

**Kindred Planning & Zoning Commission
Meeting Minutes
5-17-17**

1. MEETING CALLED TO ORDER

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

2. APPROVAL OF PREVIOUS MINUTES

MOTION, passed

Mr. Erickson moved and Mr. Lammers seconded to approve the minutes of 4-19-17. On a roll call vote, the motion carried unanimously.

3. FIRE DEPT. ADDITION

Mr. Bischof and Mr. Rathbone of EAPC Architects did a PowerPoint presentation for the Fire Department's proposed addition. They reported that they haven't applied for a conditional use permit yet. They reviewed the site plan and property lines. There technically aren't property lines between the railroad leased lot and the Fire Dept. owned lot. The site is 15,000 sq. ft and will have 70% coverage area. They are proposing a front setback of 0'; 6' rear setback which is currently approved at 10'; side setback of 0'; no off-street parking. They were told that they will be applying for a variance instead of a conditional use permit.

There was discussion regarding the 6' rear setback request. Mr. Bischof said it is needed so each bay has a 3' isle and 2' space for vehicle door openings. If the 6' variance isn't granted, they will trim off 6" for all the bays.

The current entrance will be moved to the east side. The current door will be replaced with a window.

The route needs to be returned to the established alley by removing or trimming back the neighbor's lilac bushes.

Their plan is to bid in July and construction to take place from August to February.

The commission wanted a special meeting with PWS on May 25th at 6:30 to discuss all this. That meeting will help determine whether they need to have a variance application for each of their requests or lump them all together. If all together and the commission doesn't approve one of the items, the process has to start over again. The public hearing for the variance(s) will be held on June 21st. It needs to be advertised for 2 weeks prior to the meeting.

4. ADDITIONS

Josh Sween (KPH lot) submitted a rezone application to change the zone for lot 2 (office building) from commercial to residential. He preferred to rezone to SFR3. The first public hearing will be held on June 21st and then before the city council at their July meeting.

Mr. Sween asked what the address would be for the commercial building. Ms. Morrison will contact the county planning department for an address.

Ms. Thompson was asked by a resident if he could remove the sidewalk on his driveway. The sidewalk ends there. Ms. Morrison said he could talk to Darin. That's happened on a few other properties where the sidewalk goes nowhere.

5. PERMIT REPORT

Nothing

6. ADJOURNMENT

MOTION, passed

On motion by Mr. Mauch, seconded by Mr. Erickson and all in favor, the meeting was adjourned at 7:44pm.

City Auditor

Chair/Co-Chair