



Horace Planning Commission Meeting Minutes – October 13, 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., Tuesday, October 13, 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 September 22, 2020

Commissioner Hochhalter moved the minutes of the September 22, 2020 Planning Commission meeting be approved. Second by Commissioner Stokes. All Commissioners present voted aye and the motion was declared carried.

Item C: Approve Order of Agenda

Commissioner Beaton moved the Order of Agenda be approved as presented. Second by Commissioner May. Seconded by Commissioner May. All Commissioners present voted aye and the motion was declared carried.

Item D: Public Hearing Items

Item 1: Deer Creek Estates Addition – Plat and Zoning Change

Barrett Voigt, Community Development Director, presented the staff report for a plat and zone change from A Agricultural to R-6 High Density Residential and A Agricultural to PF Public Facilities for Lots 1, 2, 23, Block 1, and Lot 11 Block 2, Deer Creek Estates Addition. Mr. Voigt read off public comments from Steve Smith of 6042 60th Avenue South in opposition of the application, citing reasons of uncertainty with property values that will result from development and concern with drainage. Mr. Voigt recommended approval as stated in the staff report.

Commissioner Stokes recused himself.

Tim Kreft, 6861 60th Avenue South, spoke regarding the application. He expressed opposition to R-6 zoning and concerns about drainage.

Davie Bovkook, 6049 County Road 17 South, spoke regarding the application. He expressed opposition to R-6 zoning and concerns about drainage.



Chuck Carter, Deer Creek Addition, City of Fargo, spoke regarding the application. He inquired about sidewalk requirements and stated that he wanted to ensure that sidewalk connections were provided to City of Fargo sidewalks.

Applicant Matt Hauff spoke on behalf of application.

Discussion was held on the future land use map, sidewalk requirements, trail location recommendations of the comprehensive plan, and drainage.

Commissioner May moved to deny the proposed Plat and Zoning Change. Seconded by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried by a vote of 4-0.

Item 2: Terra Gardens Third Addition – Plat and Zoning Change

Barrett Voigt, Community Development Director, presented the staff report for a plat and zone change from A Agricultural to R-6 High Density Residential and A Agricultural to PF Public Facilities for Lot 11, Block 1, Terra Gardens Third Addition. Mr. Voigt recommended approval as stated in the staff report.

Commissioner Stokes recused himself. Discussion was had on the future connection of Whitetail Road and the proposed park design for Lot 11, Block 1.

Commissioner Beaton moved to approve of the proposed Plat and Zoning Change. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the motion was declared carried by a vote of 4-0.

Item 3: City Ordinance Amendment – Sections 17.5.9(7)(a), 17.5.10(7)(a), 17.5.11(7)(a), and 17.8.8(9)(a) 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.

Commissioner Stokes moved to approve of the proposed ordinance amendment. Seconded by Commissioner May. All Commissioners present voted aye and the motion was declared carried by a vote of 5-0.

Item 4: City Ordinance Amendment – Sections 17.5.9, 17.5.10, and 17.5.11 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 minimum lot width requirements could affect development outcomes.



Commissioner Stokes moved to approve of the proposed ordinance amendment with proposed modifications by the Planning Commission. Seconded by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried by a vote of 5-0.

Item E: Other Items

A. Design Review – Shoppes on Brookstone Unit 401

Commissioner Stokes recused himself from the discussion.

Barrett Voigt, Community Development Director, provided an overview of the building permit application and recommended approval.

Discussion was held on various aspects of the development proposal and that the 20% glazing requirement for building facades that are viewable from public right of way will only be evaluated for the first floor.

Commissioner May moved to approve of the building permit application with no additional conditions. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the application was approved 4-0.

B. New Zoning Ordinance Update

Barrett Voigt, Community Development Director, provided an overview of the upcoming process to publish a request for proposal for a new zoning ordinance.

Adjournment