



Horace Planning Commission Meeting Minutes – June 9, 2020

The Regular Meeting of the Board of Planning Commissioners of the City of Horace, North Dakota, was held via Zoom software at 6:00 p.m., Tuesday, June 9, 2020.

The Horace Planning Commissioner present and absent were as follows:

Present: Russell Sahr, Amy Beaton, Kim Stokes, and Julie Hochhalter, and Todd May.

Chair Sahr called the meeting to order.

Business Items:

Item B: Minutes: Regular Meeting of May 26, 2020

Commissioner May moved the minutes of the May 26, 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

Barrett Voigt, Community Development Director, requested to remove the first agenda item because of concerns that the application lacked information that would be valuable for evaluation by the Commission. Commissioner Hochhalter moved that the amended Order of Agenda be approved as presented. Second by Commissioner Beaton. All Commissioners present voted aye and the motion was declared carried.

Item D: Public Hearing Items

Item 2: Sahr Second Addition – Final Plat and Zoning Change

Chairman Sahr stated that he would abstain because he was the applicant for the application.

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

Commissioner Beaton moved to approve of the final plat and the zoning change from R-1 Single Family Residential to S-R Suburban Residential. Seconded by Commissioner Hochhalter. All Commissioners present voted aye and the application was approved 4-0.

Item 3: Lost River Sixth Addition – Preliminary Plat

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



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

Item 4: Lost River Addition – Zoning Change

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

Commissioner May moved to approve of the zoning change from R-2 Single Family Residential to R-6 High Density Residential. Seconded by Commissioner Stokes. All Commissioners present voted aye and the application was approved 5-0.

Item 5: City Ordinance Text Amendment – Accessory Use Requirements

Barrett Voigt, Community Development Director, requested that the item be table because he thought the text amendment proposal needed further modification to address open space and setback issues.

Chairman Sahr tabled the item. Discussion was held on how the text amendment to accessory use requirements could be further modified.

Item 6: City Ordinance Text Amendment – Plat Requirements

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

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

Item E: Other Items

A. Shoppes at Brookstone Design Review

Barrett Voigt, Community Development Director, provided an overview of the building permit application.

Discussion was held on various aspects of the development proposal.

Commissioner Beaton moved to approve of the building permit application. Seconded by Commissioner May. All Commissioners present voted aye and the application was approved 5-0.



B. Post Office Commercial Lease Building Design Review

Barrett Voigt, Community Development Director, provided an overview of the building permit application. Mr. Voigt noted that the Community Development Department approved of the building permit application, however as a condition of approval the applicant would need to install a sidewalk in accordance with the requirements of the City Engineer.

Discussion was held on various aspects of the development proposal.

Commissioner May moved to approve of the building permit application on condition that the applicant work with Commissioner Stokes. Seconded by Commissioner Beaton. All Commissioners present voted aye and the application was approved 5-0.

C. Mini-storage Development Building Design Review

Barrett Voigt, Community Development Director, provided an overview of the building permit application.

Discussion was held on various aspects of the development proposal.

Commissioner Stokes moved to approve of the building permit application with the following conditions:

- a. The west façade of buildings A1, B1, B2, and A2 shall have 20% glazing. Glazing can be opaque and non-functional
- b. The roof near the west façade of buildings A1, B1, B2, and A2 shall have cupolas
- c. A couple of units in buildings A1 and A2 shall have higher heights to provide height variation and break up the façade of the buildings

Seconded by Commissioner May. All Commissioners present voted aye and the application was approved 5-0.

Adjournment