

Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, August 19th, 2020 at 6:30pm
Kindred City Hall

1. Call to Order at 6:30pm

Members present: Lammers, Kersting, Thompson, Mauch. Absent: Erickson.
Others present: Auditor Arnaud, Lance Nokleberg.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 07-15-2020 by Kersting, second by Thompson; RCV – MP

3. Public Hearing – Variance Request for Nokleberg at 140 Linden St.

Mr. Lammers opened the public hearing

Discussion on proposed variance request:

Mr. Nokleberg presented his plan for improvements at his new home and is requesting a variance on ordinance #4-0610-3 Lot Coverage & #40610-4 Height. He would like to demolish his existing garage and rebuild a bit larger, a 33'x48' three-car garage with max height of 22'.

The lot size is 79'x140' = 11,060 sq ft. The max lot coverage allowed is 1200 sq ft. Request is 1584 sq ft.

The max height allowed is 16', nor higher than the dwelling. Request is 22'. House height is 24'.

The setbacks are within code at 4' on side/East and 10' on rear/South/alley. Two overhead doors would be installed on front/North and a single overhead door on the rear/South/alley. The "patio" area drawn up on the plans would be outside the scope of this variance request as it would add additional lot coverage. Mr. Nokleberg stated he would not construct that portion at this time.

Neighbor to East (Schock) discussed the plans with Mr. Nokleberg and has no issues with them. No other comments or inquiries were made by surrounding property owners, no public attended for hearing.

Mr. Lammers closed the public hearing

Motion to approve the Variance Request at 140 Linden St for new accessory structure with total ground coverage of 1584 sq ft and height of 22ft by Mauch, second by Kersting; RCV – MP

4. Permit Report – Two new building permits and three new fence permits issued since last month.

5. Additions

- Reviewed the revision to accessory structure setbacks. Rear setback is proposed to be 10' regardless of overhead door accessibility. Side setback remains 3'. 2nd reading and final approval of the revision is scheduled for September 2nd City Council meeting.
- Mr. Lammers stated that due to his limited availability during the farming season, he is considering taking a step back from the chair position. Discussed options and process. Will table further discussion until September.

6. Adjournment

Motion to adjourn at 7:08pm by Thompson, second by Lammers; RCV – MP

Tabitha Arnaud, City Auditor

P&Z Board Member

Date approved