



## Planning & Zoning Commission | Meeting Minutes

Tuesday, March 26, 2019- 7:00 pm

Horace City Council Chambers

**Members Present:** Russ Sahr (Chair), Amy Beaton, Julie Hochhalter, Todd May, Kim Stokes

**Members Absent:**

**Staff Present:** Matt Lower (Community Development Director), Kent Thoreson (City Engineer), Lukas Croaker (City Attorney)

1. Quorum Declared at 7:00 p.m.
2. Review of Previous Meeting Minutes
  - Commissioner Stokes made a motion to approve the previous meeting minutes. Commissioner May seconded the motion. Motion carried unanimously, minutes approved.
3. Regular Agenda
  - Commissioner Stokes made a motion to approve the regular agenda. Second from Commissioner Beaton. Motion carried unanimously, regular agenda approved.
4. Visto's Third Industrial Addition Final Plat
  - Mr. Lower presented the Staff Report on Visto's Third Industrial Addition. He outlined the agreement made between the developer and City Council regarding street infrastructure and the proposal staff will make to Council regarding the developer fulfilling his park dedication requirements. The report recommended approval of the Visto's third Industrial Addition Final Plat with the conditions previously imposed upon the preliminary plat,
  - Public Hearing opened and closed without comment
  - Mr. Croaker presented a recommended condition that the Southeast Cass Water Resource District approve the final plat.
  - Commissioner Stokes made a motion to approve Visto's Third Industrial Addition Final Plat with conditions to City Council. Second by Commissioner Beaton. Motion carries unanimously, recommendation advanced to City Council with the following conditions:
    - i. Submission of a Landscape Plan per ordinance 17.8.8
    - ii. Improvement District Agreement is signed
    - iii. Southeast Cass Water Resource District approves final plat prior to Developer's Agreement.
    - iv. Developer will coordinate with County on approach issues
5. Cub Creek First Addition Rezone
  - Mr. Lower presented the Staff Report on Cub Creek First Addition. The report recommended approval of both the Rezone and Preliminary Plat for Cub Creek First Addition.
  - Public Hearing Open and Closed without Comment



- Commissioner May made a motion to recommend approval of the Cub Creek rezone to City Council. Second motion by Commission Stokes. Motion carried unanimously, rezone recommendation advanced to City Council

#### 6. Cub Creek Preliminary Plat

- Public Hearing Open and Closed without Comment
- General discussion was held with developer's representative on stormwater management.
- Mr. Croaker presented recommended conditions to be place upon the recommended approval of the plat.
- Commissioner Stokes made a motion to recommend approval of the preliminary plat with conditions to City Council. Second from Commissioner Beaton. Motion carries unanimously, recommendation advanced to city council with the following conditions:
  - i. Park Board Recommendation
  - ii. SE Cass Water District Approval
  - iii. Submission of Title Opinion
  - iv. Submission of Drainage Plan
  - v. Special Improvement District Plan

#### 7. Adjournment

- Commission Stokes made motion to adjourn. Second by Commission May. Motion Carried unanimously, meeting adjourned at 8:27.