Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, June 16th, 2021 ~ 6:30pm ~ Kindred City Hall

1. **Call to Order at 6:33pm**
   Members present: Kersting, Thompson, Mauch, Woller-Cornog. Absent: Lammers.
   Others present: Auditor Arnaud, PWS Schock, Mark Erickson, Tyler Kilde, Mark Ottis.

2. **Approval of meeting minutes**
   Motion to approve meeting minutes of 05/19/2021 by Thompson, second by Mauch; RCV – MP

3. **Public Hearing – Rezone Request by Four E Holdings LLC for Parcel 04-0350-00020-000.**
   Motion to open the public hearing by Mauch, second by Thompson; RCV – MP

   Mark Erickson presented his request to rezone his parcel from General Commercial (GC) to Industrial (I). Erickson applied and received approval for rezoning this parcel in December 2020 from SFR-2 to GC, noting GC would create a buffer between the Industrial (MLGC) lot and the potential single family residential development to the West. Erickson stated that with the 12-acre parcel located to the south, newly acquired by MLGC and rezoned from AG to I, prompted him to consider rezoning his parcel to I to match. He envisioned business condos on this lot when zoned GC, now thinking that is no longer ideal; although he has no current plan in mind for I at this time. Discussed the option to do a contractor's yard, which is a permitted use under I, but is a conditional permitted use under GC.

   MLGC president Tyler Kilde discussed the response to MLGC's rezone request, stating the current site plan is in progress for the 12-acre lot that will hold a new office building and storage facilities. At the public hearing, Erickson voiced concerns of MLGC splitting this lot and creating opportunities for a gravel yard or other industrial company to move into the planned-residential area. Kilde said that he objects to this rezone request without a plan in place for the lot. He shared that MLGC couldn't have purchased the property without it rezoned to I, in part because telecommunications business and equipment is a permitted use within I zones. Another item required with the purchase, will be to plant a natural screening along the west property line that will abut the residential development, which is part of the fencing ordinance. Further discussion on Ord 04-0609: industrial, commercial, or multi-family units (4 or more) are required to install a fence or natural screening on their property that abuts or is across the street from any SFR zoned property (except its front yard).

   Discussion on whether rules could prevent a change of property ownership and land use. If property was already zoned I, any permitted use could be operated without violating any city ordinances. Additionally, any splitting or replating of land would need to go through hearings with city boards.

   Discussion on possibility of city vacating the right of way of "Linden St West" or improvements to existing streets. P&Z Chair Kersting said the residential development that has been discussed is just speculation as no plans have been received by the city at this point.

   Mark Ottis suggested Erickson not rush through with an Industrial rezone and have some discussions with Jason DuBord on the development plans. Ottis' sister is selling land to the developers; he is not part of the development and cannot speak to the plans. Could be that GC is still a good fit for that area. Discussed the land use for existing vacant residential lots to the north.

   PZ Member Thompson said she thought Erickson didn't have a plan for the lots with the previous rezone request. PZ Chair Kersting asked if the public hearing could be left open to allow Erickson more time to determine what is happening in the area. Tabitha shared the public hearing could remain open and the topic could be tabled to the July meeting. Erickson said he is not in a hurry and could wait it out until more information is available. He also noted that he would be open to suggestions for this land and would could be developed there.

   PZ Chair Kersting said public hearing will remain open and rezone request will be tabled to July P&Z meeting.

4. **Permit Report** – Five new building permits since last month: four new SFR construction, one residential accessory structure. Building Administrator Mike Blevins did confirm the cost of permit #16. The cost used on building permits is what the contractor indicates is their cost of the project, not the resale or market price. One new fence permit as well.

5. **Additions**
   - PZ Member Thompson said realtor Deb Clark contacted her about selling a lot owned by Joel & Althea Boom on Dakota St. The lot is a vacant lot currently used as a rear yard by an abutting property owner. There is only a large accessory structure on this property and no current access/driveway. Discussed possibility and related ordinances on driveway placement (considering the storm drainage on the lot), water connections are viable but there is no sewer access (would need to connect at sewer manhole on 5th Ave N or Viking Circle, lot splitting (SRF-3 allows minimum lot width of 60 feet). Deb Clark can contact Tabitha and Rich for all the necessary info on these items.
   - PZ Chair Kersting said she would not be able to be at the July 21st P&Z meeting, Member Mauch also said he would be absent then. Board decided to reschedule the July meeting to July 28th.

6. **Adjournment**
   Motion to adjourn at 7:21pm by Mauch, second by Woller-Cornog; RCV – MP

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P&Z Board Member	Tabitha Arnaud, City Auditor	Date approved