



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

July 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, Jace Hellman

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 June 28, 2022, Planning and Zoning Commission Meeting Minutes**

Commissioner Wendel motioned to approve the minutes from June 28, 2022. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 4: Shoppes at Horace – Design Review Modification | Jace Hellman, Community Development Director**

Mr. Hellman presented the applicants proposal to modify the original design review proposal approved by the Commission in December of 2021. Mr. Hellman explained that the modification request is for a shared parking agreement between a clinic and restaurant/bar that will occupy spaces at the Shoppes at Horace.

Commissioner Wendel asked which spaces were being removed on the proposal. The applicant, Chris Mack, explained that restaurant user was occupying more square footage than anticipated. The proposed drive-through was removed, and more parking spaces than originally approved will be provided.

Horace Rural Fire District Chief, Stephen Hayton stated he has no concerns with the proposal.

Commissioner Beaton motioned to approve the Design Review modification for the Shoppes at Horace. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

#### **Agenda Item 5: Adjournment at 6:27 p.m.**

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