

## Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, May 20th, 2020 at 6:30pm

Held virtually via Microsoft Teams

### 1. Call to Order at 6:41pm

Members present: Mauch, Kersting, Thompson, Erickson. Absent: Lammers.  
Others present: PWS Schock, Auditor Arnaud, guest Cody Rutherford.

### 2. Approval of previous meeting minutes

**Motion to approve the meeting minutes of 04-15-2020 by Kersting, second by Thompson; RCV – MP**

### 3. Public Hearing: Rezone 400-500 Block Elm St – GC to Downtown District

**Motion to open public hearing for rezone by Thompson, second by Kersting; RCV – MP**

The City of Kindred boards (P&Z and City Council) requested the following properties to be rezoned from General Commercial to Downtown District: 411 Elm St to 571 Elm St, 20 4<sup>th</sup> Ave S to 510 Elm St (legal descriptions listed on Notice of Public Hearing).

**Motion to close public hearing for rezone by Thompson, second by Kersting; RCV – MP**

**Motion to approve the rezoning of the properties on 400-500 Block Elm St to alleyway, North and South, from General Commercial to Downtown District; by Kersting, second by Thompson; RCV: <Mauch-NO, Kersting-YES, Thompson-YES, Erickson-NO VOTE (lost Teams connection)> Motion Passed: Majority YES**

### 4. Additions

- Cody Rutherford owns 60 7<sup>th</sup> Ave S and would like to demolish current residential home and rebuild a little bigger and within the property lines, as the current structure sits on the East property line. The combined lot size of two parcels is 50'x50'; abiding by this SFR-3 setback requirements of 25' front and 25' rear would make the lot completely unbuildable. Mr. Rutherford stated he has approached the surrounding land owner about purchasing additional land but wanted to ask the board for their opinion on the matter. Discussion between board, owner, and PWS Schock of setbacks that would be sufficient: minimum 15' east/7<sup>th</sup> Ave; 10' north/alleyway; 5' west and south. Mr. Rutherford was advised to follow the variance process to formally request the reduced setbacks.

5. **Permit Report** – Four new permits issued since last month. Five total fence permits this season so far. Auditor Arnaud shared that more residents are taking care to get fence permits and there has been much discussion about fence setbacks, particularly on the alleyway setback of 10'. If a property owner would like reduced setback allowances, they can utilize the variance process for the request. The fence permit application has had language revised to place liability on owner to locate property pins and install the fencing accordingly. All building and fencing permit applications and ordinances are now on a new page of the City's website ([www.cityofkindrednd.com](http://www.cityofkindrednd.com)).

### 6. Adjournment

**Motion to adjourn at 7:25pm by Erickson, second by Thompson; RCV – MP**

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Tabitha Arnaud, City Auditor

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P&Z Board Member

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Date approved