



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

April 11, 2023 | 6 p.m.

Horace Fire Hall Event Center | 413 Main Street, Horace ND 58047

Present: Planning and Zoning Commissioners, Amy Beaton, Julie Hochhalter, Russell Sahr and Doug Wendel; Community Development Director Jace Hellman; City Council Member Naomi Burkland; City Attorney Lukas Croaker

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

Agenda Item 1: Declare Quorum

Agenda Item 2: Regular Agenda

Vice-Chair Hochhalter moved to approve the Regular Agenda. Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried 4-0.

Agenda Item 3: Approve the March 14, 2023, Planning and Zoning Commission Meeting Minutes

Vice-Chair Hochhalter moved to approve the minutes from March 14, 2023. Seconded by Commissioner Wendel. All in favor, none opposed. Motion carried 4-0.

Agenda Item 4: 9815 Industrial Drive, Buildings 2-4 | Jace Hellman, Community Development Director

Mr. Hellman presented the Design Review request for three proposed buildings to be built on the property address 9815 Industrial Drive. Mr. Hellman explained that the first building was approved by the Planning and Zoning Commission on September 13th of 2022. Mr. Hellman went on to explain that due to the numerous buildings being approved, we will need to establish at what point in time the landscaping for the site should be completed. The Applicant, Blake Brogen, stated that all three buildings are intended on being completed by the summer of 2024, and that his intention was to complete the landscaping around each building as they were completed. The Commission was agreeable to that timeline. Mr. Brogen went on to explain that there were a series of design modifications depending on the location of the building on the site. Those modifications included removing stone wainscot on the east and west elevations of all four buildings; adding stone wainscot on the north wall of buildings 3 and 4 and no windows on the north or south elevation of buildings 3 and 4. Vice-Chair Hochhalter mentioned that a Quaking Aspen tree does not do well with the soils in this area, and recommended removing that species from the proposed landscape plan and replacing them with one of the other selected trees on the applicants landscape plan.

Commissioner Wendel moved to approve the design review request for 9815 Industrial Drive, Buildings 2-4 with the following modifications:

- Removing stone wainscot on the east and west elevations of all four buildings;
- Adding stone wainscot on the north wall of buildings 3 and 4;
- No windows on the north or south elevation of buildings 3 and 4; and
- Removal of Quaking Aspen Tree from the list of trees to be used.

Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried 4-0.

Agenda Item 5: Adjournment at 6:15 p.m.