



Horace Planning Commission Meeting Minutes – February 25, 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, February 25, 2020.

The Horace Planning Commissioner present and absent were as follows:

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

Chair Sahr called the meeting to order.

Business Items:

Item B: Minutes: Regular Meeting of February 11, 2020

Commissioner Stokes moved the minutes of the February 11, 2020 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

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

Item D: Public Hearing Items

Item 1: Garland Subdivision – Zoning Change

A public hearing was opened and closed.

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

Commissioner Beaton moved the finding and recommendations of staff be accepted regarding the zoning change. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the motion was declared carried.

Item 2: Southdale Farms First Addition – Final Plat

A public hearing was opened and closed.



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

Commissioner Stokes moved the finding and recommendations of staff be accepted regarding the Final Plat for Southdale Farms First Addition. Seconded by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried.

Item 3: Lakeview Heights Third Addition – Final Plat

A public hearing was opened and closed.

Barrett Voigt, Community Development Director, presented the staff report recommending approval as stated in the staff report. Access was discussed regarding access to Lots 1-3 of Lakeview Addition. Commissioner Stokes stated that he wanted an access agreement to be required for a developer's agreement as a condition of approval of the plat.

Commissioner Stokes moved the finding and recommendations of staff be accepted regarding the Final Plat Lakeview Heights Third Addition and conditions. Seconded by Commissioner May. All Commissioners present voted aye and the motion was declared carried.

Item 4: City Ordinance Text Amendment – Private Streets and Block Length

A public hearing was opened and closed.

Barrett Voigt, Community Development Director, presented the staff report recommending approval as stated in the staff report. Discussion was had on the various aspects of the amendment proposal.

Commissioner May moved the finding and recommendations of staff be accepted regarding the zoning ordinance amendment. Seconded by Commissioner Stokes. All Commissioners present voted aye and the motion was declared carried.

Item 5: Rivers Edge Second Addition – Preliminary Plat

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

A public hearing was opened.



Travis Voegele, resident of Dream Field Addition, provided a presentation. The presentation was in opposition to the development. The key elements of the presentation were that the proposed plat did not fit the existing surrounding development, snow removal would be a challenge, road infrastructure should be provided prior to development to manage increase of traffic, and that there would be safety concerns.

Other members of the public voiced their concerns in opposition to the project.

A public hearing was closed at 8:10pm.

Discussion was held to discuss lot sizes, traffic impacts, and zoning requirements.

Commissioner May moved to table the item until the next Planning Commission meeting so that the applicant could discuss with staff road and zoning options that align with engineering standards and City comprehensive planning objectives. Seconded by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried.

Item 6: Lakeview Addition – Preliminary Plat

A public hearing was opened and closed.

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

A public hearing was opened.

Jon Lowry, Engineer of Lowry Engineering Inc. presented an overview of the project proposal.

A public hearing was closed.

Discussion was held on modifications needed to the plat so that the lots would meet Land Use Ordinance requirements. Commissioner Sahr stated that he would like the fourth condition of approval in the staff report to be modified to state that all lots need to adhere to City Land Use Ordinance requirements.

Commissioner May moved the finding and recommendations of staff be accepted regarding the Preliminary Plat Lakeview Addition and conditions. Seconded by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried.



Item E: Other Items

A. City Ordinance Text Amendment - MU Zoning District Proposal

Barrett Voigt, Community Development Director, presented feedback on the staff report presented at the February 11, 2020 Planning Commission Meeting.

Discussion was held on parking requirements.

Adjournment