



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

October 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, Jace Hellman, Stephen Hayton, Naomi Burkland (Planning and Zoning Portfolio)

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

### **Agenda Item 1: Declare Quorum**

### **Agenda Item 2: Regular Agenda**

Commissioner Beaton motioned to approve the Regular Agenda. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 4-0.

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

Commissioner Hochhalter motioned to approve the minutes from October 11, 2022. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried 4-0.

### **Agenda Item 4: 1030 5<sup>th</sup> St E. Design Review | Jace Hellman, Community Development Director**

Mr. Hellman presented the design review application for 1030 5<sup>th</sup> St E. Mr. Hellman noted that the Commission saw the Conditional Use Permit for the use of the building at their last meeting, and that it will go to the City Council on November 7<sup>th</sup>. Mr. Hellman explained that the application before them was for an approximately 6600 square foot building. This is a commercially zoned building, which has for ground floor building facades to have a minimum of 20 percent glass windows. Mr. Hellman noted that the ordinance does give the Commission the ability to approve otherwise. Mr. Hellman explained that the material of the siding was two toned steel and that landscaping for the site has been adjusted to include nine species of trees as required by Ordinance. Mr. Hellman noted that the applicant was not in attendance. Commissioner Hochhalter clarified that the conditional use permit stated there was not going to be equipment stored outside. Mr. Hellman stated that was correct, and that the condition of approval recommended by staff and carried forward by the Commission would be provided to the Council. Mr. Hellman explained, that if the conditional use permit was denied, that the applicant's intent would be still to construct the building and utilize it as in income property and that he would recommend a similar condition requiring all material and equipment to be stored within the shop portion of the building be included in the Commission's motion. Commissioner Wendel asked if the fence material was known. Mr. Hellman explained that the material was not known, however the fence material would have to such that screens the outdoor storage area from public view. Commissioner Wendel stated they would like to know what type of fencing would be provided for the storage area. Additionally, Commissioner Wendel stated the Commission would like to see an alternative material option for the lower half of the building, as opposed to the proposed two-toned siding; and larger windows to get closer to the glass requirement. Commissioner Hochhalter asked if they were planning a second building. Mr. Hellman explained that they had left room on the property for an additional building but have no plans at this time.

Commissioner Beaton motioned to table the design review for 1030 5<sup>th</sup> St E. pending further revisions as mentioned by the Commission, and to allow the applicant and chance to be in attendance to discuss those revisions. Seconded by Commissioner Hochhalter. Motion carried 4-0.



**Agenda Item 5: Adjournment at 6:24 p.m.**