



## **HORACE PLANNING and ZONING COMMISSION MEETING MINUTES**

January 25, 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**

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

#### **Agenda Item 3: Approve the January 11, 2022 Planning and Zoning Commission Meeting Minutes**

Commissioner Sahr motioned to approve the minutes from January 11, 2022. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 4: Deer Creek Estates Second Addition | Jim Dahlman, Interstate Engineering**

Public hearing was held from 6:05 pm to 6:25 pm regarding the Deer Creek Estates Second Addition plat. City Engineer Jim Dahlman presented the staff report.

Commissioner Beaton motioned to approve the Deer Creek Estates Second Addition plat. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

The rezone for Deer Creek Estates Second Addition was discussed with a public hearing from 6:27 pm to 6:33 pm.

Commissioner Hochhalter motioned to approve the rezone for Deer Creek Estates Second Addition. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

#### **Agenda Item 5: Jackson Alley Addition | Jim Dahlman, Interstate Engineering**

Public hearing was held from 6:40 pm to 6:58 pm regarding the plat for Jackson Alley Addition.

Staff report was reviewed by Engineer Dahlman.

Discussion was had regarding stormwater drainage, sanitary sewer services, access and proximity to the FM Diversion and Sheyenne Diversion. A stormwater drainage plan has not been submitted and is required prior to approval. Sanitary sewer service was discussed, with the wastewater ultimately being pumped to the proposed Lost River West Addition. A US Army Corps of Engineers permit will be needed prior to crossing the FM Diversion. The City Council has directed the City Engineer to start the process of applying for and obtaining that permit. There is private property between the proposed Jackson Alley Addition and Lost River West that sanitary sewer service will have to be run through. The developer was asked if they had a plan for connecting the proposed Jackson Alley and Lost River West Addition. They stated their plan is to approach the SE Water Resource Board and utilize their right of way for infrastructure. They have not contacted the WRD yet.

Chairman Sahr motioned to table the plat, seconded by commissioner Beaton. Chairman Sahr – Yes, Commissioner Beaton – Yes, Commissioner Wendel – No, Commissioner Hochhalter – No. Attorney Croaker briefed the commission on the procedure for a tie vote. Discussion was had about approving, denying or tabling the plat. After discussion and due to a split in votes, Commissioner Hochhalter motioned to table the item. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.



**Agenda Item 6: Cub Creek Second Addition | Brenton Holper, City Administrator**

Brenton Holper, City Administrator, provided a preview of the Cub Creek Second Addition.

**Agenda Item 7: Altenburg Acres Second Addition | Brenton Holper, City Administrator**

Brenton Holper, City Administrator, provided a preview of the Altenburg Acres Second Addition.

**Agenda Item 8: River's Edge Second Addition | Brenton Holper, City Administrator**

Brenton Holper, City Administrator, provided a preview of the River's Edge Second Addition.

**Agenda Item 10: Adjournment at 8:01 p.m.**

**The next Planning and Zoning Commission meeting is scheduled for February 8, 2022 at 6 p.m.**