

Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, December 19, 2018 – 6:30pm

Kindred City Hall

1. Call to Order at 6:32pm

Members present: Erickson, Kersting, Mauch, and Thompson. Absent: Lammers.

Also present: City Council Member Dave Amerman, City Auditor Arnaud, and guest Darwin Savre.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 11-28-2018 by Thompson, second by Kersting; RCV – MOTION PASSED

3. Additions

- Mr. Savre was present to discuss the variance request he and Mr. Hopewell submitted for reduced setbacks at 470 Elm St. Mr. Savre stated that a survey of the property has not yet been completed do to costs. With the lot size estimating 54'x140', he intends to build a 50'x104' pole-type building (photo of like building was presented) with a 14'x16' overhead door in the alleyway. Mr. Erickson stated that Mr. Savre should have submitted a site plan of some kind so the board would have a visual for the building placement on the lot. Mr. Savre spoke with Moore Engineering regarding a building permit for the project and they would request the East wall be shared with Morning Glory's West wall, as well as a concrete slab at the rear of the building. Mr. Savre stated this lot is very appealing for him because he would not have a parking lot. At his current business location in Fargo, the parking lot is always full of customer vehicles either waiting to be worked on or waiting to be picked up. With no parking lot, this would not be an issue. He stated the bulk of his work here in Kindred would be farm trucks. The board discussed multiple items: Standard setbacks for General Commercial lots are 25' front, 20' rear, and 10' sides; truck weight and city regulations on truck traffic, downtown traffic congestion, sidewalks, snow removal, roof drainage (would need monoslope drain, not peeked roof), as well whether a new building should fill the width of the lot or allow "creeper" space between the buildings, which could pose hazards of accumulating debris, rodents, etc. Mr. Erickson shared email correspondence with Mark Housh, Moore Engineering's Commercial Building Inspector, who also shared concerns over leaving small open spaces between the buildings. He stated that fire code should be considered and a fire wall would be required if the buildings had a shared common wall.

Motion to approve the variance request for Savre/Hopewell with zero setbacks on front and side lines and a 40' setback at the rear lot line by Kersting; RCV – Kersting-Y, Thompson-N, Erickson-N; Mauch-Y; TIE VOTE = MOTION FAILED

Mr. Erickson stated that he voted no because he would like to add the condition that the new building fill the lot from East to West to reduce the potential for an area to accumulate combustible materials. Ms. Kersting stated she would like to table the request until Mr. Lammers is present and paperwork is provided from Moore Engineering.

Motion to approve the variance request for Savre/Hopewell with zero setbacks on front and side lines and a 40' setback at the rear lot line with the condition that the new building fill the lot from East to West lot line by Erickson, second by Mauch; RCV – Kersting-N, Thompson-N, Erickson-Y; Mauch-Y; TIE VOTE = MOTION FAILED

Mr. Mauch advised Mr. Savre he could appeal to City Council. Mr. Savre stated that he would likely walk away as he does not want to tie up the land for Mr. Hopewell to proceed with future plans.

(Later confirmed with City Attorney that variance request was neither approved or denied so it could be discussed at next meeting)

4. Permit Report – No new permits issued.

5. Adjournment

Motion to adjourn at 7:30pm by Erickson, second by Kersting; RCV – MOTION PASSED

City Auditor

Chair/Co-Chair

Date Approved