

Kindred Planning & Zoning Commission Meeting Minutes
Wednesday, July 28th, 2021 ~ 6:30pm ~ Kindred City Hall

1. Call to Order at 6:33pm

Members present: Mauch, Lammers, Thompson, Woller-Cornog. Absent: Kersting.
Others present: Auditor Arnaud, PWS Schock, Dave DuBord, Jack Dwyer.

2. Approval of meeting minutes

Motion to approve meeting minutes of 06/16/2021 by Lammers, second by Thompson; RCV – MP

3. Public Hearing: Remained Open from 06/16/2021 Meeting

Rezone Request by Four E Holdings LLC for Parcel 04-0350-00020-000.

Mark Erickson rescinded his application on 06/17/2021 choosing to wait until further progress has been made on any development in the area.

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

No action taken on this rezone application.

4. Public Hearing: Variance Request for 121 4th Ave S by DuBord.

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

Dave DuBord submitted a variance requesting extra height on an accessory structure from the maximum of 16' to 17'. He is planning to have his current garage moved out and a 28'x36' pre-built garage moved in (Moving Building Permit Application is in progress). The peak of the new garage is 17'. All other ordinance items will be within code; setbacks, square footage of ground coverage, etc. A small 10'x13' shed on the southeast corner of lot will stay and was included in those calculations. No public comments, in person or prior to City Hall.

Motion to close the public hearing by Thompson, second by Woller-Cornog; RCV – MP

Motion to approve Variance Request of 17ft height on accessory structure for 121 4th Ave S by Lammers, second by Thompson; RCV – MP

5. Permit Report – Two new building permits since last month: one residential remodel and one residential accessory structure.

6. Additions

• Westbrook Addition Update

Developer Representative Jack Dwyer attended and presented plans for a new residential housing development in the planning stages for the agricultural area west of the railroad tracks, south of Elm St and north of 53rd St SE (Sheyenne St). A P&Z permit application has been submitted for a preliminary plat and rezone to SFR-3. The master plan for the development encompasses approximately 90 acres of land and includes two ponds and a babbling brook that can be stocked with fish supply through a program with ND Game & Fish. The preliminary layout for the urban style development creates the first phase of development by platting approximately 30 acres. A total of 67 lots include: 1 pond/green space over 210,000 sf, 4 narrow lots at entry points to be used for greenspace/beautification, and 62 residential lots. These lot widths range from 42'-80' and are deeper than average, resulting in more square footage. This helps create an entry-to-mid-level development.

Lammers stated he is opposed to lot widths less than 60 ft, that may work in Fargo but not right for Kindred. Thompson shared she also does not find the smaller lots appealing. Mr. Dwyer explained that the narrower width reduces the special assessments to each lot and they are trying to create more affordable housing options.

Mauch asked about Lot 1 Block 4, a narrower lot. Mr. Dwyer said that should be shaded green as it would be a greenspace/beautification entry lot; these would be community cared for, an HOA or Park District. Mauch asked if the park requirement is met for the percentage of land that needs to be dedicated to parks. Mr. Dwyer stated that he was unsure and still needed to meet with the Park District again to review the plans. The development is hopeful to begin construction in 2022.

Tabitha shared that the Public Works Committee and City Engineers have independently reviewed the application and documents, but have not had the chance to meet together. Due to availability, the pre-application conference with the developers has not my scheduled.

Discussion on the continuation of Maple St and Linden St. Preliminary layout shows Linden St ending. Discussed the location of the existing water and sewer services. These items will be discussed further with PWC and Engineers.

Discussion on the SFR-3 zoning requirements. Minimum lot width is 60'. There are 23 of the 62 residential lots that are 42'-55' wide. Mr. Dwyer stated these lots are intended for twin-homes that could be 34'-42' wide. Mauch noted that an 8' side setback is required and to read through the corner setback requirements as those would change the potential layout of any home. Mr. Dwyer said he would review those items with the development group and come back with some imagery or site plans as examples. Mr. Dwyer thanked the board for their time and the ability to present at this meeting.

7. Adjournment

Motion to adjourn at 7:11pm by Thompson, second by Lammers; RCV – MP

P&Z Board Member

Tabitha Arnaud, City Auditor

Date approved