

**City of Dexter Minutes**  
**Public Hearing**  
**August 7, 2023**

A public hearing of the Dexter City Council was held on Monday, August 7, 2023 at 6:30 p.m. at the Dexter city hall. Council members present: Mayor Justin Forthun and council members Casey Erwin, Tim Taylor, Diane O'Connor and Christian Padilla. Others present: Bryan Petzel, Matt Rahlf, Gary Schroeder, Natalie Carroll and several residents of the community.

Mayor Forthun brought the public hearing to order at 6:30 p.m. The purpose of the public hearing was to hear comments on the rezoning of two R-1 Districts to R-3 Districts within the City of Dexter.

Mayor Forthun explained that at the July meeting the council had a request from Matt Rahlf to split a parcel which he previously wanted to rezone into 2 separate parcels. Rahlf would like to add up to 10 mobile homes on the new parcel which would be approximately 1.8 acres in size. The council approved the parcel split and called for a public hearing to address the rezoning of the smaller parcel which would allow for the expansion of the existing mobile home park.

Mayor Forthun asked for comments from the public. Questions were asked regarding the current upkeep of the mobile home park; infrastructure needs; the safety and welfare of the community and concerns about spot zoning. Mayor Forthun expressed his appreciation for the concerns of the community, but he felt that the city made a good compromise with Mr. Rahlf in downsizing the proposed mobile home park from 37 mobile homes down to 10. Forthun also stated that all concerns regarding the expansion of the mobile home park would be addressed at the time that a Conditional Use Permit was applied for and this meeting was to only receive public comment on the rezoning.

Motion by O'Connor and second by Taylor to approve amending the existing zoning map to allow for the rezoning of both parcel #23.007.0100 (existing mobile home park) and the proposed 1.97-acre parcel (number to be determined) from R-1, Single Family Residential District to R-3, Multi-Family Residential District. All yeas. Motion carried. The zoning map will be amended and published.

Motion by Erwin and second by O'Connor to adjourn the public hearing. All yeas. Motion carried.

**Regular Meeting:**

Mayor Forthun called the regular meeting to order directly following the public hearing.

Bob Fenske was at the meeting to inform council that he is working on getting his yard cleaned up. Council will revisit the ordinance violation next month.

Bryan Petzel, city engineer, was at the meeting to discuss possible improvements on North Pine Street and also the proposed extension to South Street. Petzel presented A Scope of Service proposal for North Pine Street that would include providing documents, engineering and staking services. Amount of proposal was \$14,500.00. The city also discussed possible engineering needs on South Street. Council asked Petzel to combine the two projects into one proposal. No decisions were made on the construction of North Pine or South Street at this time.

Motion by O'Connor and second by Erwin to approve the August bills and to accept the July financial statements and minutes as presented. All yeas. Motion carried.

Motion by Erwin and second by Padilla to change the date of the September meeting to September 11, 2023 at 6:30 p.m. due to the Labor Day Holiday. All yeas. Motion carried.

Clerk presented council with a cost share agreement between Dallas Shawback, Ray Tucker and the City of Dexter for the proposed extension of South Street. Cost share to be paid as follows: City of Dexter \$7,352.00; Dallas Shawback \$12,254.00 (3 lots); Raymond Tucker \$4,901.00 (1 lot) for a total proposed construction project of \$24,507.00. Motion by O'Connor and second by Padilla to accept the agreement. All yeas. Motion carried. Shawback and Tucker must pay their portion of the cost share up front before project begins.

Motion by Erwin and second by Taylor to authorize a building permit to Diane O'Connor to pour an aggregate slab on the back side of her house (to replace existing deck). Padilla yea. O'Connor abstained. Motion carried.

Motion by Taylor and second by O'Connor to authorize the city clerk to send a Weeds and Grasses Ordinance violation letter to the property owner of 131 North Main Street. All yeas. Motion carried.

Motion by O'Connor and second by Taylor to adjourn the meeting. All yeas. Motion carried.

Meeting adjourned.

Natalie Carroll  
Clerk