



Horace Planning Commission Meeting Minutes – May 12, 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, May 12, 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 March 10, 2020

Commissioner Stokes moved the minutes of the March 10, 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 Beaton moved the Order of Agenda be approved as presented. Second by Commissioner Hochhalter. All Commissioners present voted aye and the motion was declared carried.

Item D: Public Hearing Items

Item 1: City Ordinance Text Amendment – Section 17.6.5 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 requirements for mini-storage land uses and stacking space areas. Commissioner Stokes stated that he would like to see language added to clarify parking ratios for retail areas and ratios for storage areas.

Commissioner Stokes moved to approve of the proposed text amendment with the condition that language be added to clarify parking ratios for each mini-storage land use. Seconded by Commissioner May. All Commissioners present voted aye and the application was approved 5-0.



Item 2: City Ordinance Text Amendment – Sections 17.5.2, 17.5.3, 17.5.4, 17.5.5, 17.5.6, 17.5.7, 17.5.8, 17.5.9, 17.5.10, 17.5.11, 17.5.12, 17.8.2(12), 17.8.2(13), and 17.8.4 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 current and proposed change to setback requirements for properties that abut a collector or arterial road. Commissioner Beaton stated that she would like language added to address health, safety, and welfare concerns to allow for city staff to increase setback distances at their discretion.

Commissioner Beaton moved to approve of the proposed text amendment with the condition that language be added by the City Attorney, Lukas Croaker to add language to allow for staff to increase setback distances beyond the 15-foot minimum when necessary and to add language to amend the language of the R-6 zoning district. Seconded by Commissioner May. All Commissioners present voted aye and the application was approved 5-0.

Item 3: Sahr Second Addition – Preliminary Plat

Commissioner Sahr abstained citing the reason that he is the applicant for the entitlement request.

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

Discussion was held on the current zoning of the property and how a replat to combine lots would require a zoning change.

Commissioner Beaton moved to approve of the preliminary plat with the condition that the applicant change the zoning of the properties. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the application was approved 4-0.

Item 4: City Ordinance Text Amendment – Section 17.5 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 material permitted in the proposed MU Mixed Use Zoning District. Commissioner Stokes stated that he would like clarified language to allow for architectural grade metal siding.

Commissioner Stokes moved to approve of the proposed text amendment with the condition that language be added to clarify the permitted material of architectural grade metal siding. Seconded by Commissioner May. All Commissioners present voted aye and the application was approved 5-0.

Item 5: City Ordinance Text Amendment – Section 17.5.16 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 May moved to approve of the proposed text amendment. Seconded by Commissioner Beaton. All Commissioners present voted aye and the application was approved 5-0.

Item 6: Horace 2045 Comprehensive and Transportation Plan

Stantec presented on the final draft of the Horace 2045 Comprehensive and Transportation Plan recommending approval.

Commissioner Stokes moved to approve of the proposed text amendment. Seconded by Commissioner Beaton. All Commissioners present voted aye and the application was approved 5-0.

Item 7: City Ordinance Text Amendment – Sections 17.2.3, 17.3, 17.5.14, 17.6.8, 17.6.10, 17.7.1, 17.7.6, 17.8.2, 17.8.10, 17.10.2, and 17.11.3 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 Hochhalter moved to approve of the proposed text amendment. Seconded by Commissioner Stokes. All Commissioners present voted aye and the application was approved 5-0.

Item E: Other Items

A. City Ordinance Text Amendment - Remove Preliminary Plat Requirements



Discussion was held on removing requirements of preliminary plats from platting requirements.

Adjournment