

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
Phone: 701-252-5900

MINUTES

Planning Commission – January 14, 2019 - 8:00 a.m.

Present: Hillerud, Frye, Rath, Ritter, Bensch,

Absent: Rhinehart, Bayer, Paulson, Trautman

Others: Mayor Heinrich, Hellekson, Steele, Reuther, Liebig, Veil, Blackmore, Harty

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

2. Public Hearing: Preliminary Plat – Continued, Gegelman Subdivision

The preliminary plat of Gegelman Subdivision, Lot 1, Block 1, and Lot 1, Block 2, a re-plat of Lots 1-3, Block 1, Meier Subdivision within the SE ¼, Section 12, T140N, R64W located in the extraterritorial jurisdiction of the City of Jamestown, Stutsman County, North Dakota. The property is located at 8381 32nd St SE, Unit 20.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report stating that the applicant would like to combine three lots into the proposed subdivision of 1.48 acres. The combination of lots will allow the applicant to construct a new garage on the resulting Lot 1, Block 1, Meier Subdivision. The site is currently zoned R-1, One Family Residential District, with a current residential structure located on lot 2 of the current 3 lots. All adjacent lots are zoned the same, R-1. The proposed subdivision is not serviced by the City of Jamestown for water & sewer.

A ten foot utility easement has been provided for required by City ordinance. The City Engineer stipulated that Lot 1, Block 2 only require the ten foot utility easement along the road ROW along its southern boundary. The City Engineer waived the requirement for a storm water management plan; however, the owners are still expected to use best management practices throughout the project.

The original plat dated 1977 erroneously established a 33 foot road easement along the northern edge of the property, which overlaid only a small part of the existing road. The proposed subdivision will take care of this error by placing a 66 foot road ROW easement over the existing roadway. This lot is substandard and should not be considered developable, but could be sold to an adjoining property owner on the north side, and if so, the lot could be considered developable.

All requirements of Section 9, Appendix B of the Jamestown Municipal Code have been met and the application is considered complete.

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

Commission member Rath made a motion to accept the findings of staff and approve the preliminary plat for Gegelman subdivision to the City Council. Motion seconded by Commission member Ritter. Roll Call. Unanimous aye vote. Motion Carried.

3. Public Hearing: Minor Subdivision, Preliminary/Final Plat – Steidl Addition

The Minor Subdivision, Preliminary/Final plat - Steidl Subdivision, Lot 1, Block 1, a re-plat of Lots 5 and 6 of Lakeshore Addition within the NW ¼ of Section 13, T140N, R64W extraterritorial jurisdiction of the City of Jamestown, Midway Township, North Dakota. The property is located at 3964 4th Ave NW.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report stating that the applicant would like to combine lots 5 & 6, Lakeshore Addition into a single 1.23 acre lot to construct a detached garage. The area is zoned POC as are the adjacent properties. Utilities are not serviced by the City of Jamestown for water or sewer. A ten foot utility easement is provided for along the existing ROW per City ordinance. The site receives access from 4th Ave NW and will continue as such. The City Engineer has waived the Storm Water Plan requirement as long as best management practices are followed during the construction of the new garage and/or any new development.

All requirements for a minor subdivision have been met according to Section 3, Appendix B of the Jamestown Municipal Code and the application is considered complete.

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

Discussion about the 10 foot utility easement was held, noting that the City Engineer has the authority to waive this requirement, but in this case, has decided that it is needed.

Commission member Bensch made a motion to accept the findings of staff and approve the preliminary/final plat for Steidl Addition to the City Council. Motion seconded by Commission member Ritter. Roll Call. Unanimous aye vote. Motion Carried.

4. Commission member Frye made a motion to adjourn. Seconded by Commission member Ritter. Meeting adjourned.