

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
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MINUTES
Planning Commission – February 8, 2021 - 8:00 a.m.

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

Absent: Rath, Ostlie

Others: Blackmore, Domek, Hellekson, Michel, Sweeney (SRF), Kamlitz, Steele, Hafner, Schultz

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the January 11, 2021 Planning Commission meeting. Seconded by Ritter. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

2. Public Hearing: The Zimprich Lot Combination—Meidinger Fourth Addition, Block 2, Lots 19 & 20, Jamestown, ND. The property is located at 1205 & 1301 15th Ave SW.

Chairman Hillerud opened the public hearing. Blackmore presented a slideshow of the staff report for the lot combination. There were no questions or comments were made regarding the lot combination. Hillerud closed the public hearing. A motion was made to approve the lot combination by Bayer. Seconded by Bensch. 7 ayes, 0 nays, 2 absent. Motion carried.

3. Public Hearing: The Minor Subdivision, Preliminary Plat of Hidden River Acres, being with that part of Government Lot 1 of Section 26, Township 140 North, Range 64 West of the Fifth Principal Meridian, lying and being North of a line extended from the intersection of the South boundary line of 9th Street with the East boundary line of said Government lot westward of the middle of the James River, City of Jamestown, Stutsman County, North Dakota. The property is located at 901 4th Ave NW.

Chairman Hillerud opened the public hearing. Sweeney, SRF, presented staff report of the subdivision. Hillerud asked if the 10' easement would become part of the City's easement, Sweeney stated that is correct. No other questions were had. Public hearing was closed. Hillerud made a motion to approve. Seconded by Bayer. 7 ayes, 0 nays, 2 absent. Motion carried.

4. Public Hearing: Land Use Amendment- - A portion of Lot 1 within the NE ¼ of Section 26, Township 140N, Range 64W, Lying and being North of a line extended from the intersection of the South boundary line of 9th Street with the East boundary of said lot, consisting of 8.4 acres in Stutsman County, North Dakota from Urban Residential – Low Density to Commercial. The property is located at 901 4th Ave NW.

The public hearing was opened by Chairman Hillerud. Sweeney presented slideshow for a review of this land use amendment. Trautman questioned if PUD is approved if a campground would be allowed under this. Sweeney explained that it isn't specifically stated but if approved by City Council, they could look into this. There were no other questions. Chairman Hillerud closed the public hearing. Paulson made a motion to approve. Seconded by Ritter. 7 ayes, 0 nays, 2 absent. Motion carried.

5. Public Hearing: The Hidden River Acres Zone Change- A portion of Lot 1 within the NE ¼ of Section 26, Township 140N, Range 64W, Lying and being North of a line extended from the intersection of the South boundary line of 9th Street with the East boundary of said lot, consisting of 8.4 acres in Stutsman County, North Dakota from R-1A (One-Family Residential District and Duplex or Two-Family District) to P-U-D (Plan Unit Development).
The property is located at 901 4th Ave NW.

Chairman Hillerud opened the public hearing. Sweeney gave staff report on the proposed zone change. If this zone change is approved, this would be first PUD in the City of Jamestown. Sweeney described how the PUD process would begin. Hillerud had questions on the development, such as the houses that are on these properties. Dean Hafner, H&H Holdings, explained the development plan and how the houses will be gone and no need to be split into residential. Hafner also stated that the drawings are what the development will be, there won't be any changes made to the building. Blackmore stated that there were no letters received by any surrounding residents objecting this zone change. Hafner also wanted to clarify that this development is not limited to wedding venues but for any events or meetings. There were no other questions. Hillerud closed the public hearing. Hillerud made a motion to approve zone change from R1A to PUD. Seconded by Bensch. 7 ayes, 0 nays, 2 absent. Motion carried.

6. Discussion on Shouses (Shop/Houses).

Hillerud opened the discussion. Blackmore presented slideshow with pictures and description of the new requested shouses (shop houses). Blackmore stated that these houses have been brought up by residents quite a bit in the last couple years. In the past two weeks alone, there have been between 6-7 calls about these developments. Discussion was had regarding possible ordinance changes. Tom Schultz described some issues in his area, which is outside city limits. Schultz expressed some of his concerns and issues with the ordinance, such as, too short of sidewalks for new storage buildings for campers, boats, etc., and that corrugated steel should not be ruled out right away. Dean Hafner seconded Schultz's statements regarding the shouses and how changes need to be made in Jamestown as times are changing and these types of homes are becoming more popular and will continue to be for the foreseeable future. Blackmore is looking for more clarification to the ordinance and what the next steps are to move forward. Discussion was had about adding an amendment to the ordinance adding additional language clarifying certain standards for allowing these shouses in the one-mile extraterrestrial jurisdiction for now and possibly look to adding a new ordinance addressing these homes within city limits. Blackmore will be taking this discussion to the Building, Planning/Zoning Committee for further discussion on February 18, 2021.

7. Commission member Bayer made a motion to adjourn. Seconded by Paulson. All in favor. Meeting adjourned.