



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

June 14, 2022 | 6 p.m.

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

Present: Russell Sahr, Amy Beaton, Julie Hochhalter, Doug Wendel, Lukas Croaker, Jace Hellman, Stephen Hayton

Chair Sahr called the meeting to order at 6:01 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 May 24, 2022, Planning and Zoning Commission Meeting Minutes

Commissioner Beaton motioned to approve the minutes from May 24, 2022. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 4: Lakeview Heights Fifth Addition & Lakeview Heights Apartments Planned Unit Development | Jace Hellman, Community Development Director

Mr. Hellman presented the plat, rezone, and Planned Unit Development (PUD) for the Lakeview Heights Fifth Addition & Lakeview Heights Apartments Planned Unit Development project. A public hearing was held from 6:17 p.m. to 7:08 p.m. Discussion took place regarding work with Cass County on an agreement concerning right-turn-in-only access onto 76th Avenue as well as the plat being expanded to include more commercial property. It was stated that Lots 2-5 are proposed to be Commercial to the C-2 Zoning.

Mr. Croaker presented the PUD specifications. Commissioner Sahr inquired whether electric vehicle charging stations would be placed, to which Mr. Hayton, Interim Fire Chief, explained that there are different amperages to consider when doing so. It was also determined that Mr. Hayton will specify the need for no parking areas in his fire review.

Commissioner Beaton motioned to approve the plat for the Lakeview Heights Fifth Addition & Lakeview Heights Apartments Planned Unit Development project. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Commissioner Sahr motioned to approve the rezone for the Lakeview Heights Fifth Addition & Lakeview Heights Apartments Planned Unit Development project. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Commissioner Sahr motioned to approve the Planned Unit Development for the Lakeview Heights Fifth Addition & Lakeview Heights Apartments Planned Unit Development project with the elevator provision staying in the agreement. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 5: Adjournment at 7:09 p.m.

The next Planning and Zoning Commission meeting is scheduled for June 28, 2022 at 6 p.m.