

KINDRED PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, May 8, 2023 | 6:30 pm | Kindred City Hall

MEETING CALLED TO ORDER AT 6:31 pm by Chair Kersting with Members Lammers, Ronningen, Woller-Cornog present. Absent: None. Others present: Auditor Arnaud, Nate Opgrand, Mark Erickson, Mark Ottis.

APPROVAL OF MEETING MINUTES

MOTION, passed – To approve meeting minutes of 04-19-2023. Ronningen moved, Woller-Cornog seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).

PUBLIC HEARING FOR LOT SPLIT: 931 ELM ST BY VIKING HOMES LLC – Chair Kersting opened the public hearing. Nate Opgrand presented his [application](#) to split the current parcel at 931 Elm St where he constructed a twin home last year. He is requesting the lot split so that each home can be sold/owned separately. He explained that there were some legal challenges with the abstract/title opinions, however, that is all completed. Discussed new address assignments which Arnaud will coordinate with Cass County if approved. Arnaud shared no inquiries or concerns were received to City Hall prior to this meeting. No further comment from public, Chair Kersting closed the public hearing. **MOTION**, passed – To approve the **931 Elm St Lot Split Application by Viking Homes LLC. Ronningen moved, Lammers seconded. RCV MCU.**

PLANNING – Special meeting with City Council following the adjournment of this meeting to discuss further.

PERMIT REPORT – One new demolition permit issued for a single-family trailer home; two new commercial building permits are pending for State Fire Marshal review.

BOARD MEMBER VACANCY – There is still one more vacancy remaining. Any interested resident can contact City Hall, a current board member, or attend future meetings to learn more about the position.

ADDITIONS

Mark Erickson presented an updated site plan for the storage units he is looking to build at 110 7th Ave S, as an FYI only. He is changing the layout and will be requesting a Linden St access/address on the north side of the property. This was a suggestion from the city engineers from the plan review process, which Erickson stated suits the plan much better than access from 7th Ave S. Due to language in the General Commercial ordinance [Chapter 4-0506-4c: The maximum lot coverage, excluding the yard requirement shall be 70%](#). Erickson explained that he is looking to have about 85 units and will pave the driving areas in full, which will put the plan closer to 100% coverage if the setback requirements are excluded; if they are not included in the calculations, then the coverage is close to 70%. He stated that this seems to be language unique only to Kindred ordinances, and may be submitting a variance application to request accommodate the percentages. When asked about the fencing/screening requirement and where the trees may be planted, Erickson noted that he is now planning to install a 6-ft fence around the entire area to help with security.

Mark Ottis provided an update that he and the developers are continuing to work with Moore Engineering on the last phase of Newport Ridge. Flood plain issues have held the project up, but with the FIRM adoption timeline still unknown, they are planning to build up the lots so the structures would be out of the flood plain. Ottis explained that the final phase will include about 23 new lots, as well as paving of Prairie Parkway and Sheyenne St and a mill and overlay for Phase 1 (this area was constructed about 15-16 years ago and is in need of improvements). Due to the additional street work costs, they are looking to spread special assessments to the entire development based on the benefit that each property would be receiving. More info to come soon as the plans progress.

Arnaud shared that a new variance application was received for a new accessory structure (ground coverage and building height). Discussed options for a special meeting to hold the public hearing instead of waiting until June 12.

ADJOURNMENT MOTION, passed – To adjourn meeting at 7:02 pm. Lammers moved, Woller-Cornog seconded. RCV MCU.

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

P&Z Chair Sue Kersting

Tabitha Arnaud, City Auditor

Date approved