



Planning & Zoning Commission | Meeting Minutes

Tuesday, Sept 24, 2019- 7:00 pm
Horace City Council Chambers

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

Members Absent:

Staff Present: Matt Lower (Community Development Director), Lukas Croaker (City Attorney), Jim Dahlman (City Engineer)

1. Quorum Declared at 7:00 p.m.

2. Review of Previous Meeting Minutes

- Chairman Sahr asked for a correction- the first motion of the Chairman Approval item was from Commissioner Hochhalter.
- Commissioner Hochhalter made a motion to approve the previous meeting minutes with the changed date. Second from Commissioner May. Motion carried unanimously; minutes approved.

3. Regular Agenda

- Mr. Lower asked if the Commission would amend the agenda to move item 4 (PACES Design Review) behind items 5 (Southdale Farms 1st and 2nd Preliminary Plat) and 6 (Southdale Farms 1st and 2nd Rezone).
- Commissioner Beaton made a motion to approve the regular agenda with the requested change. Second from Commissioner May. Motion carried unanimously; regular agenda approved.

4. Southdale Farms Preliminary Plats

- Chris Mack, the developer's representative, introduced Southdale Farms 1st and 2nd Addition, the first phase of a large residential subdivision.
- Public Hearing opened and closed without comment.
- Chairman Sahr requested that 68th St extend down to 73rd Ave. He discussed his opinion that the city ought to secure that connectivity early in the process.
- There was discussion about the block numbering on Second Addition- Block 5 would need to become Block 1.
- Chairman Sahr asked if all lots will be single family homes. The developer's representative said they will be.
- There was general discussion on how the city could regulate greenspace between driveways.
- Commissioner May made a motion to approve Southdale Farms 1st Addition with extension of 68 St to 73rd Ave plus the staff listed conditions. Second from Commissioner Beaton. Motion carried unanimously.



- Commissioner May made a motion to approve Southdale Farms 2nd Addition with the listed staff conditions, a letter from the school district, and amended lot numbers. Second from Commissioner Hochhalter. Motion carried unanimously.

5. Rezones of Southdale Farms Preliminary Plat

- Public Hearing on the rezoning for Southdale Farms 1st Addition open and closed without comment.
- Mr. Lower listed each of the rezones for the Commission.
- Commissioner Stokes made a motion to approve the rezone of Lot 2, Block 5 from AG to R5. Second from Commissioner Beaton. Motion carried unanimously; rezone recommended for approval.
- Commissioner Beaton made a motion to approve the rezone of Lots 1, 46, 48 Block 1 and all of Block 5 (the Second Addition) from AG to Public Facilities. Second from Commissioner May. Motion carried unanimously; rezone recommended for approval.
- Commissioner Stokes make a motion to approve the rezone of Lots 3-45, 47 in Block 2 and all lots in Blocks 3 and 4 from AG to R6. Second from Commissioner Hochhalter. Motion carried unanimously; rezone recommended for approval.

6. Design Review

- Kimberly Farmer, an architect for PACES, introduced a planned commercial building for design review.
- There was general discussion about signage.
- Commissioner Stokes made a motion to approve the design. Second from Commissioner May. Motion carried unanimously; design approved.

7. Community Development Updates

- Mr. Croaker asked if the Commission meetings could be moved from 7pm to 6pm.
- Commissioner Stokes made a motion to make the meeting start time 6pm. Second from Commissioner Beaton. Motion carried unanimously; meeting time moved to 6pm.

8. Adjournment

- Commissioner Stokes made a motion to adjourn. No second needed; meeting adjourned.