

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

MINUTES

Planning Commission – June 10, 2019 - 8:00 a.m.

Present: Hillerud, Bayer, Trautman, Frye, Rath, Bensch, Ostlie, Ritter

Absent: Paulson

Others: Steele, Liebig, Veil, Heinrich, Hellekson, Blackmore, Laber, Harty

1. Chairman Hillerud opened the meeting and Secretary Blackmore called the roll. Commission member Bayer requested an amendment to last months' meeting minutes. Commission member Frye made a motion to approve the minutes from the May 13, 2019 Planning Commission meeting as amended. Seconded by Commission member Ritter. Unanimous aye vote. Motion Carried.
2. Public Hearing: Final Plat – Liechty Homes Second Addition
Final plat of Liechty Homes Second Addition, Lots 1-4, Block 1, a re-plat of Lots 4-8, Block 1 of Liechty Homes Addition, City of Jamestown, Stutsman County, North Dakota. The property is located along 17th St SW between 4th Ave SW & 6th Ave SW.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report via video conference. The applicant is seeking to reconfigure the 5 existing lots into 4 new lots to allow for the separation of commercial and residential uses. The four lots created will be 5.33 total acres and will be known as lots 1-4 Liechty Homes Second Addition. The small sidewalk that was originally proposed to be a single lot has now been combined to create lot 1. The area is zoned C-1 (Local Commercial District). The proposed subdivision is serviced by City of Jamestown utilities and there are ten foot utility easements provided along 17th St SW, 4th Ave SW and the alley located south of the property. No additional right of way is being proposed nor will be required. There are no substantial traffic impacts as the site currently has access from 17th St SW, 4th Ave SW and the alley located to the south of the property. The City Engineer has elected to waive the storm water management plan requirement.

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 for the Final Plat of Liechty Homes Second Addition and recommend approval to the City Council. Seconded by Commission member Bensch. Roll Call. Unanimous aye vote. Motion Carried.

3. Public Hearing: Final Plat – St. John's Academy Addition
The final plat of St. John's Academy Addition, Lot 1, Block 1, being within the City of Jamestown, Midway Township, a re-plat of Block 54 of Klaus' Addition within the NW ¼ Section 36, T140N, R64W, City of Jamestown, Stutsman County, North Dakota. The property is located at 215 5th St SE.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report via video conference. The owner and applicant are requesting a replat to combine 12 lots on Block 54 of Klaus Addition. By re-platting, the lots will be combined into a single 2.07 acre lot known as Lot 1, Block 1, St. John's Academy Addition. The applicant is proposing a building addition on the resulting parcel. The site is currently zoned P-O-C (Public, Open Development and Conservation District). The area will be accessed along 4th St SE. The site is serviced by City of Jamestown utilities. The utility easements have been reduced to 5' along the North, East & West side with a 4' utility easement along the South side on the final plat drawing to accommodate the variances previously granted.

The applicant has submitted a storm water management plan as required by ordinance. All items have been submitted as required by Section 3 of 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.

Commission member Bayer made a motion to accept the findings of staff for the Final Plat of St. John's Academy Addition and recommend approval to the City Council. Seconded by Commission member Rath. Roll Call. Unanimous aye vote. Motion Carried.

4. Public Hearing: The Minor Subdivision, Preliminary/Final plat - Ibes Addition

The Minor Subdivision, Preliminary/Final plat of Ibes Addition, Lot 1, Block 1, a re-plat of Lots 2 and 3, Block 4 of Meidinger Fourth Addition within the SW ¼, Section 35, T140N, R64W, City of Jamestown, Stutsman County, North Dakota. The property is located at 1316-1320 15 ½ Ave SW, Jamestown, ND.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report via video conference. The applicant is seeking to re-plat lots 2-3, Block 4, Meidinger Fourth Addition by combining them into a .35 acre lot known as Lot 1, Block 1, Ibes Addition in order to construct a new accessory building on the resulting parcel. The site is currently zoned RMI (Residential Mobile Independent District). The proposed plat is serviced by the City of Jamestown for sewer and water. There is a 10' utility easement provided along the eastern property line adjacent to the ROW. There is a five foot utility/drainage easement along the western property line. Any stormwater plan or permit required will be addressed when a development proposal is presented to the City for permitting.

All items have been submitted and the application is considered complete as required by Section 3 of Appendix B of the Jamestown Municipal Code.

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

Commission member Trautman made a motion to accept the findings of staff for this Minor Subdivision and recommend approval to the City Council for the Preliminary and Final Plat of Ibes Addition. Seconded by Commission member Bensch. Roll Call. Unanimous aye vote. Motion Carried.

5. Tim Magnusson, SRF Consulting Group, Inc. told the Commission that a draft of the Land Use Matrix is nearly ready for review at the Planning Commission level. As there are no items for the July meeting, it was agreed to review the Land Use Matrix as prepared by SRF Consulting Group, Inc. at the August 12, 2019 meeting.
6. Commission member Frye made a motion to adjourn. Seconded by Commission member Ritter. Meeting adjourned.