

## Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, September 18<sup>th</sup>, 2019 – 6:30pm

Kindred City Hall

### 1. Call to Order at 6:29pm

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

Also present: Auditor Arnaud PWS Schock, and Guests: Andy Nudell, Dave DuBord, and Jason DuBord.

### 2. Approval of previous meeting minutes

**Motion to approve the meeting minutes of 08-21-2019 by Mauch, second by Kersting;  
RCV – MOTION PASSED**

### 3. Public Hearing for Variance Request by Nudell for building height & ground coverage

**Motion to open public hearing by Kersting, second by Erickson; RCV – MOTION PASSED**

*It was determined after the August 21<sup>st</sup> meeting that notices of the public hearing were not mailed to surrounding residents nor published according to city ordinance. As a result, the public hearing needed to be properly published and rescheduled for this meeting.*

Discussion: Mr. Nudell is requesting a variance for a 21-foot building height on a second detached garage, of which a variance was approved on 09-19-2018. This second accessory structure was planned to be a 40'x40' building set on the North end of the lot. The height of the home is at 29-feet, so the garage would be lower than the dwelling. Building height currently allowed within the city ordinance is 16-feet.

Mr. Nudell is also requesting a variance to increase the ground coverage. The ground coverage allowance within city ordinance for a lot of 21,000 sq ft is 1600 sq ft. The home and 1<sup>st</sup> accessory structure equal 1386 sq ft. Adding any additional accessory structure would only allow one of 214 sq ft, without the variance. Mr. Nudell stated that since the additional ground coverage needs a variance approval, he would like to discuss the option of a 40'x52' shop instead of 40'x40'. The total ground coverage with a 40'x52' shop added would be 3466 sq ft; leaving 17,534 sq ft of green space on the 21,000 sq ft lot. The total ground coverage with a 40'x40' shop added would be 2986 sq ft; leaving 18,014 sq ft of green space on the 21,000 sq ft lot. Mr. Nudell stated that the increased shop size would allow for more enclosed storage of vehicles he currently stores outside. He also stated that he would remain within the allowed setback requirements, using the alleyway for access to a westward facing overhead door.

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

**Motion to approve the variance request by Mr. Nudell at 151 4<sup>th</sup> Ave S for building height of 21 ft and a 40'x52' accessory structure; by Mauch, second by Erickson; RCV – MOTION PASSED**

### 4. Permit Report – Three new permits issued since last update: two residential twin homes and foundation for baseball bleachers at Kindred Public School's field.

### 5. Additions

- Mayor DuBord shared with the board that City Council has been reviewing the 2020 budget and intend to increase the Planning & Zoning board members wages. Current wage is \$25/month with meeting attendance. Wage increase discussed would be \$50/month. Board members shared that the wage increase is not that necessary, as most meetings are less than 1 hour. Other discussion around time outside the meetings.
- Tabitha received a complaint regarding two homes in Newport Ridge that had enclosed their lower deck in the rear yard, using the same siding as the home, to create additional outside storage space. Tabitha had also emailed Moore Engineering Building Inspections to get their opinion but had not heard back yet. Wondering if this is a permitting issue, or if it is an ordinance or covenant violation. Board was unaware of any ordinance violation, and stated to continue checking with Moore Engineering. If it is a covenants violation, the developer would be responsible for enforcement.

**6. Adjournment**

**Motion to adjourn at 7:00pm by Mauch, second by Kersting; RCV – MOTION PASSED**

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**Chair/Co-Chair**

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**City Auditor**

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**Date Approved**