



Planning & Zoning Commission | Meeting Agenda

Tuesday, July 9, 2019- 7:00 pm

Horace City Council Chambers

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

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

1. Declare Quorum

2. Review of Previous Meeting Minutes

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

3. Regular Agenda

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

4. Becher First Addition, Rezone | Matt Lower, Community Development Director

- Mr. Lower presented the Becher First Addition- a subdivision of parcel 15-0267-00110-010 to create three lots. Lots 1 and 2 in block 1 would serve as residential lots, where Lot 3 would be donated to Horace Lutheran Church with the intent of expanding the cemetery.
- Chairman Sahr would like it to be noticed that lot 3 is an unbuildable lot
- Public Hearing opened and closed without comment at 7:15pm
- Commissioner Stokes made the motion recommended approval to City Council the rezone Lots 1 and 2 in Block 1 of Becher First Addition from S-R to R-E, and Lot 3 of Becher First Addition to R1, with the condition that after Lot 3 is donated to the Church it would be merged with the existing cemetery lot. Second by Commissioner Beaton. Motioned carried unanimously.

5. Becher First Addition, Preliminary Plat | Matt Lower, Community Development Director

- Public Hearing opened and closed without comment at 7:16pm
- Chairman Sahr would like for set-backs and drainage contour to be added to the preliminary plat and for lot 3 to be identified as non-confirming because it does not have road access.
- Commissioner Stokes made the motion recommended approval to City Council the preliminary plat with the condition that set-backs and drainage contours be added and lot 3 identified as non-confirming. Second by Commissioner May. Motioned carried unanimous, preliminary plat recommended to City Council.



- *Additional resolution*- Commission Beaton made a motion to support Mr. Becher's request to waive the land dedication. Second by Commission Hochhalter. Motioned carried unanimously.

6. Future Land Use Map, Public Hearing | Matt Lower, Community Development Director

- Mr. Lower presented the Future Land Use Map to the Commission and reviewed the changes made to map at the request of the Commission.
- Public Hearing opened and closed without comment at 7:15pm
- Commissioner Stokes made a motion to recommend City Council adopt the Future Land Use Map. Second by Commission May. Motion carried unanimously.

7. Adjournment

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