

KINDRED PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, September 9, 2024 | 6:30 pm | Kindred City Hall

MEETING CALLED TO ORDER AT 6:38 pm by Co-Chair Lammers with Members Ronningen and Woller present. Absent: Kersting. Others present: Auditor Arnaud, Council Member Matt Sharp, Mark Ottis, Matthew Hall.

APPROVAL OF MEETING MINUTES

MOTION, passed – To approve meeting minutes of 8/12/24. Ronningen moved, Woller seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).

OLD BUSINESS

Board Member Vacancy Filled – At the September 4th City Council meeting, Lydia Cao was appointed for a 5-year term effective October 2024, so her term will expire October 2029. Congratulations Lydia!

Plains 3rd Addition – Developer Mark Ottis and Engineer Matthew Hall provided an update on plans to develop the southwest area of city limits. They are working on fine-tuning the preliminary design/layout and considering zoning district options for the single-family residential properties they'd like to see as "patio" homes (single story, slab on grade foundation). They plan to split the 85-acre development into 3 phases. Discussions with Kindred Public School have provided comfort that KPS has the room to accommodate at least 300 more students with the recent expansion/remodel. KPS also shared that more local students would potentially require less rural bussing needs, more local participation in the tax base, and the additional housing would provide more options for KPS staff to be local as well. Ottis noted that the development is aiming to be very pedestrian friendly and they hope to work with the City and other entities to create/improve walkability from this development over the railroad tracks providing safe walkability to the downtown area and access to the schools. Member Woller encouraged the developers to engage with the post office on regulations on mailboxes, whether individual or group boxes. Ottis reported that the group is hopeful to finalize the plat/plans over the winter, bid the project in February, construct in spring/summer, with lots available to purchase next fall.

Meeting Dates – Tabled to next month when other board members are present.

ORDINANCES – Arnaud reported that the new updated ordinance files were received and provided the members with an updated copy of Chapter 4 for Planning & Zoning. Full file on the website is updated; individual chapters will be soon.

PLANNING

Comprehensive & Transportation Plan (CTP) – The Study Review Committee is continuing to work with Bolton & Menk on the beginning phase of the plan. More information will be sent out soon, including a project website that community members can visit to register for updates and opportunities to provide public input/comment/feedback.

PERMIT REPORT

No new building permits were issued since last month, but one fence permit was issued; discussed fencing ordinances and procedures.

ADDITIONS – none.

ADJOURNMENT – **MOTION**, passed – To adjourn meeting at 7:13 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