

Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, January 16, 2019 – 6:30pm

Kindred City Hall

1. Call to Order at 6:36pm

Members present: Lammers, Erickson, Kersting, Mauch, and Thompson. Also present: City Council Member Dave Amerman, City Auditor Arnaud, PWS Schock, and guests Jesse Hopewell, Darwin Savre, and Doug Kuhn.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 12-19-2018 by Mauch, second by Kersting; RCV – MOTION PASSED

3. Public Hearing: Variance request for BuBach at 480 Beechcraft Blvd

Motion to open the public hearing by Kersting, second by Lammers; RCV – MOTION PASSED

Discussion: Property owner is requesting an increase of 16 feet to the driveway approach width, changing the total from 30 feet to 46 feet, so cars can back straight out. City ordinance 2-0119: All residential driveways must be no more than thirty (30) feet wide at the sidewalk line. Board reviewed submitted site plan and original building permit plans. No known issues within the Newport Ridge covenants.

Motion to close the public hearing by Kersting, second by Thompson; RCV – MOTION PASSED

Motion to approve the variance request submitted on 11-28-18 by B. Bubach to increase driveway approach width to 46 feet by Mauch, second by Kersting; RCV – MOTION PASSED

4. Variance Request by Savre/Hopewell for setbacks at 470 Elm St.

- Mr. Savre and Mr. Hopewell were present to discuss the variance request submitted on 9-19-18 for reduced setbacks at 470 Elm St. At December's meeting a motion was made to approve the variance that ended in a tie vote. It was verified with City Attorney Sarah Wear that since there was a tie, the motion does not pass. Seeing that the issue has not been resolved (no approval or denial of the variance), the board can discuss it at the next meeting.
- Mr. Hopewell shared that as the adjacent property/business owner, he has concerns of fire hazards and insurance costs if a building is constructed with a shared wall. After all, it was a fire at that same location that destroyed the previous building there. Also stated that the intended use of the new building falls within the permitted uses of the General Commercial zoning district.
- The board reviewed/shared email correspondence between Mr. Erickson and Mark Housh, Moore Engineering's Commercial Building Inspector, regarding whether it would be best for a new building to share the West wall of Morning Glory or whether a 2-4-foot gap in between the structures. It was discussed that this gap could potentially see accumulation of trash and debris creating a fuel load that can make fighting a fire difficult, as well as it being a space to harbor rodents and/or criminals. Having the structures share a common wall is feasible and would building code would simply require a 1-2-hour fire wall depending on the intended use. PWS (and firefighter) Schock would recommend having as little space between the two structures as possible to eliminate fire hazards; stating that even a small empty space can create a path for oxygen to flow, adding fuel to any fire making it more hazardous.
- Mr. Savre shared he would like to build a 50'x100' building on the 54'x140' lot, so would like 2' side setbacks. If the building is any wider, construction costs will increase due to materials and placement of new footings. So, to amend the variance request of "zero setbacks", Mr. Savre clarified he is asking for a 2-foot space on both sides of the building and would agree to a 40-foot setback at the rear with a zero setback at the front. Discussed having the 2-foot gap (between the new building and Morning Glory) covered from the front to provide the appearance of a side setback of zero, as if the buildings were sharing the same wall.

Motion to approve the variance request for Savre/Hopewell with zero setbacks on front, and a 40' setback at the rear lot line, with condition there is no visible gap between the structures from the street and alleyway, meeting the height of the shortest structure; by Kersting, second by Mauch; RCV: Kersting-Y, Thompson-N, Lammers-N, Erickson-N, Mauch-Y; MOTION FAILED
No further discussion or requests.

5. Permit Report – Final 2018 Permit Report: 23 total building permits issued including 10 New Residential Single-Family Homes, along with remodels and accessory structures. Total of 3 fence permits.

6. Additions

- Discussion – creating a downtown business district. Erickson has contacted Lake Agassiz Regional Council, but has not heard back recently. Tabitha will reach out to other cities for their ideas/policies.
- Discussion – building permits are currently required for siding/residing. Considering that siding/residing generally does not make any structural changes, and it seen as a beautification, the board would like to look at removing the building permit requirement for siding/residing. Tabitha will check with Moore Engineering Building Department and City Attorney Sarah Wear on changes.

7. Adjournment

Motion to adjourn at 7:29pm by Thompson, second by Erickson; RCV – MOTION PASSED

Chair/Co-Chair

City Auditor

Date Approved