



Planning & Zoning Commission | Meeting Minutes

Tuesday, June 11, 2019- 7:00 pm

Horace City Council Chambers

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

Members Absent:

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

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

2. Review of Previous Meeting Minutes

- Commissioner Beaton made a motion to approve the previous meeting minutes. Second from Commissioner Hochhalter. Motion carried unanimously; minutes approved.

3. Regular Agenda

- Commissioner Hochhalter made a motion to approve the regular agenda. Second from Commissioner Beaton. Motion carried unanimously; regular agenda approved.

4. Cub Creek Street Name Change

- Commissioner Hochhalter made a motion to approve the Cub Creek street name change. Second from Commissioner Beaton. Motion carried unanimously; item approved.

5. Maple Lakes Final Plat

- Public hearing opened and closed at 7:09pm without comment.
- Commissioner Hochhalter asked if the 104th Ave easement extends to County Road 17. Upon review of the plat, the commissioners were shown that the easement extends just to 72nd St.
- Commissioner Beaton made a motion to recommend approval of the final plat. Second from Commissioner Hochhalter. Motion carried unanimously; final plat recommended for approved.

6. Hesse First Addition Rezone

- Public hearing for rezone opened and closed at 7:30 without comment.
- Chairman Sahr requested that the proposed access road shall be defined by a 70ft right-of-way.
- Commission Stokes asked if the City could require septic tanks to have hook-in for City Sewer.
- Stokes motion to recommend approval of the rezone, Second by Commission Beaton. Motion carries unanimously, rezone recommended for approved.

7. Hesse First Addition Preliminary

- Public Hearing for plat opened and closed at 7:40



- Mr. Croaker asked the applicant who will maintain the road? The applicant said it would be an issue the lot owners would have to sort out. Commission Stokes advised the applicant to have something in writing when he sells the lots.
- Commissioner Beaton asked about streetlights and boulevard trees. The commission and staff discussed how these requirements would be interpreted in the context of private streets. The commission directed staff to require streetlights and boulevard trees on private streets.
- Chairman Sahr asked for the conditions of approval should be set. Mr. Lower listed the conditions asked of by staff and added by the Commission:
 - Approval from fire district
 - Intent to serve from Cass Rural Water
 - Proposed access road at minimum 20ft wide
 - Hook-up to sewer when available
 - Streetlights
 - Boulevard trees
- Commissioner Stokes made the motion to recommend approval of preliminary plat with the listed conditions. Second from Commission Hochhalter. Motion carried unanimously, preliminary plat recommended for approved.

8. Ordinance Change Discussions

- Chairman Sahr discussed a need upgrade the city's PUD ordinance to be better aligned with the City of West Fargo. Chairman Sahr made a motion directing staff to prepare a new PUD ordinance. Second from Commissioner Beaton. Motion carries unanimously, staff will prepare an updated PUD ordinance
- Chairman Sahr discussed a desire to have a more flexible parking ordinance. He asked Mr. Lower and Mr. Croaker to start drafting some alternatives to allow for the city to have more parking flexibility.
- Mr. Lower asked the Commission if they were ready to begin the process to adopt a revised R5 ordinance. The Commissioners agreed and directed Mr. Lower to send the draft ordinance to Mr. Croaker to begin the process.

9. Adjournment

- Commissioner Stokes made a motion to adjourn. Second from Commissioner Hochhalter. Motion carried unanimously; meeting adjourned.