

Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, February 17th, 2021 ~ 6:30pm ~ Kindred City Hall

1. Call to Order at 6:33pm

Members present: Kersting, Mauch, Lammers, Thompson, Woller-Cornog.

Others present: Auditor Arnaud, PWS Schock, Jesse & Samantha Erickson, Mark Ottis, Mark Erickson.

2. Public Hearing: Rezone, Preliminary/Final Plat for Erickson Subdivision Parcel # 55-0000-09801-000

Motion to open the public hearings by Mauch, second by Lammers; RCV – MP

Jesse & Samantha Erickson submitted an application for a replat and rezone of a 60-acre parcel currently owned by their family. They presented the preliminary/final plat that splits the parcel into 3 new parcels, about 20 acres each. The center parcel will contain the slough/wetland that is currently in the area, which will take about ½ the area of that parcel's acreage. Jesse & Samantha's are planning to build a new single-family residence on the other ½. The parcels on the east and west of Erickson's will remain farmland, but there is potential that other family will be interested in subdividing further to provide additional properties for residential development. In order to accommodate the residential development, they are requesting the properties be rezoned from Industrial to Agricultural.

Further discussion:

Normanna Township – With the parcel a majority within the City's ET boundary, zoning and building permits fall under the City's ordinances.

Access from Hwy 46 – Erickson's have already confirmed and received permission from the State Highway Department to utilize an existing approach located approximately 1900 feet west of the Hwy 46-Hwy 15 intersection. The state allows 4 approaches per ½ mile.

Floodplain concerns – the property location for the single-family residence is out of the flood plain, so there is no flooding concerns from the property owners.

Motion to close the public hearings by Thompson, second by Mauch; RCV – MP

Motion to approve the preliminary/final plat for Erickson Subdivision and rezone from Industrial to Agriculture District by Lammers, second by Thompson; RCV – MP

3. Approval of meeting minutes

Motion to approve meeting minutes of 01-20-2021 by Thompson, second by Woller-Cornog; RCV – MP

4. Board Member Term Expiration

Board member Brian Lammers' term is set to expire this month, February 2021. The position has been listed as term expiring for the last 4-6 weeks and no one has expressed interest. Mr. Lammers said he would still be interested in staying on the board. P&Z board can make recommendation to City Council, who would formally appoint for another term.

Motion to recommend reappointment of Brian Lammers to a new 5-year term to City Council by Mauch, second by Thompson;

RCV: Lammers abstained, YES: Kersting, Mauch, Thompson, Woller-Cornog; NO: none – MP

5. Permit Report – No new permits since last month.

6. Additions

- Tabitha shared updated zoning maps that she has been working with Moore Engineering on. Verified recent rezone requests were updated and working on changing the colorings to make it easier to depict zoning districts.
- Tabitha provided new ordinance pages for ordinances that have been recently updated since fall 2020.
- Tabitha passed on training information provided by ND Planning Association, will email to group also.

- Mark Ottis shared that he is continuing to work on the new housing development west of the high school. Recent meetings with Public Works and Kindred School District have focused on storm water solutions. Possibly presenting a plat at the March P&Z meeting.
- Discussion of ET boundary and how it relates to online sales tax revenues for the City. Tabitha shared that the revenues are not received by any property with a Kindred zip code. It is likely that the boundary for sales tax revenue is the City's corporate limits, but could possibly include the ½ mile ET boundary as well. Tabitha will research this further to confirm.

7. Adjournment

Motion to adjourn at 7:05pm by Thompson, second by Lammers; RCV – MP

P&Z Board Member

Tabitha Arnaud, City Auditor

Date approved