

**Kindred Planning & Zoning Commission
Meeting Minutes
8-17-16**

1. MEETING CALLED TO ORDER

The meeting was called to order at 6:30 PM with members Vicki Thompson, Sue Kersting, Ben Mauch, and Brian Lammers present. Absent: Mark Erickson. Also present: City Auditor Twila Morrison, Josh Rauser, Joan Halland, Jason Gette

2. APPROVAL OF PREVIOUS MINUTES

MOTION, passed

Ms. Thompson moved and Ms. Kersting seconded to approve the minutes of 7-20-16. On a roll call vote the motion carried unanimously.

3. AUDITOR LOTS

Ms. Morrison reported the City Council wanted the commission to decide if they want an ordinance added regarding lot splits. Currently a lot can be split into an Auditor's lot without the city's knowledge or approval. Special assessments have to be split, taxes are affected, w/s hookups, etc. The commission agreed that all lot splits need to go before P&Z first. Attorney Sarah Wear provided the council an ordinance example that we will have her create for Kindred.

4. CCEC BUILDING

Josh Rauser said he has a buyer for the building and wanted to have the lot rezoned to allow for mixed use. The potential buyer wants to have 4 upscale apartments in half the building, storage area, and potential for store front shops. The lot is zoned GC which allows for multiple family dwelling units and residential units above commercial businesses. A rezone would not be needed. Mr. Rauser also said the potential buyer wants to add an overhead door to the building for his car collection. The door would be on the north side of the patio, which is 35-40' off of Elm St. Neither the curb or street would need to be altered because the curb is a sloped curb.

The Commission discussed the hazard of driving into the building off of Elm Street, but there aren't any ordinances that prohibit it. GC zone does require 2 off-street parking spaces for each dwelling, however. The potential owner would need a variance for the off-street parking and for the apartments to be on the main floor. A special meeting on September 6th at 5pm was scheduled for the variance.

5. JOAN HALLAND

Joan Halland had their lot at 111 Maple St. surveyed and pins were located. The lot is 63' wide. They want to improve the lot by removing the existing front building and building a 38'6"x40 building with an overhead door. The plan shows 10' side setbacks. The property is zoned HC. The Commission agreed with her plans.

6. GARAGE

Jason Gette wants to buy a 12x24 building that Doug Swenson is selling and put it behind Quick Mart between the dumpster and tin addition to be used to store dry goods. He said the building subflooring is very solid and he would set it on gravel. The Commission told him an accessory building needed to be 10' off the rear lot line and approved his request.

7. PERMIT REPORT

There was a permit for a deck and single family home. Cathy Miller got a permit for her garage. Ms. Thompson asked Ms. Morrison to take a look at fencing at the Harner residence.

8. ADJOURNMENT

MOTION, passed

On motion by Mr. Mauch, seconded by Ms. Kersting and all in favor, the meeting was adjourned at 7:40pm.

Twila Morrison

Chair/Co-Chair