

KINDRED PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, January 21, 2025 | 6:30 pm | Kindred City Hall

MEETING CALLED TO ORDER AT 6:31 pm by Chair Kersting with Members Lammers and Ronningen present. Absent: Member Cao and Woller. Others present: Auditor Arnaud, Matt Hall, Tony Sager.

APPROVAL OF MEETING MINUTES

MOTION, passed – To approve meeting minutes of 12/16/24. Ronningen moved, Lammers seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).

NEW BUSINESS

PUBLIC HEARING: Preliminary Plat of Plains 3rd Addition (Meadow Trails)

Chair Kersting opened the public hearing for the preliminary plat. Arnaud shared there was only one office request for the preliminary plat exhibit from a neighboring commercial property; no other comments/concerns were received. Discussed minor updates to the preliminary plat exhibit: changes to stormwater efficiencies adjusted some lot lines to accommodate and keep the easement along the side yard, park space will be Lot 36 Block 3, sidewalks will be completed with the project construction. Discussed zoning, requirements for lot widths and square footage; zoning request will include a Planned Development district for some lots and will be completed along with the final plat. Discussed the minimum required right-of-way (75' either side) for 164th Ave SE and 53rd St SE; Hall noted discussion with PWC – since the area will remain Ag land during Phase 1 of the development, that these ROW could remain at 33' and would be properly dedicated to 75' with Phase 2. Chair Kersting closed the public hearing. **MOTION**, passed – To accept the preliminary plat for Plains 3rd Addition. Lammers moved, Ronningen seconded. RCV, MCU.

OLD BUSINESS

P&Z Permit Application Fees

City Council approved the new fee structure at their meeting on 1/2/25. Updated application is on the website.

ORDINANCES

Chap 4-0609 General Fencing and Screening Requirements

Have a few new examples and Tree Board will be identifying sufficient screening tree species. Will wait to see what recommendations come from the comprehensive plan review of ordinances.

Chap 4-0707 Lot Splits

Arnaud reported discussing this with the city attorney, lot splits may be better served to remain in ordinance so the boards can ensure the lot size requirements are met. Arnaud will add back onto the P&Z application.

PLANNING

Comprehensive & Transportation Plan (CTP)

Kersting reported that the Phase 1 engagement is complete, results will be incorporated into the comp plan. Next focus will be on transportation and additional opportunities for input will be announced as they are available.

PERMIT REPORT

One new building permit was issued at the end of December for demolition of grain bins and other structures at CHS/Dakota Ag. No new permits for 2025 yet.

ADDITIONS – none.

ADJOURNMENT – **MOTION**, passed – To adjourn meeting at 7:51 pm. Lammers moved, Ronningen 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