



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

January 11, 2022 | 6 p.m.

Horace Fire Hall Event Center | 413 Main Street, Horace ND 58047

Present: Russell Sahr, Amy Beaton, Julie Hochhalter, Doug Wendel

Chair Sahr called the meeting to order at 6:00 p.m.

Agenda Item 1: Declare Quorum

Agenda Item 2: Regular Agenda

Minutes from November 23, 2021 were added to the agenda. Agenda items 2, 3, and 4 were approved in one motion.

Commissioner Hochhalter motioned to approve. Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried.

Agenda Item 5: 1080 7th St E | Mike Foertsch, Interstate Engineering

Public hearing was held from 6:10 to 6:14 p.m. regarding the Rezone. Matt Bosch of Lowry Engineering presented information on manufacturing apparel, media and Phase I: Warehouse and Clubhouse. Andrew Thill of Lowry Engineering presented stormwater adjustments. City Attorney Lukas Croaker explained the reason for the proposed rezone.

Commissioner Beaton motioned to approve the rezone of 1080 7th St E. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

The Conditional Use Permit for 1080 7th St E was discussed with a public hearing from 6:18 to 6:19 p.m.

Commissioner Beaton motioned to approve the rezone of 1080 7th St E. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 6: Southdale Farms Fourth Addition | Mike Foertsch, Interstate Engineering

Public hearing was held from 6:31 to 6:37 p.m. regarding the plat for Southdale Farms Fourth Addition.

Commissioner Wendel motioned to approve the plat for Southdale Farms Fourth Addition. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Public hearing was held from 6:38 to 6:39 p.m. regarding the rezone of Southdale Farms Fourth Addition.

Commissioner Hochhalter motioned to approve the rezone for Southdale Farms Fourth Addition. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Agenda Item 7: Southdale Farms Fifth and Sixth Addition | Brenton Holper, City Administrator

Brenton Holper, City Administrator, provided an overview of upcoming subdivision applications.



Agenda Item 8: Design Review - Shoppes at Horace | Brenton Holper, City Administrator

Brenton Holper, City Administrator provided a summary of a requested change to the previously approved design for the Shoppes at Horace. The parapet for the entire building is proposed to be lowered due to costs.

Commissioner Sahr motioned to approve lowering the parapet base of the Shoppes at Horace. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 9: Community Development Director | Brenton Holper, City Administrator

Brenton Holper, City Administrator, provided an update regarding the new Community Development Director, Jace Hellman, who will start in mid-March 2022.

Agenda Item 10: Adjournment at 7:05 p.m.

The next Planning and Zoning Commission meeting is scheduled for January 25, 2022 at 6 p.m.