



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

August 9, 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, Lukas Croaker, Jim Dahlman, Councilmember Naomi Burklund

Chair Sahr called the meeting to order at 5:59 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 July 26, 2022, Planning and Zoning Commission Meeting Minutes

Commissioner Wendel motioned to approve the minutes from July 26, 2022. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 4: Southdale Farms 7th Addition | Jace Hellman, Community Development Director

Mr. Hellman presented the Plat and Rezone for Southdale Farms 7th Addition. The plat consists of two lots with the zoning of C-2 for future commercial development. He stated that staff recommends a shared or multi-use path due to being along County Road 17, along with future traffic studies due to potential impacts to the level of service of the intersection of Christianson Blvd and County Road 17.

Commissioner Wendel had concerns regarding the amount of land uses that were permitted by right within the C-2 zone and would be more comfortable with a C-1 zoning district. City staff and the applicant was supportive of that change.

Commissioner Wendel motioned to recommend approval of the Plat for Southdale Farms 7th Addition with the conditions that a shared use pathway shall be constructed along CR-17 in conjunction with the development of the proposed plat and traffic impact studies shall be required for future development within the boundary of the plat. Seconded by Commissioner Beaton. All in favor, none opposed. Motion carried.

Commissioner Sahr motioned to recommend approval of the Rezone for Southdale Farms 7th Addition from its current zoning district of Ag to C-1. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 5: Adjournment at 6:35 p.m.

The next Planning and Zoning Commission meeting is scheduled for September 13, 2022 at 6 p.m.