

Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, March 18th, 2020 – 6:30pm at Kindred City Hall

1. Call to Order at 6:34pm

Members present: Kersting, Lammers, Erickson, Thompson (via conference call). Absent: Mauch.
Others present: Auditor Arnaud, Mayor DuBord, Property Owners Jeff Wanner and Josh Novotny.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 02-19-2020 by Erickson, second by Kersting; RCV – MP

3. Identify properties to be rezoned to Downtown District & Public Hearings

Motion to open public hearings for rezoning of 521 Elm St and Newport Ridge 7th Addition Lots 18-20 of Block 1 & all of Block 2 by Erickson, second by Kersting; RCV – MP

Discussion:

- Review of map on properties to be rezoned to Downtown District. Mayor DuBord stressed the intent of creating a separate zone was to eliminate the use of downtown structures to be used for storage of cars or materials. It was mentioned previously that only the properties along Elm Street on 400-500 blocks would be rezoned to Downtown. However, the properties across the alleyways on both North and South sides of Elm Street were mentioned at City Council meetings as well while thinking of future growth and use of properties in the area.
- Jeff Wanner, owner of Road Runner Auto, and Josh Novotny, owner of Dakota Hills Electric, were both present to discuss how their properties (both across the alleyways from Elm St) could be affected by this rezone. Wanner stated that he has recently acquired the empty lot to the East of the Road Runner lot (Linden St/4th Ave S) and they have considered constructing a “self-storage” rental type facility. This would be a revenue-generating structure, not just for storage of the property owners’ personal belongings. Novotny, who recently constructed a new shop and moved Dakota Hills Electric to Hwy 46 West of Kindred, is concerned with limiting the type of buyers or new businesses that could be interested in the old electric shop building (Spruce St/5th Ave N); ex: manufacturing, plumbing, or construction. Both Wanner and Novotny would prefer they remain General Commercial.
- Board discussed option to update the General Commercial ordinance to make accessory structures and storage a conditionally permitted use instead of permitted.
- Rezoning 521 Elm St: From GC (General Commercial) to Downtown District.
- Rezoning Newport Ridge 7th Addition: Lots 18-20, Block 1 and Lots 1-5, Block 2 were missed in publishing and not included in last month’s NPR 7th rezone. This will rezone these lots from AG to SFRA-2.

Motion to recommend the following properties be considered for rezone to Downtown District: 400-500 Block, North & South half of Elm St (#7-9 and #11-28 on map) by Lammers, second by Kersting; RCV – MP

Motion to close public hearings for rezoning by Kersting, second by Erickson; RCV – MP

Motion to approve rezone of 521 Elm St from GC to Downtown District by Lammers, second by Erickson; RCV – MP

Motion to approve the rezoning of Newport Ridge 7th Addition: Lots 18-20 of Block 1 & all of Block 2 from AG to SFRA-2 by Kersting, second by Erickson; RCV – MP

4. Permit Report – One building permit issued thus far for 2020: commercial remodel due to water damage.

5. Additions: Mark Erickson presented a plan-in-progress for expansion at Lil Buckaroo’s Childcare. Will be looking to split the South lot and constructing a third building called Baby Buckaroo’s that will accommodate about 50 infants and toddlers. Erickson stated he plans to request a variance to the front yard setback and parking requirements.

6. Adjournment

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

Tabitha Arnaud, City Auditor

P&Z Board Member

Date approved