

Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, April 15th, 2020

6:30pm via conference call

1. Call to Order at 6:39pm

Members present: Lammers, Mauch, Erickson, Kersting, Thompson; all via conference call.
Others present: Auditor Arnaud, Mayor DuBord, CM Peraza.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 03-18-2020 with correction to adjournment by Kersting, second by Erickson; RCV (Mauch abstained) – MP

3. Public Hearing: Variance Request for Buckaroos Campus on front yard setback and parking requirements

Motion to open public hearing for variance request by Thompson, second by Mauch; RCV – MP

Discussion, presented by Mark Erickson (Four E Holdings, LLC):

- Lil Buckaroos is expanding their campus and looking to add a 3rd building to be used as an infant and toddler center. This will add about 40 new spots for child care throughout the center and 6 new employees.
- Auditor's lot split is complete. Main building at 120 Sheyenne St will be on its own lot, with the new lot to the south and will get its own address.
- The building would be placed to the East of the current playground, with the tires and hill removed. The front entry would be from the North, no entry/exit doors to the south.
- Current front setback is 25 feet, requesting 10 feet to bring it closer to the parking area.
- Parking requirements for General Commercial is one space for every 100 sq ft of building. The required number of spaces for the 3rd building at 2600 sq ft would be 26 spaces; the request is for 0 spaces.
- Red building is 4000 sq ft, requiring 40 spaces. Gray building is 3300 sq ft, requiring 33 spaces. Added to the 26 required with the new building, the total spaces needed for all 3 would be 109 spaces.
- There are currently 32 parking spaces available and with the new building there would be 28 total employees.
- Since most of the vehicle traffic is during drop-off/pick-up, Mark feels that the full required spaces are not necessary. A variance request was approved for parking spaces when the 2nd building was constructed as well. Mark stated more spaces could be striped in the middle of the current concrete slab if they needed to be marked out. Additional concrete could be poured to the East or even the Northeast (driveway) area as well.
- The drainage/water easement at the far south of the property was noted by Public Works and City Engineer as a potential storm sewer and/or water looping project has been discussed to alleviate pressure on the Viking Addition lift station that has occurred the last few years. Use of survey/staking is suggested to ensure structure is not placed within easement.

Motion to close public hearing for variance request by Kersting, second by Thompson; RCV – MP

Motion to approve the following variance requests for Buckaroos Campus: front yard setback from 25' to 10' and parking requirements from 26 spaces to 0 spaces; by Mauch, second by Kersting; RCV – MP all voting yay (Erickson abstained).

Motion to approve the rezoning of Newport Ridge 7th Addition: Lots 18-20 of Block 1 & all of Block 2 from AG to SFRA-2 by Kersting, second by Erickson; RCV – MP

4. Permit Report – Since March meeting: 2 new single-family residential and 1 commercial remodel permits issued.

5. Additions

- Discussion of adding or revising language within the General Commercial district to limit the use of other GC properties in the downtown area in regards to “storage” of personal property or vehicles. Will work with attorney or Lake Agassiz to come with language.
- May 20th P&Z meeting will have the public hearing for the rezone of the Elm Street 400-500 block properties to the Downtown District.
- Mitch Calkins, Lake Agassiz, sent some updates and notes on the sign ordinance revision that was discussed a couple months ago. The board was in favor of placing any digital signage into a Conditionally Permitted Uses so the P&Z/City boards and affected property owners could have a chance to review any sign plans before installation.

6. Adjournment

Motion to adjourn at 7:43pm by Thompson, second by Kersting; RCV – MP

Tabitha Arnaud, City Auditor

P&Z Board Member

Date approved