

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

MINUTES
Planning Commission – October 12, 2020 - 8:00 a.m.

Members Present: Frye, Bensch, Ritter, Ostlie, Hillerud, Paulson

Absent: Trautman, Rath, Bayer

Others: Blackmore, Domek, Hellekson, Steele, Michel, Schloegel, Harmstead (SRF), Sweeney (SRF)

1. Chairman Hillerud opened the meeting. Ritter made a motion to approve the minutes from the September 14, 2020 Planning Commission meeting. Seconded by Bensch. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.
2. Public Hearing: Land Use Amendment- East 7.7 ft Lot3 and all of lots 1 &2, plus adjacent vacated alley of Block 12, Lowry's Subdivision, within the SE ¼ of Section 2, T139N, R64W, Stutsman County, North Dakota. The property is located at 2806 8th Ave SW. The property is designated as Urban Residential and a request by the property owner has been made for an amendment to Commercial.

Hillerud opened the meeting. David Sweeney from SRF gave a staff report on the land use amendment. The biggest concerns would be the noise impacts in the area as there will be no buffer in between the subject property and the adjacent lots. There were no questions following the staff report. Hillerud closed the public hearing. Frye made a motion to approve. Seconded by Bensch. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

3. Public Hearing: The Goehner Zone Change- East 7.7' of Lot 3, and all of Lots 1 and 2 and one half of the vacated alley, Block 12 Lowry's Subdivision within the SE ¼ of Section 2, T139N, R64W, Stutsman County, North Dakota from Ag, Urban Residential to C2, Commercial. The property is located at 2806 8th Ave SW.

Hillerud opened the public hearing. Sweeney gave the staff report. An engraving business is not explicitly permitted in C-2, but was determined to be similar to masonry. If approved, the proposal will need to have a special use permit brought to City Council. Hillerud had a question on the special use permit process. Blackmore addressed some concerns brought to him from the public regarding the noise that will take place with the engraving and trucks. Harmstead stated the surrounding property owners were mailed letters and no one had any protests regarding this. No further questions. Hillerud closed the public hearing. Frye made a motion to approve. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

4. Public Hearing: The Evenson Lot Combination-; The West 29' of Lot 8, Lot 9, and the East 40' of Lot 10 Block 2, Second Northwest Addition, Jamestown, ND. The property is located at 702 17th St NW.

Hillerud opened the public hearing. Blackmore gave the staff report for the Evenson Lot Combination. There were no questions following the staff report. Hillerud closed the public hearing. Bensch made a motion to approve. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

5. Hillerud opened discussion regarding the revised PUD Ordinance. Sweeney and Harmstead from SRF gave their report of the changes to the text based on review by the City Attorney. Blackmore stated that he would be bringing this before the City Administrator to see whether it would be brought back to Building, Planning & Zoning Committee or brought back before the City Council for approval of the PUD Ordinance text. Hillerud asked Harmstead if there were any questions/concerns out of the norm brought to him regarding this. Harmstead stated there wasn't anything out of the ordinary that had been brought to his attention at this time and that City Attorney provided an extensive review of the PUD Ordinance text.

6. Blackmore wanted to mention that on November 9, 2020, following the Planning Commission meeting at 8:00, there will be a Land Use and Transportation Plan Review Workshop held in the lower level conference room. Blackmore said it would be about 30-60 minutes long and was asking for volunteers to be interviewed by SRF prior to the workshop. Hillerud and Frye volunteered to be interviewed.

7. Hillerud called for a motion to adjourn the meeting. Frye made a motion to adjourn. Seconded by Ritter. All in favor. Meeting adjourned.