



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

March 8, 2022 | 6 p.m.

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

**Present:** Russell Sahr, Amy Beaton, and Julie Hochhalter

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 Sahr. All in favor, none opposed. Motion carried.

#### **Agenda Item 3: Approve the February 8, 2022 Planning and Zoning Commission Meeting Minutes**

A motion was made to remove the reference to Agenda Item 10.

Commissioner Sahr motioned to approve the minutes from February 8, 2022. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 4: Southdale Farms Fifth Addition | Brenton Holper, City Administrator**

Brenton Holper, City Administrator, presented information regarding the plat for Southdale Farms Fifth Addition. The item was tabled at the last Planning Commission meeting in order for the developer to increase the lot size on the lots adjacent to previous additions of Southdale Farms. A public hearing was held from 6:05 p.m. to 6:06 p.m.

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

#### **Agenda Item 5: 7884 and 7880 Cottonwood Blvd | Lukas Croaker, City Attorney**

Lukas Croaker, City Attorney, presented the variance application for Lot 24, in which the house was built over the property line. The variance request was due to non-compliant side yard setbacks. A public hearing was held from 6:10 p.m. to 6:15 p.m.

Commissioner Beaton motioned to deny. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 6: Altenburg Acres Second Addition | Brent Moore, Interstate Engineering**

Brent Moore, Interstate Engineering, presented information regarding the Altenburg Acres Second Addition plat. A public hearing was held from 6:33 p.m. to 6:58 p.m. Concerns from residents during the public hearing were in regards to increased traffic on 64<sup>th</sup> Ave. and near the Greyhawk subdivision, vacation of right of way on the eastern boundary of the proposed plat, and costs of special assessments that may impact the Greyhawk subdivision. Staff brought forth concerns for the planning commission to consider regarding if the streets in the subdivision can be done privately with easements and vacation of right of way, consistency with the future land use map which would require an amendment, and for the rezone to be brought forth at the same time as the plat in early April.

Commissioner Sahr motioned to table Agenda Item 6. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 7: Cub Creek Second Addition | Brent Moore, Interstate Engineering**

Brent Moore, Interstate Engineering, presented information regarding the Cub Creek Second Addition plat. A public hearing was held from 7:17 p.m. to 7:18 p.m. Concerns were brought forth in regards to



block length needing to be revisited and for the rezone to be brought forth at the same time as the plat.

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

**Agenda Item 8: River's Edge Second Addition | Brent Moore, Interstate Engineering**

Brent Moore, Interstate Engineering, presented information regarding the Cub Creek Second Addition plat. A public hearing was held from 7:26 p.m. to 8:03 p.m. Concerns were brought forth in regards to traffic flow and control, the need for the collector road to be installed and for construction traffic to take the collector road, drainage, and rear-facing lots. In addition, staff brought forth the need for the plat to be considered at the same time the rezone would be brought forth in early April.

Commissioner Beaton motioned to table the item. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

**Agenda Item 9: Design Review - 512 Investments | Brenton Holper, City Administrator**

Brenton Holper, City Administrator, presented information regarding 9800 Industrial Drive.

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

**Agenda Item 10: Adjournment at 8:13 p.m.**

**The next Planning and Zoning Commission meeting is scheduled for March 22, 2022 at 6 p.m.**