

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

1. **Call to Order at 6:34pm**

Members present: Kersting, Mauch, Lammers, Thompson. Absent: Woller-Cornog.

Others: Auditor Arnaud, PWS Schock, Tyler Kilde, Scott Kolbinger, Nate Opgrand, Mark Ottis, Mark Erickson.

2. **Approval of meeting minutes**

Motion to approve meeting minutes of 02-16-2022 by Mauch, second by Lammers; RCV (Roll Call Vote) – Motion Carried Unanimously (MCU).

3. **Public Hearing: Preliminary & Final Plat of MLGC Addition, Parcels 04-0350-00010-000 & 04-0300-00923-020**

Motion to open the public hearing by Thompson, second by Lammers; RCV – MCU.

Tyler Kilde, President of MLGC, and Scott Kolbinger, KLJ Engineering, presented a preliminary and final plat to combine two parcels (both owned by MLGC) and vacate a portion of Maple St right-of-way (ROW) that is located between the two properties. This portion of the ROW would be replaced with an easement to protect the existing water main that is located here. The also provided a small ROW cutout to provide a turnaround for emergency response vehicles. Kersting asked to verify if the existing buildings on the north lot would stay; yes. Kilde and Kolbinger stated changes have been made to the Preliminary Site Layout plan that was submitted with the application so that is no longer valid; most notably is that the watermain easement on this document is only 25'. Kolbinger shared that they incorporated extra width to the watermain easement to address potential drainage concerns, so that easement is now at 36'.

Mark Erickson, neighboring property owner to the west, asked if adjoining properties could access the drainage easement. He is currently looking to develop his property with storage units for rent, he said a survey on the elevations will determine the best route for drainage and knows there is drainage option on the north but wants to explore all options. PWS Schock noted there is an existing culvert under 7th Ave S at the north end of MLGC and Erickson's properties; water follows the natural drainage flowing to the east along the railroad tracks then heading south to 53rd St SE. Schock also shared that the plat presented no negative impacts on storm water management and by MLGC incorporating the additional easement width for drainage they are being responsible by not shedding runoff to neighboring properties. Kolbinger stated that the easement is written to be dedicated to the city. Erickson said that MLGC's plan is great and has no other concerns with the plat. He will meet with Schock to evaluate his site plan once it is complete.

When asked about other utilities, Kilde replied there is electric on 7th Ave S and telecommunication in the area as well. Mauch asked about any future development concerns, to which Schock said that the watermain could be upsized to meet capacity needs but the sewer in the area does not have the depth for gravity and would need a lift station for any connections.

Board member Woller-Cornog had emailed two questions ahead of her absence to be addressed:

- 1) What is the reasoning behind utilizing a septic tank rather than extending the sanitary sewer line in the beginning phases of construction? Kilde stated that the existing structures currently have a small holding tank but they are evaluating a force main connection in the future if developments arise in the area.
- 2) Are the intentions of the gravel drive tying into 53rd St SE so employees/trucks can access MLGC that way, rather than cutting through town (Elm St)? Kilde replied that this would be primarily used for office access, but again stated their site plan has gone through many revisions and is not yet final.

Kersting asked about both the preliminary and final plat being approved at the same time. Auditor Arnaud shared that the city attorney team suggested the hearings be completed together since the plat was for two parcels being combined and not a large parcel being split up in to multiple parcels, like a residential or business development. These types of plats typically require lengthy review and many revisions before final plat approval, so holding the hearings separately is more common. Publishing and holding the public hearings simultaneously also help expedite the application process, but does not mean that both the preliminary and final plats need to be approved together. If the board feels there are more items that need to be addressed before approving the final plat, a preliminary plat could be approved with conditions or contingencies of items being corrected. The applicant would then update their final plat with those recommendations and present the final plat at the next scheduled meeting, which would not need the public hearing notices completed again. Arnaud also shared that the City Engineers are still finalizing their review of the plat and will be connecting with MLGC with their recommendations. City Council and City Engineers

have their own approval processes and signatures/stamps on the plat document, which helps ensure all aspects of the plat are reviewed.

Mauch again verified that the Preliminary Site Layout is no longer valid as it only shows a 25' easement on the document. Kolbinger replied correct, only the Preliminary/Final Plat document was accurate and the Preliminary Site Layout has changed and an update was not provided for this meeting.

Motion to close the public hearing by Lammers, second by Thompson; RCV – MCU.

Motion to approve the preliminary and final plat of MLGC Addition as presented by Lammers, second by Mauch; RCV – MCU.

4. **Permit Report** – No building permits issued since last month.

5. **Additions**

- Discussed suggested request to add the allowance of dwellings above commercial businesses into the Highway Commercial (HC) district. Arnaud shared that this is currently a permitted use in the Downtown District and General Commercial (GC) district. The ordinance language reads “*Single and multiple residential dwelling units above commercial businesses.*” This could be added into the HC ordinance. The request came from Nate Opgrand who is working on plans for improvements at the NE intersection of Hwy 15 & Hwy 46 (old D&S Service corner lot). Opgrand shared he is still exploring all options but is considering the idea of a multi-story building with retail/offices on the first floor and potentially leased living spaces on the upper floor(s). Opgrand expressed there are many things to consider with any development on this property including working with the city to potentially get water/sewer connections for services and fire protection. He is also interested in the possibility of adding this property into the Renaissance Zone district. He is currently working with Moore Engineering on a site plan and will continue to update the city as the project progresses. Overall, the board agreed that the HC ordinance could be updated with this additional permitted use. Arnaud will provide City Council the same info, determine their interest/concerns, and report again next month.
- Arnaud shared she is still working thru the building code revisions and moving buildings ordinance revisions.
- Mark Erickson asked to verify what surfaces are permitted for commercial properties, referencing his proposed storage units on 7th Ave S. He is wanting to use gravel but intends to put in asphalt once cashflow for the business is established. Arnaud reported she received information on this earlier today and will discuss with Erickson after the meeting.

6. **Adjournment**

Motion to adjourn at 7:27pm by Thompson, second by Lammers; RCV – MCU

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

P&Z Board Member

Tabitha Arnaud, City Auditor

Date approved