

KINDRED PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES

Monday, October 2, 2023 | 6:30 pm | Kindred City Hall

MEETING CALLED TO ORDER AT 6:35 pm by Chair Kersting with Members Ronningen and Woller present. Absent: Members Lammers and Zens. Others present: PWS Schock, Auditor Arnaud, Council Member Julie, Johnson, Brian Ordahl, David Braaten, Matt Prochniak, Greg Moffet, Melanie Moffet, E. Lynn Overboe.

PUBLIC HEARING: Preliminary Plat & Zoning Request for Norman Acres 1st Addition

Chair Kersting opened the public hearing. Engineer Matt Prochniak, ME for developers, officially presented a preliminary plat for Norman Acres 1st Addition, a single-family residential development located about ½-mile north of Kindred on Cass County Hwy 15 (CR15). The plat of about 12-acres will create 11 single-family residential lots to be zoned SFR-1 and 8 storage/garage lots to be zoned SFR-3; one lot will also be included for public use of a lift station. The developer’s intent for the SFR3-zoned lots is that they will not be used for dwellings and they would like to work with the City to create/revise an ordinance to allow non-dwelling accessory structures then rezone those parcels again at a later time. Prochniak noted that all comments from the legal and civil engineer reviews were addressed, and they are continuing to work with Cass County for the CR15 access at the north end of the development. Mr. & Mrs. Moffet expressed concerns about the development abutting their property, as well as the south end access road off 52nd St SE being located too close to their private driveway. Mr. Overboe, owner of land west of CR15 expressed concerns about increased highway traffic, speed limit changes, and semi-trucks use of engine brakes. PZ members all shared that if the development is approved, the City could work with Cass County to reduced speed limits or adjust the speed zones as they did to address concerns on the south-end of CR15 between Sheyenne St and ND46. Prochniak also shared an annexation plat, noting that a petition for annexation has been submitted to City Council that will be reviewed at their meeting on 10/4/2023. The development is currently within the City’s ½-mile ET jurisdiction, located on the corporate city limit boundary line. Moffet expressed concerns with not wanting his property to be annexed, as they would like to remain in the ET. The annexation is only for the Norman Acres development. Discussed who received the public hearing notices (property owners within 150 feet of the development boundary), the City’s ET jurisdiction and boundary lines (1/2-mile outside of corporate city limits), working with Cass County and City Council for final approval of the north access, and location of the south access. Moffet asked if the south access could be moved to the west to provide additional space between his private drive; Prochniak shared that it was originally placed further west, but engineer/EMS review requested it be moved east to provide adequate access to all parcels for emergency vehicles. Discussion: Moffet’s private drive is not part of his parcel, but likely have an access agreement with that property owner; 52nd St SE is identified as CR18 but is township owned/maintained; pros/cons of property tax changes between being in or out of city limits. Prochniak noted that the main concerns heard at this hearing are the approach placements and potential speed zone changes, neither are conditional to today’s action items for the preliminary plat and rezone request. Discussion again regarding a normal approach versus a “hammerhead” or cul-de-sac and what works best when considering EMS, trash/refuse trucks, and school busses. With no further comment from the public, Chair Kersting closed the public hearing. **MOTION, passed – To approve the Preliminary Plat for Norman Acres 1st Addition. Ronningen moved, Woller seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously). MOTION, passed – To approve the rezone from Ag to SFR1 & SFR3 for Norman Acres 1st Addition. Ronningen moved, Woller seconded. RCV**

ADJOURNMENT – MOTION, passed – To adjourn meeting at 7:42 pm. Ronningen moved, Woller seconded. RCV, MCU.

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

Sue Kersting, Chair

Tabitha Arnaud, City Auditor

Date approved