



Horace Planning Commission Meeting Minutes – May 11, 2021

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, May 11, 2021.

The Horace Planning Commissioner present and absent were as follows:

Present: Russell Sahr, Julie Hochhalter, Amy Beaton, Doug Wendel, and Kim Stokes.

Chair Sahr called the meeting to order.

Business Items:

Item B: Minutes: Regular Meeting of April 27, 2021

Commissioner Stokes moved the minutes of the April 27, 2021 Planning Commission meeting be approved. Second by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried.

Item C: Approve Order of Agenda

Barrett Voigt, Community Development Director, requested that the Arrowwood Third Addition plat and zone change application be tabled until the following meeting. In addition, Mr. Voigt requested to add the discussion items of the future land use map, accessory structures, and Community Development Department update. Commissioner Stokes moved the Order of Agenda be approved with modifications as presented. Second by Commissioner Hochhalter. All Commissioners present voted aye and the motion was declared carried.

Item D: Public Hearing Items

Item 1: Vistos Industrial 3rd Addition CUP - EAV Family Holdings, LLC/Matt Baasch

Barrett Voigt, Community Development Director, presented the staff report for a Conditional Use Permit to allow for a contractor shop and a contractor yard in the C-3 General Commercial zoning district for the property located at 6415 100th Avenue South.

Discussion was had on the conditions proposed.

Commissioner Stokes moved to approve of the proposed conditional use permit. Seconded by Commissioner Wendel. All Commissioners voted aye and the motion was declared carried by a vote of 5-0.

Item 2: Vistos Industrial 3rd Addition CUP - Outdoor Concepts, LLC/Blake Brogen

Barrett Voigt, Community Development Director, presented the staff report for a Conditional Use Permit to allow for a contractor shop and a contractor yard in the C-3 General Commercial zoning district for the property located at 6415 100th Avenue South.



Discussion was had on the conditions proposed.

Commissioner Stokes moved to approve of the proposed conditional use permit. Seconded by Commissioner Wendel. All Commissioners voted aye and the motion was declared carried by a vote of 5-0.

Item E: Other Items

1. Discussion on zoning ordinance requirements – Dietrich Construction

Discussion was held regarding the zoning requirements that require access drives and off-street parking spaces to be paved with asphalt or concrete and the interpretation of the difference between an outdoor storage area and contractor yard as stated in the Commercial Districts and Industrial Districts – Design Review section of the zoning ordinance.

2. Future Land Use Map

Discussion was had on the future land use of the 64th Avenue South corridor as it related to the future land use map. In addition, discussion was held on creating a new future land use map designation to act as a buffer between low density and high density detached single family residential areas. Staff was directed to create a draft future land use map change for the 64th Avenue South corridor and create draft language for a new future land use map designation.

3. Accessory Structures

Discussion was had on accessory structures for lots around 1 acre or larger. Mr. Voigt presented comparisons of zoning ordinance from neighboring jurisdictions to show comparisons of maximum structure footprint.

The Planning Commission directed staff to create a draft zoning ordinance amendment in table format with a new break out of maximum accessory structure sizes for lots over .5 acres.

4. Community Development Updates

Mr. Voigt presented changes to the online zoning map and provided information on the survey available to the public for the new subdivision and zoning ordinance code project.

Adjournment