

Kindred Planning & Zoning Commission
Meeting Minutes
Wednesday, January 17th, 2018 – 6:30pm
Kindred City Hall

1. Call to Order at 6:32pm

Members present: Brian Lammers, Mark Erickson, Sue Kersting, and Vicki Thompson. Also, City Auditor Tabitha Arnaud. Absent: Ben Mauch.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 12-20-2017 by Erickson, second by Kersting; RCV – MOTION PASSED

3. Board Member Terms

- Kindred City Council reappointed Members Mauch and Thompson for an additional term. New Term Expirations are December 2022 and February 2023, respectively.
- Member Erickson’s term as the ET representative to the Kindred City Planning Board ends July 1, 2018. That appointment is arranged by the Cass County Commission.

4. Lykken Lots

Mr. Lykken came in and expressed questions on special assessments charged to one of his two parcels. It was determined that one parcel zoned SFR2 carries the special assessments. Past assessments are non-negotiable. To avoid future special assessments, owner could rezone the parcel to Agricultural.

5. Permit Report

One new building permit issued for a remodel of a single family residential home. For the year 2017, there were a total of 5 building permits issued for construction of new Single Family Residential homes.

6. Additions

- Discussion regarding property owned by Dale & Nancy Anderson; have 2.56 acres on an empty lot that is located in Walcott Township, and also falls within Kindred’s ET lines. Currently the lot is zoned Agricultural. Would like to increase lot value by making it a buildable lot. P&Z recommends filing for a variance request to turn into buildable lot.
- Discussion regarding an inquiry about placing a modular home on one of the empty lots West of the pool. Currently zoned SFR3, which would allow a modular home to be placed on a permanent foundation. There would be water and sewer hookup fees from the City, since there is currently no service on those lots. Contractor/developer could determine costs and placements of service lines.
- Land Development Code: Sending one copy to Lake Agassiz for free evaluation. Need to address “manufactured homes” in the zoning.
- Todd Welter is looking to build a garage at his property. The maximum square footage allowed for an accessory building in Zone SFR3 is 1200 sq ft. His build would be 1292 sq ft. A variance request would need to be filed for the overage. Also, advised to check setbacks, greenspace, and max lot coverage.

7. Adjournment

Motion to adjourn at 7:28pm by Kersting, second by Erickson; RCV – MOTION PASSED

City Auditor

Chair/Co-Chair