



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

September 13, 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, Jim Dahlman, Councilmember Naomi Burkland

Chair Sahr called the meeting to order at 6:00 p.m.

Agenda Item 1: Declare Quorum

Agenda Item 2: Regular Agenda

Commissioner Beaton motioned to approve the Regular Agenda. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 3: Approve the August 9, 2022, Planning and Zoning Commission Meeting Minutes

Commissioner Hochhalter motioned to approve the minutes from August 9, 2022. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.

Agenda Item 4: 5502 Co. Rd. 17 Variance | Jace Hellman, Community Development Director

Mr. Hellman presented the variance application to the Planning and Zoning Commission. The request was in order to build an accessory structure within the front yard setback due to a site constraint caused by the watercourse setback. Mr. Hellman presented exhibits depicting where the watercourse setback was located on the applicant's property. Although the property existed prior to the City's adoption of the watercourse setback, Mr. Hellman explained the language in the City's watercourse setback regulations did not provide an exemption for unplatted properties. Mr. Hellman went on to explain that the applicant did meet with him and the City Engineer to discuss alternatives, including having a third-party engineer conduct soil stability testing to reduce the required setback, however, the cost was not feasible.

Chairman Sahr asked what the Right-of-Way is along the section of County Road 17 that runs along this property. Mr. Hellman stated that the Right-of-Way varies, but the section along this property was approximately 196 feet. The applicant, Sherrie Moore, explained that she had talked to her neighbor south of her property and he stated that they had no problems with her proposal. Ms. Moore further went on to say she had planted a line of arborvitae that when full grown will create a natural fence line and provide the neighbor to the south a view of a hedge line as opposed to the back of a garage.

Chairman Sahr opened the public hearing at 6:07 PM, there was no public testimony received. Chairman Sahr closed the public hearing at 6:08 PM.

Commissioner Wendel clarified that the proposed building must remain outside of the watercourse setback area. Mr. Hellman confirmed and stated that the proposed location drawing does have some overlap of the watercourse setback area, and that the applicant will not be allowed to build the building within that area.

Commissioner Beaton motioned to recommend approval of the Variance for 5502 Co. Rd. 17. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried.



Agenda Item 5: 9815 Industrial Drive, building one | Jace Hellman, Community Development Director

Mr. Hellman presented the Design Review application. Mr. Hellman explained that there was discrepancy between the rendering and the architectural elevations. The rendering depicted a different colored siding was shown as the skirting around the bottom portion of the building while the architectural elevations showed a stone wainscot. Mr. Hellman stated that the applicant confirmed the architectural elevation was the correct depiction. Mr. Hellman provided a sample of the stone wainscot to the Planning and Zoning Commission. Mr. Hellman explained that only one building was proposed at this time.

Commissioner Beaton motioned to recommend approval of the Design Review for 9815 Industrial Drive. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried.

Agenda Item 6: Adjournment at 6:24 p.m.