

**Kindred Planning & Zoning Commission
Meeting Minutes
4-19-17**

1. MEETING CALLED TO ORDER

The meeting was called to order at 6:30 PM with members Brian Lammers, Mark Erickson, & Sue Kersting present. Absent: Vicki Thompson & Ben Mauch. Also present: City Auditor Twila Morrison
Guests: David Amerman, Josh Sween, Tabitha Arnaud

2. APPROVAL OF PREVIOUS MINUTES

MOTION, passed

Ms. Kersting moved and Mr. Erickson seconded to approve the minutes of 2-15-17. On a roll call vote, the motion carried unanimously.

MOTION, passed

Mr. Erickson moved and Ms. Kersting seconded to approve the minutes of 3-23-17. On a roll call vote, the motion carried unanimously.

3. PUBLIC HEARING VARIANCE

MOTION, passed

MS. Kersting moved and Mr. Erickson seconded to open the public hearing for Lil' Buckaroos variance. On a roll call vote, the motion carried unanimously.

Mr. Erickson will be starting the new Lil' Buckaroos Education Center. There are currently 21 parking spaces available. The ordinances call for 32 spaces. He would like a variance to allow the existing 21 spaces. There will be room for additional parking spaces if needed in the future.

MOTION, passed

Mr. Lammers moved and Ms. Kersting seconded to approve the variance request to allow for 21 parking spaces for Lil Buckaroos Education Center. On a roll call vote, with Mr. Erickson abstaining, the motion carried unanimously.

MOTION, passed

Ms. Kersting moved and Mr. Erickson seconded to close the public hearing. On a roll call vote, the motion carried unanimously.

4. KPH LOT

Josh Sween said he signed the purchase agreement on the KPH lot. He provided the commission an aerial view of the lots. There are 3 lots involved. All lots are currently zoned HC. He would like to rezone the front lot to a residential lot. The back lot would remain commercial where he would run his landscaping business. The 3rd lot is a permanent easement road. Mr. Erickson said he spoke with Mark Housh about this. Mr. Housh didn't see a problem with the rezone as long as his oversized garage isn't part of the business operation. Mr. Sween said they are having the pins located and they will do measurements to see what the setbacks are currently at. Ms. Morrison will email them the ordinances for SFR-1, SFR-2 and SFR-3. She will also check with the city attorney to see if the setbacks would only be for new construction.

5. ARNAUD LOT

Tabitha Arnaud said they would like to build a residence on the north side of their shop downtown. They didn't know if they should split the lot or keep it all GC. She provided a plat of the lot and an example of what the house they may choose to build. The commission suggested they don't split the lot. GC allows for residential on the top level. They wanted to talk to Mark Housh about connecting to the current building and what codes would need to be considered.

6. PERMIT REPORT

Nothing

7. ADDITIONS

Ms. Morrison informed the board that Laurie Brakke at 220 Elm is adding a concrete slab next to the garage to be used as additional parking area. Concrete slabs are considered green space as long as nothing gets built on it.

8. ADJOURNMENT

MOTION, passed

On motion by Ms. Kerstin, seconded by Mr. Erickson and all in favor, the meeting was adjourned at 7:17pm.

Twila Morrison

Chair/Co-Chair