



## Planning & Zoning Commission | Meeting Minutes

Tuesday, April 9, 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 May made a motion to approve the previous meeting minutes. Commissioner Stokes seconded the motion. Motion carried unanimously, minutes approved.
3. Regular Agenda
  - Commissioner Hochhalter made a motion to approve the regular agenda. Second from Commissioner Stokes. Motion carried unanimously, regular agenda approved.
4. Gaydos Property Issue
  - On July 25, 2017, Planning Commission gave approval to Mr. Robert Gaydos to build a gravel driveway connecting his property, 6793 60th Ave South Fargo ND 58104, in Deer Creek subdivision, to 60th Ave S in Horace. He has made a request that planning commission clarify as to whenever the granting of a rear driveway applies to the property or applies to the applicant, Mr. Gaydos, and if he were to sell the property the new owner who have to ask the Planning Commission for approval on the subject separately.
  - Commission May made a motion to direct the Community Development Department to require the property owner, whether it be Mr. Gaydos or future owner, to resubmit for the right to build a rear drive to said property. Second by commission Beaton. Motion carried unanimously
5. EPIC Companies/ Enno Enterprises Planned Unit Development
  - Brain Kounovsky of Epic Companies presented a preliminary application for a Planned Unit Development to the Commission. The project consists of 2 mixed-use buildings, 2 commercial buildings, the expansion of an existing commercial building, and a proposed public plaza.
  - Mr. Lower explained staff's involvement in the guiding the application and working with the developers to ensure compliance with the comprehensive plan and city ordinances.
  - Chairman Sahr asked for general clarifications on the PUD approval process.
  - The commission agreed the project was feasible and invited the applicants to reappear for a second meeting to continue scoping the project with the intent of having a public hearing on at Planning Commission on May 14, 2019.



6. Adjournment

- Commissioner Hochhalter made a motion to adjourn. Second by Commissioner May. Motion carried unanimously, meeting adjourned at 8:14.