

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

**MINUTES**  
**Planning Commission –April 12, 2021 - 8:00 a.m.**

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

Absent: Bayer, Ostlie, Rath

Others: Blackmore, Domek, Michel, CM Steele, CM Kamlitz, Administrator Hellekson, Harmstead (SRF) & Sweeney (SRF), Loose, Perleberg

1. Chairman Hillerud opened the meeting. Ritter made a motion to approve the minutes from the March 8, 2021 Planning Commission meeting. Seconded by Trautman. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.
2. **Public Hearing:** The Eagle Flats Lot Combination- Being within the City of Jamestown, Stutsman County, North Dakota; Jamestown Original, Block 38, Lots 3-5. The property is located at 211, 213 & 217 2<sup>nd</sup> Ave SW.

Blackmore gave staff report. It is currently an old, vacant building. Will be constructed into an affordable housing unit. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. There are no easements required for this lot combination. No other questions or comments were made. Frye made a motion to approve the lot combination. Seconded by Paulson. 6 ayes, 0 nays, 3 absent. Motion carried.

3. **Public Hearing:** The Final Plat of the Major Subdivision of St. James Second Addition to Calvary Cemetery, a portion of Block 16 of Southwood Second Addition, City of Jamestown, North Dakota. The property is located at 1513 17<sup>th</sup> St SW.

Chairman Hillerud opened the public hearing. There was no one present for the hearing. There were no questions or comments made. Hillerud closed the public hearing. Chairman Hillerud made a motion to approve. Seconded by Bensch. 6 ayes, 0 nays, 3 absent. Motion carried.

4. **Public Hearing:** The Minor Subdivision, Preliminary/Final Plat of Lux Addition, Replat of Lot 4, Block 1 of Trillium First Addition and a Metes and Bounds Parcel of Vacated Block 21 of McGinnis' Second Addition and Second Street SE within the Southeast Quarter of Section 25, T140N, R64W, City of Jamestown, Stutsman County, North Dakota. The property is located at 907 2<sup>nd</sup> St SE.

Sweeney, SRF, gave staff report of the Lux Addition. Chairman Hillerud opened the public hearing. There was no one present for the public hearing. There were no questions or comments regarding the plat. Paulson made a motion to approve. Seconded by Bensch. 6 ayes, 0 nays, 3 absent. Motion carried.

5. **Public Hearing:** Land Use Amendment- Part of the Southwest Quarter and part of the Southeast Quarter of Section 27, Township 140N, R64W of the Fifth Principal Meridian, Midway Township, Stutsman County, North Dakota, Extraterritorial Lands of the City of Jamestown from Agricultural/Rural Open Space District to Community & Regional Commercial and Rural Residential.

Rural Residential

Block 4, Lots 3, 4, 6, 7, 8, 9

Community & Regional Commercial

Block 1, Lot 1

Block 2, Lots 1, 2

Block 4, Lots 1, 2, 5

Block 5, Lots 1, 2, 3, 4, 5, 7

Block 6, Lots 1, 2, 3

We received an updated plat from the applicant with new block numbering. Here's the land use plan as I understand it:

Rural Residential

- Block 3, Lots 3, 4, 6, 7, 8, and 9
- Block 4, Lots 6 and 8

Commercial

- Block 1, Lot 1
- Block 2, Lots 1 and 2
- Block 3, Lots 1, 2, and 5
- Block 4, Lots 1, 2, 3, 4, 5, and 7
- Block 5, Lots 1, 2, 3, and 4. Lot 4 is the one in the southwest corner; the applicant proposed rural residential, but we decided to change it to commercial to maintain commercial land use/zoning along the bypass. The minutes should state that this change was a condition on the motion to approve.

Sweeney, SRF, gave staff report. Chairman Hillerud asked if anyone had any questions or comments. Ritter asked if number of approaches in area would be an issue at all? Allied Agronomy has the only approach in this area. Under NDDOT regulations, access points are limited. Additional access is planned as part of the master subdivision plan for the remainder of the property. There were no further questions. Chairman Hillerud made a motion to approve. Seconded by Bensch. 6 ayes, 0 nays, 3 absent. Motion carried.

6. **Public Hearing:** Zone Change- Part of the Southwest Quarter and part of the Southeast Quarter of Section 27, Township 140N, R64W of the Fifth Principal Meridian, Midway Township, Stutsman County, North Dakota, Extraterritorial Lands of the City of Jamestown from A-1 (Agricultural/Rural Open Space) & C-2 (General Commercial) to C-2 (General Commercial) and change from C-2 (General Commercial) & A-1 (Agricultural/Rural Open Space) to A-1 (Agricultural/Rural Open Space). The property is located at 81<sup>st</sup> Ave & 35<sup>th</sup> St SE.

From A-1 (Agricultural District) & C-2 (General Commercial) to C-2 (General Commercial)

Loose Bypass Subdivision Block 1, Lot 1

Loose Bypass Subdivision Block 2, Lots 1, 2

Loose Bypass Subdivision Block 4, Lots 1, 2, 5

Loose Bypass Subdivision Block 5, Lots 1, 2, 3, 4, 5, 7

Loose Bypass Subdivision Block 6, Lots 1, 2, 3

From C-2 (General Commercial) & A-1 (Agricultural District) to A-1 (Agricultural District)

## Loose Bypass Subdivision Block 6, Lot 4

Same as above. Here's the proposed zoning for the revised plat:

### A-1

- Block 3, Lots 3, 4, 6, 7, 8, and 9
- Block 4, Lots 6 and 8

### C-2

- Block 1, Lot 1
- Block 2, Lots 1 and 2
- Block 3, Lots 1, 2, and 5
- Block 4, Lots 1, 2, 3, 4, 5, and 7
- Block 5, Lots 1, 2, 3, and 4. Again, we changed the zoning for Lot 4 from A-1 to C-2. The minutes should state that this change was a condition on the motion to approve.

Sweeney, SRF, gave staff report. Chairman Hillerud opened the public hearing. There were no protests by surrounding residents nor was there anyone present for the public hearing. Hillerud closed the public hearing. Trautman stated she would make a motion for approval with the condition of the most SW portion of Block 4, Lot 4 remain zoned C-2. Frye seconded the motion. 6 ayes, 0 nays, 3 absent. Motion carried.

7. **Public Hearing:** The Major Subdivision, Preliminary Plat of Loose Bypass Subdivision, Part of the Southwest Quarter and Part of the Southeast Quarter of Section 27, Township 140 North, Range 64 West of the Fifth Principal Meridian, Midway Township, Stutsman County, North Dakota, Extraterritorial Lands of the City of Jamestown. The property is located at 81<sup>st</sup> Ave & 35<sup>th</sup> St SE.

Sweeney, SRF, gave staff report. SRF Consulting stated there may need to be some type of zoning landscape buffer along the commercial and residential shared lot line. There were plat revisions. There were questions regarding ownership of the roadway, County or Midway Township. Art Perleberg stated Midway Township would not be taking ownership but could maintain it. It was suggested that the owner, Larry Loose, request the County to take ownership-if not, this plat could not be approved. There was discussion about possibly making these private roads with maintenance kept up on by Midway Township. SRF recommended that preliminary plat come back with ownership figured out along with street names added to these roadways. There were no other questions. Chairman Hillerud made a motion to approve the preliminary plat with the condition that the issue of right-of-way dedication be resolved before approving the final plat. Ritter seconded the motion. 6 ayes, 0 nays, 3 absent. Motion carried.

8. **Public Hearing:** Land Use Amendment- Auditor's Lot, Midway Township 27-11, within the Northwest Quarter and Northeast Quarter of Section 27, T140N, R64W, City of Jamestown, Stutsman County, North Dakota from Agricultural District to Industrial.

Sweeney, SRF, gave staff report. This was platted and developed in 2018. There are no issues with expanding area. Chairman Hillerud opened the public hearing. There was no one present for the public hearing. Hillerud closed the hearing. There were no other questions or comments. Motion to approve was made by Ritter. Seconded by Paulson. 5 ayes, 0 nays, 3 absent. Motion carried.

9. **Public Hearing:** Zone Change- Auditor's Lot, Midway Township 27-11, within the Northwest Quarter and Northeast Quarter of Section 27, T140N, R64W, City of Jamestown, Stutsman County, North Dakota from Ag (Agriculture) to M-2 (General Industrial & Manufacturing District). The property is located at 8144 34<sup>th</sup> St SE.

Sweeney, SRF, gave staff report. Staff saw no issues with this zone change. There were no questions or comments for SRF. Chairman Hillerud opened the public hearing. There was no one present for the hearing. There were no written protests by any residents of this area, but Tom Blackmore stated that he did have one resident call him regarding this area. The issue brought to him was regarding large, overweight trucks crossing the County bridge. Blackmore had discussed this with the applicant, Travis Traut. Traut had stated that the trucks are usually empty when crossing this area and there should be no issues. Blackmore discussed this with the concerned resident, and they were fine with it and no longer had any complaints. There were no further questions or concerns regarding this issue. Hillerud closed the public hearing. A motion to approve was made by Paulson. Seconded by Bensch. 6 ayes, 0 nays, 3 absent. Motion carried.

10. **Public Hearing:** The Minor Subdivision, Preliminary/Final Plat of Country Ready Mix Subdivision, replat of Country Grain Cooperative Subdivision & Auditor's Lot, Midway Township 27-11, within the Northwest Quarter and Northeast Quarter of Section 27, T140N, R64W, City of Jamestown, Stutsman County, North Dakota. The property is located at 8144 34<sup>th</sup> St SE.

Sweeney gave staff report. The subdivision requested meets all requirements. There were no questions. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. Blackmore stated that the City Attorney's Office is still working on the Title of Opinion. Concerns for stormwater drainage was brought up. Tyler Michel, Engineer Technician, along with City Engineer, Travis Dillman and Interstate Engineering had reviewed this and the property looks good to go. Hillerud made a motion to approve *with the condition that the Title of Opinion was satisfactory to the City Attorney*. Seconded by Ritter. 6 ayes, 0 nays, 3 absent. Motion carried.

11. SRF Consulting prepared a draft ordinance for the shouses (shop/houses) to be reviewed by the Commission members. If this ordinance gets approved, it will allow for accessory buildings to also have architectural metal siding, as the existing ordinance allows this for houses. Also being proposed is extending the 10' sidewalls to 12' sidewalls for residents to store campers, boats, etc. This draft will be passed on to the City Attorney for review then on to the Building, Planning & Zoning Committee meeting.

12. Commission member Hillerud made a motion to adjourn. Seconded by Frye. All in favor. Meeting adjourned.