



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

July 26, 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, Naomi Burkland (City Council) and Sarah Veit (City Council)

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: Dairy Queen – Sign Variance | Jace Hellman, Community Development Director

Mr. Hellman presented the proposed plan set for Dairy Queen's signage. Mr. Hellman explained that Horace City Code allows two feet of sign area for every one foot of building frontage along public right-of-way, which is why the application was in front of the commission. Mr. Hellman explained Current City Code would only allow approximately 49 square feet for total area signage as the building only has 24.5 feet of frontage along public right-of-way. The applicant's proposal is for approximately 248 square feet of total sign area.

Chairman Sahr opened the public hearing at 6:08, no testimony was received.

Commissioner Beaton motioned to recommend approval of the Sign Variance for Dairy Queen. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 5: Wangler Addition – Plat | Jace Hellman, Community Development Director.

Mr. Hellman presented the application to the Commission. Mr. Hellman explained that the Wangler Addition is a one lot subdivision in order to fix a lot that was originally created as an auditor lot. The property's zoning will remain Ag. Mr. Hellman explained that this lot will be used as the applicant's primary residence, and that any further development will be subject to City review.

Chairman Sahr opened the public hearing 6:13. Several neighbors were present and were generally curious about what the application entailed; none were opposed to the Plat.

Commissioner Hochhalter motioned to recommend approval of the Wangler Addition Plat. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 5: Adjournment at 6:21 p.m.

The next Planning and Zoning Commission meeting is scheduled for August 9, 2022 at 6 p.m.