

Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, February 16, 2022 ~ 6:30pm ~ Kindred City Hall

1. **Call to Order at 6:32pm**

Members present: Kersting, Mauch, Lammers, Woller-Cornog. Absent: Thompson.
Others: Auditor Arnaud, Nate Opgrand, Mark Ottis.

2. **Approval of meeting minutes**

Motion to approve meeting minutes of 01-19-2022 by Lammers, second by Woller-Cornog; RCV – Motion Carried Unanimously (MCU).

3. **Permit Report** – No building permits issued for 2022 yet.

4. **Additions**

- Nate Opgrand updated the board on City Council's 02-02-2022 approval of his rezone request for 931 Elm St. He is considering a twin home at this location instead of a 4-plex, but still working on the details.
- Mark Ottis presented an update to the board on the next phase of Newport Ridge. The developers have been waiting for the FEMA FIRM (Flood Insurance Rate Maps) to be formally approved before proceeding with the final phase, which would address the flood plain concerns in the remaining unplatted land. The developers have had great interest to create a few new lots in this area and are exploring options to plat and rezone 5-6 residential lots utilizing the LOMAR (Letter of Map Revision) process to bring these areas out of the floodplain. Since one of the developers is a contractor, they are considering installing the water/sewer/street infrastructure without the special assessment process and the costs would be incorporated into the cost of the lots.
- Mark Ottis asked the board to consider adopting or reviewing ordinances that would allow shop houses, or larger shop style structures with living quarters within. A place to store a larger vehicle or commercial equipment, along with a one bedroom or studio style apartment for the dwelling. Many small business owners or even truck drivers could benefit from a property like this. Discussed zoning districts and the best suited places in the community for something of this nature. Nate Opgrand commented that he has been considering something like this as well.
- Guest Kyle Althoff shared that he is not a Kindred resident but is very interested in all that Kindred offers. He and his family are exploring options to move to Kindred, as he and his wife both grew up in smaller communities. He said he supports the Newport Ridge development and likes the idea of the detached accessory structures allowed in the rear yards (in SFRA-3 zoned properties). As a work-from-home employee, it is very nice to have a separate space to get out of the house when working. The group concurred it would be a benefit to the community to have a shared community space that residents or visitors could go to for work or meeting with clients.
- Tabitha said that she is working with Building Inspector Mike Blevins and the City Attorney to revise/update the Moving Buildings ordinance. Revisions will consider the processes outlined for smaller accessory structures versus mobile/modular/manufactured homes.

5. **Adjournment**

Motion to adjourn at 7:09pm by Mauch, second by Lammers; RCV – MCU

(Minutes subject to board approval.) (Agenda deadline is noon Wednesday the week before the meeting.)

Sue Kersting, Chair

Attest: _____
Tabitha Arnaud, City Auditor

Date approved: _____