



Planning & Zoning Commission | Meeting Minutes

Tuesday, April 23, 2019- 7:00 pm

Horace City Council Chambers

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

Members Absent: Todd May

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 Beaton 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. Cub Creek Final Plat
 - Staff Report Presented
 - A discussion was occurred on how the developer would work with Minnkota Power to ensure adequate clearance between new roads and existing powerlines.
 - It was discussed there were administrative changed between the preliminary and final plat, as well as an additional lot which you require a rezone.
 - Public hearing opened and closed with no public comment.
 - Commission Stokes made a motion to recommending the approval of the Cub Creek final plat contingent upon zoning of Lot 22, a recording of Park District request to City Council to assume ownership of Lot 1 Block 6, and approve of SE Cass Rural Water District. Second by commission Hochhalter. Motion carried unanimously; Cub Creek First Additional Final Plat recommended for approval by City Council.
5. Terra Gardens PUD Alternative Meeting
 - A discussion was held on if the Terra Garden PUD could be achieved through traditional zoning. Jack Dwyer, the owner's representative for the project, explained the developer could not meet design goals regarding greenspace without a PUD because of the lot width minimums for duplexes and town homes.
 - The commission agreed upon through general discussion that the project met the criteria for a PUD.
6. Enno/Epic PUD



A discussion was held on if the Enno/Epic PUD could be achieved through traditional zoning. Brain Kounovsky, a partner in EPIC Companies, explained a PUD was needed because adhering to 14 unit per building limit for apartments in the C-1 zoning would render the project infeasible because the goals of the project could only be met through the current building outlines and use mixes.

- The commission agreed upon through general discussion that the project met the criteria for a PUD.

7. Update

- Mr. Lower informed the commission on a request from a Councilmember to look at changes to the city's design standards. Staff will be looking at how to best put these requested changes into draft ordinances.

8. Adjournment

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