



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

February 14, 2023 | 6 p.m.

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

Present: Planning and Zoning Commissioners, Amy Beaton, Julie Hochhalter and Russell Sahr (Commissioner Doug Wendel was absent); Community Development Director Jace Hellman; and City Council Member Naomi Burkland

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

Agenda Item 1: Declare Quorum

Agenda Item 2: Regular Agenda

Commissioner Hochhalter moved to approve the Regular Agenda. Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried 3-0.

Agenda Item 3: Approve the January 10, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Sahr moved to approve the minutes from January 10, 2023. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 3-0.

Agenda Item 4: 990 7th St E – Vistos Shop Condos Design Review | Jace Hellman, Community Development Director

Mr. Hellman presented the application for design review for the Vistos Shop Condos. Mr. Hellman explain that the units will range from approximately 2760 square feet to 3220 square feet. Mr. Hellman described the siding material as a corrugated metal panel with a stone veneer wainscot. Mr. Hellman mentioned that on the approximately 4.80-acre site there will were proposed to be 20 shop condos, however the applicants are proposing to phase this project and will construct six during the first phase. Commissioner Hochhalter asked which of the color samples the applicant will be using for the siding. The applicant discussed that it would be a crinkle texture and that the color would be black and charcoal. Commissioner Hochhalter mentioned that the applicants choice of white fir trees will not survive with the soils in this area, and a different tree should be substituted. The applicant mentioned that they have received other approvals recently from the Planning and Zoning Commission, and they will utilize a tree from one of those approved site plans. Commissioner Sahr ask whether or not the through drive would be completed with the first phase. Fire Chief Stephen Hayton said that the through drive will be required to be completed once additional units beyond the first phase are proposed. Fire Chief Stephen Hayton discussed that no parking signs are beginning to be required along the drive aisle every so often. Commissioner Sahr asked if all the roads in this development will be paved. Mr. Hellman explained that they would be, however due to some delays and the deteriorating roadway already existing, time ran out before the weather changed.

Commissioner Sahr moved to approve the design review as presented for 990 7th St E. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 3-0.

Agenda Item 5: Land Use Ordinance Update | Jace Hellman, Community Development Director

Mr. Hellman discussed with the Commission how their review of the latest draft of the Land Use Ordinance is going. Mr. Hellman asked that all comments be sent to him prior to their next regularly scheduled meeting in order to compile them into one master document to send to the consultants. Council Member Burkland ask that once the Council has been provided with their drafts to review, if it would be possible to hold a joint workshop with both the City Council and Planning and Zoning Commission. Mr. Hellman and the Commission mentioned that that could be done and would be a good idea.

No action was required or taken.



Agenda Item 6: Planning and Zoning Commissioner Application Form Overview | Jace Hellman, Community Development Director

Mr. Hellman presented an application that would be released by the City for potential residents to fill out who wish to sit on the Planning and Zoning Commission. The City currently has one vacant position with a second that will be available with Commissioner Sahr stepping down. There were no comments or concerns regarding the application from the Commission.

No action was required or taken.

Agenda Item 7: Adjournment at 6:32 p.m.