

Owen Planning Committee
Minutes
Thursday, February 3, 2022
Owen City Hall 833 W. 3rd St.
6:00 pm.

Called to order at 6:25 pm. by Bob Wilczek

Roll call: Present were Wilczek, John Mael, Matt Riihinen, and DPW Chad Smith. Absent were Allen Gajewsky and Tim Conway.

Others present. Jacob and Scott Nagel, Tim Swiggum-CDC, and Cindy Cardinal-O-W Enterprise

Offer to Purchase Lots 18,19 and 20 in Countryside Estates:

Jacob and Scott Nagel presented an offer to purchase of \$7500 for Lots 18, 19, and 20 of Phase 2 of the Countryside Estates Development. The offer is contingent on Zoning Approval to R-4. They plan to construct one 4-plex this year and one next year. If space permits, they would be interested in putting 3 units on the lots proposed to purchase. Discussion regarding the need for a Zoning hearing to decide whether a Zoning Permit, Re-Zoning the area or Conditional Use Permit was held. The Zoning Administrator will need to sign off on the decision as well.

Pricing was discussed and curb and gutter needed to be included in the cost. Wilczek and Smith determined that the price of \$3,000 per lot would cover the curb and gutter costs as it was with our most recent sale. Going forward from here the TIF will not be able to provide any funding for the construction of new streets and pricing will likely be higher. A Mael/Riihinen motion and second to recommend that the City Council sell Lots 18, 19, and 20 to Nagel for \$3,000 per lot, or \$9,000, which would include curb and gutter and water/sewer to the property line passed unanimously.

Conditional Use/Zoning Amendment Phase 2 Countryside Estates:

After discussion a Mael/Riihinen motion and second to send to Zoning with a recommendation supporting a Conditional Use Permit for all three lots passed unanimously.

Price per lot of remaining lots in Countryside Estates:

This subject was tabled until a meeting in the near future. A Riihinen/Smith motion to table passed unanimously.

Adjourn: Wilczek adjourned the meeting at 7:21 pm.

Submitted by Tim Swiggum