

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

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

Present: Hillerud, Paulson, Trautman, Bayer, Ostlie, Bensch, Ritter

Absent: Rath, Frye Others: Blackmore, Steele, Harty

1. Chairman Hillerud called the meeting to order and Commission member Trautman made a motion to approve the minutes from the September 9, 2019 Planning Commission meeting. Commission member Bensch seconded the motion. Unanimous aye vote. Motion Carried.

2. Public Hearing: The Minor Subdivision, Preliminary/Final plat – Jamestown West Substation Subdivision
The Minor Subdivision, Preliminary/Final plat of Jamestown West Substation Subdivision, Lot 1, Block 1, being within the extraterritorial jurisdiction of the City of Jamestown, an unplatted portion of the NE ¼, Section 9, T139N, R64W, Stutsman County, North Dakota. The property is located along 37th St SE and 81st Ave SE within the one mile extra-territorial area of the City of Jamestown, ND.

Tim Magnusson, SRF Consulting Group Inc., gave the staff report via video conference. The plat application has been re-submitted as the location has been updated from the previous plat application which was withdrawn from the August 12, 2019 Planning Commission hearing. The property is zoned A-1 (Agricultural District), the applicant is seeking to plat one (1) new 4.999 acre lot, which would be known as Lot 1, Block 1, Jamestown West Substation Subdivision. This new lot is proposed to be the site of a new electrical distribution substation.

All land adjacent to the proposed lot is zoned agricultural and the future land use plan proposes that this land remain agricultural or rural open space. The electrical distribution substation proposed appears to be a permitted use in the A-1 District considered as “essential services”. The proposed subdivision is in the City’s extraterritorial jurisdiction and is not serviced with City utilities. There is a ten (10) foot utility easement shown along 37th St SE ROW as required by ordinance. No additional “ROW” is being proposed or is required. The site currently has access from 37th St SE and after construction traffic impacts will be negligible.

All items have been submitted and the application is considered complete following Section 3 of Appendix B of the Jamestown Municipal Code, therefore, staff is recommending approval of this plat. Planning Commission Secretary, Tom Blackmore, noted that Woodbury Township has met and approved of 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 Minor Subdivision Preliminary/Final Plat of Jamestown West Substation Subdivision, Lot 1, Block 1, being within the extraterritorial jurisdiction of the City of Jamestown, an unplatted portion of the NE ¼, Section 9, T139N, R64W, Stutsman County, North Dakota to the City Council. Seconded by Commission member Ritter. Roll Call. Unanimous aye vote. Motion Carried.

3. Public Hearing: The Minor Subdivision, Preliminary/Final plat – University of Jamestown Fine Arts Addition
The Minor Subdivision, Preliminary/Final plat of University of Jamestown Fine Arts Addition, Lot 1, Block 1, a replat of a portion of Block 6 of Jamestown College Subdivision within the NE ¼ of Section 25, T140N, R64W, Jamestown, North Dakota. The property is located at 618 South University Drive.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report via video conference. The applicant is seeking to plat one new 5.08 acre lot that would be Lot 1, Block 1, University of Jamestown Fine Arts Addition. The new lot is the current site of the University’s Reiland Fine Arts Center. The plat is being done for financial reasons only. The site

is currently zoned R-3 (General Multiple Dwelling District). The nearest private residences are located approximately 350 feet south of the proposed plat.

The proposed addition is serviced with City utilities and there is a ten (10) foot utility easement shown along 5th Ave NE as ROW as required by ordinance. No additional ROW is proposed or required. There is access from 5th Ave NE onto an internal campus roadway, there will be no increased traffic resulting from this plat. A stormwater permit application is not required as there is no new development planned.

All items have been submitted according to Section 3, Appendix B of the Jamestown Municipal Code and the application is considered complete. Staff recommends approval of this minor subdivision.

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 and approve the Minor Subdivision Preliminary/Final Plat of University of Jamestown Fine Arts Addition, Lot 1, Block 1, a replat of a portion of Block 6 of Jamestown College Subdivision within the NE ¼ of Section 25, T140N, R64W, Jamestown, North Dakota to the City Council. Seconded by Commission member Bensch. Roll Call. Unanimous aye vote. Motion Carried.

4. Public Hearing: The Minor Subdivision, Preliminary/Final plat – University of Jamestown Athletic Addition

The Minor Subdivision, Preliminary/Final plat of University of Jamestown Athletic Addition, Lots 1 through 3, Block 1, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota, a replat of portions of Blocks 6, 7 and 9 of Jamestown College Subdivision within the NE ¼ of Section 25, T140N, R64W, Jamestown, North Dakota.

Tim Magnusson, SRF Consulting Group, Inc. gave the staff report via video conference. The applicant is seeking to plat three (3) new lots to be known as Lot 1, Lot 2, and Lot 3, University of Jamestown Athletic Addition. The new lots are the current sties of several of the University's athletic facilities. The plat is for financial purposes only. The site is currently zoned R-3 (General Multiple Dwelling District) with the total area of the plat being 8.07 acres. The proposed addition is serviced by City utilities and there is a ten (10) foot utility easement along the north ROW as required by ordinance. No additional ROW is required, and no increased traffic will result from the proposed plat. A stormwater permit application is not required at this time as there is no new development planned in this subdivision.

Due to the plat being done after development has occurred, the lot lines required some variances to the current setback regulations. These variances were heard and approved by the Board of Adjustment on September 25, 2019. All items have been submitted according to 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.

Chairman Hillerud stated the aerial map doesn't include the practice field in the platted area and asked if this was a concern. Tim Magnusson, SRF Consulting Group, Inc. responded that since there is no permanent structure on the field, there is no issue with the plat request.

Commission member Bayer made a motion to approve the Minor Subdivision, Preliminary/Final plat of University of Jamestown Athletic Addition, Lots 1 through 3, Block 1, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota, a replat of portions of Blocks 6, 7 and 9 of Jamestown College Subdivision within the NE ¼ of Section 25, T140N, R64W, Jamestown, North Dakota. Seconded by Commission member Ritter. Roll Call. Unanimous aye vote. Motion Carried.

5. Commission member Ritter made a motion to adjourn, seconded by Commission member Trautman. Meeting Adjourned. **Note – next month's Planning Commission will be held on Tuesday, November 12, 2019 at 8:00 a.m. since Monday, November 11, 2019 is Veteran's Day Holiday.**