



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

April 12, 2022 | 6 p.m.

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

Present: Russell Sahr, Amy Beaton, Julie Hochhalter, Doug Wendel, Brenton Holper, Jace Hellman, Lukas Croaker

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

Agenda Item 3: Approve the March 8, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Wendel motioned to approve the minutes from March 8, 2022, with a correction from Brent Moore to Jim Dahlman. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 4: Approve the March 22, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Hochhalter motioned to approve the minutes from March 22, 2022. Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried.

Agenda Item 5: Terra Gardens PUD Agreement Amendment | Lukas Croaker, City Attorney

Mr. Croaker presented a change to the site plan which showed three duplexes that are smaller than in the original agreement and that will allow for an additional two years for the terms of completion.

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

Agenda Item 6: Cub Creek Second Addition Rezone and Plat | Jace Hellman, Community Development Director

Mr. Hellman presented the Cub Creek Second Addition Rezone and Plat. A public was held from 6:10 p.m. to 6:23 p.m.

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

Agenda Item 7: 6851 Sunnyside Drive Variance | Jace Hellman, Community Development Director

Mr. Hellman presented the Sunnyside Drive Variance. A public hearing was held from 6:30 p.m. to 6:39 p.m.

Commissioner Sahr motioned to approve the Variance with a 10-foot setback. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 8: 9748 Industrial Drive Design Review | Brenton Holper, City Administrator

Mr. Holper presented information regarding the 9748 Industrial Drive Design Review.

Commissioner Hochhalter motioned to approve with the condition that the site be brought into compliance including but not limited to Landscaping, parking and screening prior to issuance of the Certificate of Occupancy. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.



Agenda Item 9: 9754 Industrial Drive Design Review | Brenton Holper, City Administrator

Mr. Holper presented information regarding the 9754 Industrial Drive Design Review.

Commissioner Hochhalter motioned to approve with the condition that the site be brought into compliance including but not limited to Landscaping, parking and screening prior to issuance of the Certificate of Occupancy. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 10: Lakeview Heights Apartments Preliminary PUD Discussion | Jace Hellman, Community Development Director

Mr. Hellman presented information regarding the Lakeview Heights Apartments Preliminary PUD.

Commissioner Sahr motioned to accept the preliminary concept. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Agenda Item 11: Zoning Ordinance | City Staff

City Staff presented and updated and discussed the Zoning Ordinance.

Agenda Item 12: Adjournment at 7:48 p.m.

The next Planning and Zoning Commission meeting is scheduled for April 26, 2022 at 6 p.m.