



Horace Planning Commission Meeting Minutes – September 9, 2020

The Regular Meeting of the Board of Planning Commissioners of the City of Horace, North Dakota, was held in the City Council Room at City Hall at 6:00 p.m., Wednesday, September 9, 2020.

The Horace Planning Commissioner present and absent were as follows:

Present: Russell Sahr, Kim Stokes, Amy Beaton, Julie Hochhalter, and Todd May.

Chair Sahr called the meeting to order.

Business Items:

Item B: Minutes: Regular Meeting of August 25, 2020

Commissioner Beaton moved the minutes of the August 25, 2020 Planning Commission meeting be approved. Second by Commissioner Sahr. All Commissioners present voted aye and the motion was declared carried.

Item C: Approve Order of Agenda

Barrett Voigt, Community Development Director, requested that Order of Agenda modified to add a discussion item of an upcoming ordinance amendment proposal to the C-2 and C-3 zoning district language. Commissioner Stokes moved to approve of the amended Order of Agenda. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the motion was declared carried.

Item D: Public Hearing Items

Item 1: Lakeview Heights Third Addition – Conditional Use Permit

Barrett Voigt, Community Development Director, presented the staff report for a conditional use permit to allow restaurant land use in the C-1 Neighborhood Commercial zoning district for the property located at 7795 Jacks Way. Mr. Voigt recommended approval as stated in the staff report.

Commissioner Stokes moved to approve of the proposed Conditional Use Permit. Seconded by Commissioner Beaton. Commissioners Sahr, Beaton, Hochhalter, and Stokes voted aye. Commissioner May voted nay. The application was approved with a vote of 4-1.



Item 2: City Ordinance Amendment – Sections 17.3.8 and 17.8.2 of Title IV, of the revised ordinances of 2003 of the City of Horace

Barrett Voigt, Community Development Director, presented the staff report recommending approval as stated in the staff report.

Discussion was held on the various proposals for requirements regarding how height is measured and how home occupation land uses are permitted. In addition, comments were made on various aspects of the proposed language for vision setback areas. Chairman Sahr requested that staff create another iteration of the proposed text language for further evaluation at a future Planning Commission Meeting and no action was taken.

Item E: Other Items

A. City Ordinance Amendment – Anti-monotony Requirements Discussion

Barrett Voigt, Community Development Director, provided an overview of the proposed language for anti-monotony requirements language and that the next step would be to present the proposal to a developer stakeholder group to elicit further feedback before formal steps are taken to move the ordinance amendment forward.

B. City Ordinance Amendment – C-2, C-3 Commercial Zoning District City Ordinance Amendment Discussion

Barrett Voigt, Community Development Director, provided an overview of an upcoming application for a city ordinance amendment to add permitted land uses, eliminate minimum lot sizes, create building density requirements, and establish impervious surface maximum values for the C-2 and C-3 commercial zoning districts. General discussion was held and comments were provided to staff.

Adjournment