

Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, December 16th, 2020 ~ 6:30pm ~ Kindred City Hall

1. Call to Order at 6:31pm

Members present: Kersting, Mauch, Lammers. Absent: Thompson.
Others present: Auditor Arnaud, Mayor Jason DuBord, Mark Ottis, Tyler Kilde.

2. Approval of meeting minutes

Motion to approve the meeting minutes of 11-18-2020 by Lammers, second by Mauch; RCV – MP

3. Extra Territorial District Representative/Board Member – Christina Woller-Cornog's application is still under review by Cass County Commission.

4. Public Hearing – Rezone Request by Four E Holdings LLC for Parcel 04-0350-00020-000.

Mrs. Kersting opened the public hearing

Mark Erickson presented his request to rezone this parcel from Single Family Residential (SFR-2) to General Commercial (GC), noting that there are currently not many GC zoned lots that are developable in Kindred. This parcel is located on 7th Ave S between Linden St and Maple St, west of MLGCs storage facility. MLGC is zoned Industrial and Mr. Erickson stated he would see GC as a buffer between the Industrial and the potential single family residential development to the West.

MLGC president Tyler Kilde was present and asked what the long-term goal was for the property? Mr. Erickson shared that he would like to see a type of office/commercial condos here. Mr. Kilde stated that they constructed the 7th Ave S building in 2003. They held meetings and discussions with P&Z and City Council due to the potential need to construct a communications tower on the property. At that time, both boards recommended the Industrial zoned property to accommodate this. If a tower is still needed in the future, will it be allowed? The board's answer was yes, as towers are a permitted use on Industrial zoned properties.

Mayor Jason DuBord shared that he has partnered with others and is looking to add a SFR housing development south of the parcel to be rezoned. He is in support of the rezone to GC, and supports MLGCs developments and need for a communication tower. Discussion on possibility of extending 7th Ave S into housing development and whether the city would require the road to be paved or if it would remain asphalt. Mr. Erickson, Mr. Kilde, and Mayor DuBord would be ok if the city rights-of-way remained gravel. This would be decided with the preliminary/final platting process once presented to the City.

Mrs. Kersting closed the public hearing

Motion to approve the Rezone Request by Four E Holdings LLC for Parcel 04-0350-00020-000 from SFR-2 to General Commercial by Lammers, second by Mauch; RCV – MP

5. Permit Report – One new building permit issued for a new shop structure in the ET district. This is the 38th building permit for the year.

6. Additions

- Mark Ottis presented a preliminary concept for a new housing development of approximately 21 acres, located west of the high school, north of the truck route. Would be looking to create about 38-39 lots (around 12,000 sq ft each), trying to keep some of the trees if possible. A park area would be dedicated as required (10% of development), looking at a possible water feature created from storm drainage with a pathway around for use by all, not just adjacent property owners. Mr. Ottis has already discussed plans with the school and they seemed to be in support of it. Would like to use 5th Ave and Dakota St as access point, extending 5th Ave further north. Discussed railroad easements, traffic, and buffer zones. P&Z members present did not see any obvious issues with the plan and like the idea! Great to see more development!
- Tyler Kilde, MLGC, shared that they are looking to build a 10,000 sq ft office building in Kindred. MLGC is based out of Enderlin, with a storage and communications building in Kindred. The intent is to migrate the

Enderlin staff to Kindred as a new “home base”. Kindred’s proximity to FM holds greater opportunity to recruit additional employees versus Enderlin being further from the metro area. Mr. Kilde is looking for help finding a site appropriate for a new office building. Last year, Mr. Kilde tried to acquire the old Cass County Electric building, with no success. MLGC is going to work to upgrade the City of Kindred from coax to fiber internet service, noting that parts of town already have fiber installed. Mr. Kilde said they would like main road frontage for best exposure. He also asked if the City still had plans to update or construct a new City Hall. Could there be potential to have additional office space that could be rented to others? Mr. Ottis owns land around the community and shared that this is very encouraging news! Wifi and MLGC is a great asset to the community. The “work-from-home” businesses were increasing already, prior to the COVID pandemic. Now the need for reliable internet is even greater. The two discussed options along Hwy 15, West of the railroad tracks, and north of town. The board shared the interest and stated that this too is exciting news for Kindred!

7. Adjournment
Motion to adjourn at 7:37pm by Lammers, second by Mauch; RCV – MP

P&Z Board Member

Tabitha Arnaud, City Auditor

Date approved