

Kindred Planning & Zoning Commission Meeting Minutes

Wednesday, October 16th, 2019 – 6:30pm

Kindred City Hall

1. Call to Order at 6:30pm

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

Also present: Auditor Arnaud, PWS Schock.

2. Approval of previous meeting minutes

Motion to approve the meeting minutes of 09-18-2019 by Mauch, second by Thompson; RCV – MOTION PASSED

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

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

Discussion: Mr. Schock is requesting a variance for building height and ground coverage. He has demolished the old dilapidated garage structure that was on the lot and is planning to build a detached 40'x50' accessory building on the Southeast corner of his lot. Building height allowed in ordinance is 16-feet, Mr. Schock is requesting a 21-foot height to the peak; the height of the home is at 22-feet, so the garage would be lower than the dwelling. Building height currently allowed within the city ordinance is 16-feet.

Mr. Schock is also requesting a variance to increase the ground coverage. The ground coverage allowance for garages and accessory structures within city ordinance for a lot of 18,620 sq ft is 1400 sq ft. The attached garage is 854 sq ft and a garden shed is 40 sq ft, which equals 894 sq ft. The total garage and accessory structure ground coverage with a 40'x50' shop added would be 2894 sq ft; 1494 sq ft over what ordinance allows. The total combined coverage for dwelling and structures would be 4438 sq ft (or 24% ground coverage); leaving 14,182 sq ft of green space on the 18,620 sq ft lot. Mr. Schock stated that he would remain within the allowed setback requirements, planning for 3' side and 10' rear setbacks, and access doors would be placed on the North and West walls. Another reason for the placement and size of this shop addition is to attempt to create a noise barrier from the adjacent commercially-zoned lot. RDO receives daily truck shipments between 2-4am and drivers often use forklifts to unload products. With this structure in place, hopefully some of the noise will be deflected, as well as allowing storage of vehicles and projects.

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

Motion to approve the variance request by Mr. Schock at 130 Linden St for building height of 21 ft and a 40'x50' accessory structure; by Thompson, second by Mauch; RCV – MOTION PASSED

4. Permit Report – No new permits issued since last month.

5. Additions

- Follow up on Newport Ridge homes that have enclosed the lower deck in the rear yard. Tabitha had not heard back from Moore Engineering Building Inspections yet. Will check with them again.
- Lake Agassiz Regional Council is working on the drafts for the downtown zoning update and the renaissance zone information. Will hopefully have drafts to review in November.

6. Adjournment

Motion to adjourn at 6:48pm by Kersting, second by Thompson; RCV – MOTION PASSED

P&Z Board Member

Tabitha Arnaud, City Auditor

Date approved