

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
Phone: 701-252-5900
FINAL MINUTES – Planning Commission – June 12, 2017 - 8:00 a.m.

Members Present: Hillerud, Rhinehart, Paulson, Frye, Rath, Bensch, Ritter, Trautman, Bayer

Others: Fuchs, Liebig, Blackmore, Phillips, Harty, Veil

Members Absent: none

1. Chairman Hillerud called the meeting to order. Commission member Trautman made a motion to approve the minutes from the May 8, 2017 Planning Commission meeting. Seconded by Commission member Ritter. Motion Carried.

2. Public Hearing: Preliminary plat – Eastwood Second Addition

The preliminary plat of Eastwood Second Addition, a replat of Lots 1 & 2, Block 1 of Eastwood Estates Subdivision within the NE ¼ of Section 30, T140N, R63W, City of Jamestown, Stutsman County, North Dakota.

Scott Harmstead, SRF Consulting Group, Inc. gave the staff report. Scott explained that the plat is a city driven project and that all owners have agreed to the plat and the use of a newly created lot for drainage purposes. Scott also explained the retention pond and drainage issues related to the need for the plat.

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

Commission member Bayer made a motion to accept the findings of staff and approve the Preliminary plat of Eastwood Second Addition, as it meets the requirements of Section 9, Appendix B of the Jamestown Municipal Code. Seconded by Commission member Rath. Roll Call. Unanimous aye vote. Motion Carried.

3. Other business – Addendum No. 1 - Kelly Rott requested discussion regarding subdivision requirements within the extraterritorial limits.

Mr. Rott explained to the Commission that he owns land southwest of the Jamestown Regional Medical Center (JRMC). He gave each commission member a map of the area. He owns County auditor's Lot 4.4, 4.5, and 4.6. Lots 4.4 and 4.6 are vacant, and lot 4.5 has a dwelling on it. Lot 4.7 is owned by Larry Loose. Mr. Rott explained a proposed addition to Lot 4.7 to the rear, or west that is approximately 4 acres, taken from his adjacent property. He would like to provide more land for Mr. Loose to purchase for farming and related purposes.

Commission member Bensch voiced his concern about access to any potentially land-locked lot, but that if lots are replatted so that the land is all one contiguous area, then access is not a problem. Access from 81st Ave. SE would still be maintained.

City Administrator Fuchs spoke about how auditor's lots are put together with a meets & bounds description, and that the boundaries are irregular and they are used for tax purposes to identify parcels for tax purposes; auditors' lots are not an alternative to platting. A subdivision plat would define a developed area following the City's subdivision ordinance.

Discussion continued among the Planning Commission members. Scott Harmstead answered questions concerning access, utilities, etc. and stated that according to ND Century Code, the subdivision of land for sale and development purposes requires the subdivision plat process.

Chairman Hillerud pointed out that the City Planning Commission doesn't always know about auditor's lots. Commissioner Bensch explained that auditors' lots are not brought to the City Planning Commission, and get approved by the County administratively, that is how they get approved without the City approval.

Commission member Ritter commented that we need to follow correct procedure while Commission member Bensch commented that a plat is needed to clean up the area of discussion along 81st Ave. Commission member Trautman brought up discussion on whether there would be a need for another ordinance to deal with extraterritorial lands.

Commission member Bensch reiterated that the City Engineer & County Auditor need to be made aware of these problems and should work together.

Clarice Liechty, 511 8th ST SW, owns the land to the east of the property being discussed. She is concerned about what is legal today and what is coming up later that will affect her land.

Discussion continued with Commission members Ritter, Frye & Paulson suggesting that the ordinance be reviewed and revised to include a simple plat for these types of situations.

Commission member Bayer suggested that since time is not an issue, we should focus on the new lot that Mr. Rott intends to create.

Mr. Rott asked about the procedure for platting. Chairman Hillerud explained there would be a public hearing at the Commission meeting and all the plat requirements stated in Appendix B of the City Municipal Code, Subdivision Requirements, would need to be complied with. Bensch explained platting process.

Commission member Paulson thanked Mr. Rott for coming before the Planning Commission.

City Administrator Fuchs recommended that the area be platted in compliance with city requirements. Commission member Bensch said Mr. Loose's property in addition to the area proposed to be added to his property could be platted all as one lot under the city's requirements.

Commission member Bensch made a motion to adjourn. Meeting adjourned.