

KINDRED PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, October 14, 2024 | 6:30 pm | Kindred City Hall

MEETING CALLED TO ORDER AT 6:34 pm by Chair Kersting with Members Cao, Ronningen, and Woller present. Absent: Lammers. Others present: Auditor Arnaud, Council Member Ozzie Peraza, Mark Ottis, Matthew Hall, Tony Eukel.

APPROVAL OF MEETING MINUTES

MOTION, passed – To approve meeting minutes of 9/9/24. Ronningen moved, Woller seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).

NEW BUSINESS - None

OLD BUSINESS

Sailing West Development (Plains 3rd Addition) – Developer Mark Ottis and Engineers Matthew Hall and Tony Eukel provided an update on plans to develop the southwest area of city limits. Discussed zoning districts, proposal for new residential district for “slab on grade” foundations that would better accommodate senior residents or those who prefer single story homes with no basements, fencing and accessory structure allowances. Also discussed using a Planned Development (PD) District that could regulate specific zoning regulations for this development only; would be a separate document that is incorporated with the process of rezoning the properties. Still considering splitting the area into 2-3 phases for construction. Discussed right-of-way widths and proposed combined approaches for access/parking on General Commercial zoned lots, as well as possibly including the City owned parcels (Lots 3 & 4, Block 1, Plains (1st) Addition) in the platting so these can become properly dedicated right-of-way if the intent is for these areas to be utilized for public access. Arnaud will email the developers the PD zoning document that was just used for Norman Acres.

Meeting Dates – **MOTION**, passed – To change the regular P&Z meetings to the third Monday each month beginning November 2024. Woller moved, Ronningen seconded. RCV, MCU. So the next meeting will be Monday, November 18.

ORDINANCES – Arnaud reviewed the process for revising ordinances. Once a draft ordinance revision is finalized and ready, it requires one public hearing at a P&Z meeting, one public hearing and a first reading at a City Council meeting, and one second reading at an additional City Council meeting. If the ordinance contains a penalty clause, the ordinance must be published in the paper before it is effective.

PLANNING

Comprehensive & Transportation Plan (CTP) – Chair Kersting and Member Woller reported that the City Tour and first Study Review Committee workshop went well, Bolton & Menk is continuing to gather data and will be working on community engagement and a public input survey in November. Bolton & Menk shared that Kindred’s board/staff/stakeholder participation thus far is more than they have experienced in other CTPs they have done in the past. Good info to hear!

PERMIT REPORT

Seven new building permits were issued since last month: six new single-family residential and one commercial remodel.

ADDITIONS – none.

ADJOURNMENT – **MOTION**, passed – To adjourn meeting at 7:31 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