



Legislation Text

File #: 17-878, **Version:** 1

City Council Meeting Date: June 20, 2017

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner

Public Hearing on Heywood Road Vacation

Action Requested:

Staff is requesting the Northfield City Council conduct a public hearing on the proposed vacation of a portion of Heywood Road.

Summary Report:

The applicants, Steven and Patrice Ciernia, have requested the City vacate the remnant parcel of existing Right-Of-Way (ROW) adjacent to their property at 903 Clover Court.

According to Northfield Municipal Code Section 15.6:

The council may by ordinance approved by at least five (5) members vacate any street, alley or other public grounds or part thereof within the city. Such vacation may be made only after published notice and an opportunity for affected property owners and public to be heard, and upon such further terms and by such procedures as the council by ordinance may prescribe. A notice of completion of such proceedings shall be filed with the proper county offices in accordance with law.

The subject property was first platted in 1994 with the Spring Creek Sixth Addition. At the time, Heywood Road was envisioned to extend north with future subdivisions. In 1998, the Rosewood Addition was developed which redirected Heywood Road to the east to facilitate a new subdivision around the golf course. This rendered a small section of the Heywood ROW obsolete. There was a neighborhood meeting on the issue in 2000.

The northern portion of the obsolete ROW was vacated in 2003 and re-platted as the Rosewood Fourth Addition. Another neighborhood meeting was conducted in 2005 to discuss vacating the remainder of the ROW. At this meeting, the planner explained, according to State law, since the property is at the edge of a subdivision and borders a different subdivision, the entire vacated ROW reverts to a single property within the original subdivision, 903 Clover Court. No further action was taken at that time.

Steven and Patrice Ciernia contacted City staff about moving forward with the process. Notice for the public hearing related to the vacation of Right-Of-Way for Heywood Road was published in the Northfield News on May 31, 2017. A notice was also mailed to property owners within 350 feet of the property. Staff requests the City Council conduct a public hearing on the proposed vacation of a portion of Heywood Road as required by the Northfield Municipal Code.