

**Kindred Planning & Zoning Commission Meeting Minutes**  
Wednesday, September 15<sup>th</sup>, 2021 ~ 6:30pm ~ Kindred City Hall

**1. Call to Order at 6:32pm**

Members present: Kersting, Thompson, Woller-Cornog, Lammers. Absent: Mauch.  
Others present: Auditor Arnaud, PWS Schock, Mark Erickson, Mark Ottis, Jason DuBord.

**2. Approval of meeting minutes**

Lammers noted that a correction was needed under “Westbrook Addition Update”, in the second paragraph his statement should be “opposed to lot widths less than 60 ft” not “50 ft or less”.

**Motion to approve meeting minutes of 07/28/2021 with correction by Lammers, second by Thompson; RCV – MP**

**3. Public Hearing: Conditional Use Permit Application by Four E Holdings LLC  
Parcel 04-0350-00020-000: Rental of Storage Spaces**

**Motion to open the public hearing by Thompson, second by Lammers; RCV – MP**

Mark Erickson presented his application for a Conditional Use Permit to construct a building for the rental of storage spaces on his property located on 7<sup>th</sup> Ave S that is zoned General Commercial (GC). Rental of storage spaces is a permitted use in Industrial zoned properties, but in GC it is a Conditionally Permitted Use. Erickson shared a plot plan showing a layout of buildings that could have up to 91 storage units possible on the lot that is approximately 200' x 300'. He is working with a franchise company that will help with the final design/engineering of the structures, constructing the units in Wisconsin, delivering and assembling on site. The company will be more vested once they have proof that the property is zoned properly, knowing that the owner is personally vested in the plan. Erickson said he plans to have 24 security cameras with remote DVR; the property will be well-lit and secure, although he is considering not installing a perimeter fence to reduce issues with snow removal; drainage needs assessment but could possibly tie into improvements in the Westbrook Development; 40' driveway entry on 7<sup>th</sup> Ave S would be entrance/exit to property with 28' drives between structures. Erickson said he is planning on the North-South layout to consider the property's border to the Westbrook Development; discussed the general fencing/screening requirements per ordinance. Set backs are planned to be 20' front, 25' rear, 10' sides; storage unit doors would be a minimum 12' wide. Jason DuBord noted to be mindful of security with the recent break-ins that occurred at the current storage units in town. Discussion on the water main in the City's right-of-way for Linden St. PWS Schock said that storm water could be directed to the culvert at the NE corner of the property and 7<sup>th</sup> Ave S, as this drains eastward to the tree line then south to 53<sup>rd</sup> St S before heading west. Auditor Arnaud asked if the interior of the storage units would have open rafters, allowing persons to climb between units? Erickson said they would be fully enclosed and roof would be sloped, not peaked, which would also help with snow loads. Arnaud stated that there were no public questions to City Hall ahead of this public hearing, nor was there concerns from public present at the meeting.

**Motion to close the public hearing by Lammers, second by Thompson; RCV – MP**

**Motion to approve the Conditional Use Permit Application by Four E Holdings LLC for Parcel Number 04-0350-00020-000, based on the proposed storage units for rent by Lammers, second by Thompson; RCV – MP**

**4. Permit Report** – Seven new building permits were issued since the July meeting report: two new single-family residential, two residential remodels, and three residential accessory structures (two decks, one shed). One new fence permit was issued.

**5. Additions**

• Westbrook Addition Update

Jason DuBord shared that the Development team is working on internal restructuring and working on new layouts after the pre-application conference with all the City's committees and staff. They are still working with the Park Board on the layout of a fishing pond and are hopeful for a spring 2022 construction.

- **Evingson Crossing Addition Update**

Developer Mark Ottis shared that they are waiting for the Kindred School District's bond referendum vote before moving forward. If the bond does not pass, the school may reconsider the sale of land on their western property line that would become part of this development. Ottis stated they are respectful of the school's needs, noting that efficient, affordable infrastructure planning takes time and he appreciates the patience involved. He is thankful for the city leadership and all the board's working together on these developments. He shared that he expressed to one group of people looking to develop in Kindred that the board's "do not often say 'no', but that doesn't mean they always say 'yes'. But they are always willing to try to work together to find solutions that suit everyone."

- **School Bond Election Poll Workers Needed**

Arnaud shared that Superintendent Steve Hall contacted City Hall and is looking for about 10 volunteers who could work the bond election on October 14<sup>th</sup> from 7am-7pm at one of five polling locations in the district. Interested parties should contact Steve Hall at the High School.

- **Code Enforcement Update on Burner Properties**

Arnaud shared that Mr. Burner was served notice on two of his vacant residential properties for "Dangerous Buildings" violations. He has attended the last two city council meetings and is communicating with Building Inspector Michael Blevins. He was granted another extension to complete exterior work on 190 5<sup>th</sup> Ave N (siding, roofing, windows; making it winterized) before the October 6<sup>th</sup> City Council meeting. He was ordered to complete a structural engineering report on 931 Elm St and share with Michael Blevins to determine the best route for that structure. He was told directly that he cannot cover the weather-exposed buffalo board siding and it must be replaced.

**6. Adjournment**

**Motion to adjourn at 7:14pm by Lammers, second by Woller-Cornog; RCV – MP**

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P&Z Board Member

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Tabitha Arnaud, City Auditor

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Date approved