

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
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MINUTES
Planning Commission – October 8, 2018 - 8:00 a.m.

MEMBERS PRESENT: Hillerud, Paulson, Frye, Rath, Bensch, Trautman, Bayer, Ritter

MEMBERS ABSENT: Rhinehart

OTHERS: Blackmore, Liebig, Steele, Veil, Harty

1. Chairman Hillerud opened the meeting. Commission member Frye made a motion to approve the minutes from the September 10, 2018 Planning Commission meeting. Seconded by Commission member Bensch. Unanimous aye vote. Motion Carried.

2. Public Hearing: Preliminary Plat – Berndt Addition

The preliminary plat of Berndt Addition, Lot 1, Block 1, a tract of land located within the SE ¼ of Section 26, T140N, R64W of the Fifth Principal meridian, being with the City of Jamestown, Stutsman County, North Dakota. The property is located in the vicinity of 3rd St NW & 15th Ave NW.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report. The applicants are platting the property to clear up legal description to allow for sale of the property. The property was re-surveyed and a few pins in the SE area of the plat were reset to comply with the new property description. There is no proposed development at this time. Any future development of this site may require additional right-of-way to construct a roadway to the property. Other street right-of-way in the adjacent Russell's 2nd Addition is 80 feet in width.

The property is zoned M-2, General Industrial & Manufacturing District and is located at the intersection of 3rd St & 15th Ave NW. The site is an open field, pasture & woodlot with an area of approximately 5.01 acres. The land use is consistent with the current zoning and there are no utilities provided by the City of Jamestown. A ten foot utility easement is provided around the property, but the proposed plat does not dedicate any new right of way. A stormwater plan will be required at the time of development. All the requirements of Section 9, Appendix B have been submitted and the application is considered complete.

Chairman Hillerud opened the public hearing.

Susan Dodds, 7414 37th St SE, stated that she is daughter of the property owner and has a present buyer at this time, but they are not proposing any development. Jamison Veil, Planning & Zoning Administrator stated that the previous legal description was a very lengthy metes and bounds description and the owners' found it could not be recorded as such; the platting process will clear up the legal description.

Chairman Hillerud closed the public hearing.

Commission member Bensch made a motion to accept the findings of staff and approve the Preliminary Plat for the Berndt Addition to the City Council. Commission member Ritter seconded the motion. Roll Call. Unanimous aye vote. Motion Carried.

3. Final Plat – Stoudt Addition

The final plat of Stoudt Addition, Lot 1, Block 1, a replat of a portion of Blocks 2 and 3 of Mall Woods Addition within the NE ¼ of Section 2, T139N, R64W, being within the City of Jamestown, Stutsman County, North Dakota. The property is located at 900 23rd St SW.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report and explained the applicant is seeking to re-plat parts of Blocks 2-3 of Mall Woods into a new 1.08 acre plat. The subject property is located north of 23rd St SW and East of 10th Ave SW, west of RM Stoudt Auto and North of the Buffalo Mall. Currently, the zone is C-2, General Commercial district and is vacant with a stormwater detention pond located on Block 3 and developed commercial property on Block 2.

The applicant included the 10 foot utility easement along the north and south property boundaries of the plat. The applicant also submitted the Storm Water Management Plan. Both of which were requirements of the Preliminary Plat hearing. All items have been submitted and the application is considered complete.

Chairman Hillerud opened the public hearing. No one appeared. Chairman Hillerud closed the public hearing.

Commission member Frye made a motion to accept the findings of staff and approve the Final Plat for Lot 1, Block 1, Stoudt Addition, a replat of a portion of Blocks 2 and 3 of Mall Woods Addition within the NE ¼ of Section 2 to the City Council. Commission member Bayer seconded the motion. Roll Call. Unanimous aye vote. Motion carried.

4. Other business.

Jamison Veil, Planning & Zoning Administrator, stated there was some discussion on the budget concerning SRF Consulting Group, Inc. It was noted that the Planning Commission is not out of funds but close to the allotted amount budgeted for the year. Mr. Harmstead, SRF Consulting Group, Inc. suggested that the City hold off working on the action items until next year. Mr. Veil stated there is one plat coming up for December, 2018. The City's budgeted amount is \$60,000, and as of August 31st, 2018 there is approximately \$13,000 or 120 hours left that could be billed for the rest of 2018.

Commission member Bensch asked if the final Berndt plat could be approved ahead of time before the next Planning Commission meeting. Chairman Hillerud discussed the options, but felt there were no other options at this point. Veil explained the new ordinance relating to a minor subdivision; however it has the same requirements for public hearings.

Commission member Bayer questioned the reason for re-platting when someone wants to build on two lots. Jamison Veil explained the opinion of City Attorney is that if we are allowing any building to be built on the property line then proper setbacks are not being followed, so a replat is necessary. Commission member Paulson asked about the time frame for the platting procedure. Mr. Veil stated there is a six week application period before the preliminary hearing. Veil also mentioned that the City used to combine parcel numbers to take away lot lines, but it was the opinion of the City Attorney that this practice be discontinued.

5. Adjournment – Commission member Frye made a motion to adjourn. Meeting adjourned.