and seconded by member Ihrke to approve the proposed agenda, the motion carried.

Motion by member Ihrke and seconded by member Putzier to approve the requested metes and bounds-lot-line-shift by G-Cubed and Jeffery Reiman, the motion carried. The request transferred .30 acres from Reimans property to the development by G-Cubed for the purpose of including it in the preliminary plat for Henry Estates Thirteenth.

Mayor Iseminger “opened the public hearing” for the preliminary plat discussion that was continued from the meeting on March 3rd.

No members of the public came forward with comment.

Questions from the Council included:

- Describe the berm that is included on lot 5 block 1-Mr. Vrieze said it would be a small berm controlling the water on the north east side of the lot to the water pipe running down to the storm water system crossing under county road 142. This would help protect the washing coming off the hill. The land owner will be responsible to keep the berm in place per easement according to Vrieze.
- The council stated that an apron needs to be located on each end of the pipe to protect the washing.
- Street lights must be added to the plan meeting the cities past history for spacing; and include finishing the last development where lighting was not established. Spacing should be between 350 -400 feet.
- It was noted that brick is part of the requirement of all the houses on 6th Court SE- that should be maintained with this development.
- The lot width was questioned to allow 3-car garages and was thought that 80 feet width did not allow this. (Mr. Griffen later described that his plans do include 3-car garages and that will not change).
- Mr. Reiman then expressed his feeling that 3-car garages should be a standard and that soil samples need to be taken yet.
- Soil samples also was a request by Olmsted County Soil and Water comments- the council recognizes this comment.
- Mr. Vrieze stated that G-Cubed will be doing 12 soil sample sites dug with a backhoe to view in the street and housing areas.

Motion by member Ihrke and seconded by Mayor Iseminger to approve the preliminary plat for Henry Estates Thirteenth with conditions; soil samples comeback without Decorah Edge soils in the plat area, aprons on pipes, street lights be added, brick requirement on each house- the motion carried.

Brian Mueller addressed the Council announcing he will be running for County Commissioner Position now held by Mat Flynn, which covers the City of Dover.

Motion by member Putzier and seconded by member Ihrke to approve the proposed resolution stating that the city of Dover will have one precinct for the upcoming elections following the last redistricting by the state and county, the motion carried.

Member items:

Member Putzier wrapped up the Eyota Ambulance by updating from a phone discussion with Vicki Arndt about issues that she is concerned about.

Mayor Iseminger brought up discussion items on crack filling and sealing city streets this year, will discuss more at a later meeting.

Motion to adjourn by member Ihrke and seconded by member Putzier at 8:04 PM, the motion carried.

Gary Pedersen, Clerk-Treasurer