

**CITY OF JAMESTOWN**  
**102 3rd Ave SE**  
**Jamestown, ND 58401**  
**Phone: 701-252-5900**  
**DRAFT MINUTES - Planning Commission**  
**OCTOBER 10, 2016 - 8:00 a.m.**

PRESENT: Hillerud, Paulson, Ritter, Bensch, Rath, Trautman, Rhinehart

OTHERS: Fuchs, Klundt, Dooley, Wollan, Harty

ABSENT: Frye, Bayer

1. Chairman Hillerud called the meeting to order and requested a motion to approve the minutes from the September 12, 2016 Planning Commission meeting. Commission member Trautman made a motion to approve the minutes. Seconded by Paulson. Motion carried.
  
2. Public Hearing: Final Plat – Corell Addition

The final plat of Corell Addition, a replat of Lot 1, Block 1, Jamestown Hospital Healthcare Campus Addition within the NW 1/4 of Section 3, Township 139N, Range 64W, City of Jamestown, Stutsman County, North Dakota.

The property is located in the NE quadrant of 81st Avenue and 20th Street SW, south of Interstate 94.

Scott Harmstead, SRF Consulting Group, Inc. reviewed the staff report recommending approval of the final plat. He explained that the easement and access point widths will allow for emergency vehicles. Scott also noted that a draft agreement was prepared regarding the private road maintenance and infrastructure, and recommended that it be reviewed by the City Attorney. He also confirmed that the wetlands will be preserved on the south part of the plat.

Commission member Paulson questioned utility easements on the plat since there was new city ordinance adopted recently requiring utility easements to be shown on all plats. Scott Harmstead, SRF Consulting Group, Inc. explained that since the plat was submitted prior to the adoption of the amendment to city ordinance, the new requirement cannot be directly enforced. However, Scott acknowledged that they have worked with the applicant to accommodate utility easements to the greatest extent possible so that all lots may be served with utilities.

Chairman Hillerud opened the public hearing.

Darin Peterka, Interstate Engineering, Inc. noted that all lots will have access to utility easements, referring to utility easements in existence on the west and east boundaries of the plat. He also noted that the City will have a dedicated right of way for city services.

Beth Dooley, City Engineering Tech, noted concern with the private maintenance agreement and the width of the pavement taking up the entire ingress/egress easements; and, in particular, the potential difficulty of dealing with snow removal. She noted that Lot 1 has total control of the maintenance agreement and that permission from the owners of lots 5 and 6 would be needed for maintenance of the wetland area on lots 5 & 6. She is particularly concerned about ownership changes. She also recommended that the city attorney review the agreement.

Commission member Paulson stated he is uncomfortable with the easements being private driveways and feels that the plat is not complete. Chairman Hillerud agreed the plat is not ideal but it does meet the City of Jamestown's plat requirements.

Chairman Hillerud closed the public hearing.

Discussion among the commission members took place concerning several of the conditions of the private infrastructure maintenance agreement and the fact that the owner of lot 1 was responsible for most of maintenance and cost and concern that they were the only party that was able to amend the agreement. Chairman Hillerud stated that he felt that since the agreement was a private agreement it was in the best interest of the City if they only had to deal with one party and for that reason he is fine with the maintenance agreement as written.

Commission member Trautman made a motion to accept the findings of staff and recommend approval of the Final Plat for Corell Addition, a replat of Lot 1, Block 1, Jamestown Hospital Healthcare Campus Addition to the City Council as it meets the requirements of Section 13 of Appendix B; contingent upon review of the private infrastructure agreement by the City Attorney. Seconded by Commission member Bensch. Roll Call. 6 aye votes, 1 nay (Paulson). Motion Carried.

3. Chairman's update - Stormwater Subcommittee

The committee met last Thursday, September 29 and reviewed a preliminary draft of the plan. The draft plan will be looked at again October 28<sup>th</sup> and a public meeting will be held in mid-November. The City has been divided up into three areas for planning purposes and four areas within those areas based on development. The necessary information has been gathered and plans of action have been prepared. It is expected the plan will be done by end of the year.

4. Adjournment. Rath made a motion to adjourn. All in agreement. Motion Carried. Meeting Adjourned.