



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

June 28, 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, Jim Dahlman, 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 the Regular Agenda. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Agenda Item 3: Approve the June 14, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Beaton motioned to approve the minutes from June 14, 2022. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 4: St. Benedict's Church – Parish Hall | Jace Hellman, Community Development Director

Mr. Hellman presented the plans for St. Benedict's Church. Discussion was had regarding the design and types of materials that would be used.

Commissioner Beaton motioned to approve the design including screens for rooftop units. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 5: River's Edge 2nd Addition | Jace Hellman, Community Development Director

Mr. Hellman presented the plat and rezone for River's Edge 2nd Addition. Chairman Sahr opened the public hearing at 6:13 p.m. Resident Travis Voegelé expressed concern regarding traffic posing a danger to children, drainage ditches, and lot sizes. The public hearing was closed at 6:32 p.m.

Mr. Dahlman presented information regarding the drain plan.

Commissioner Sahr motioned to approve the plat and direct City staff to revise the language on the prior park agreement to match the current lot agreement for River's Edge 2nd Addition. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Commissioner Hochhalter motioned to approve the rezone for River's Edge 2nd Addition. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Agenda Item 6: Southdale Farms 6th Addition | Jace Hellman, Community Development Director

Mr. Hellman presented the plat and rezone for Southdale Farms 6th Addition. Chairman Sahr opened the public hearing at 6:46 p.m. Resident Sarah Veit expressed concern regarding a fence being built in her neighborhood, with Chairman Sahr agreeing that trees and plants as barriers were more neighborly. Chairman Sahr closed the public hearing at 7:04 p.m.



Discussion was had regarding trees in the easements. Mr. Croaker recommended including a provision in the agreement that requires the developer to install landscaping on the back side of the lots. Chairman Sahr stated that he preferred the ID Agreement to leave as many rights with the homeowners as possible.

Chairman Sahr motioned to approve the plat for Southdale Farms 6th Addition with a recommendation to the City Council that they require plantings as deemed by the Community Development Director. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Chairman Sahr opened the public hearing for the rezone at 7:15 p.m. Chairman Sahr closed the public hearing for the rezone at 7:15 p.m.

Commissioner Beaton motioned to approve the rezone for Southdale Farms 6th Addition. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 5: Adjournment at 7:18 p.m.

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