

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

**MINUTES**  
**Planning Commission –May 10, 2021 - 8:00 a.m.**

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

Absent: Bayer, Rath

Others: Blackmore, Domek, Michel, CM Steele, CM Kamlitz, Administrator Hellekson, Harmstead (SRF), Trautman (Midway Township Board), Loose, Rich (Surveyor)

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the April 12, 2021 Planning Commission meeting. Seconded by Ritter. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.
  
2. **Public Hearing:** The Major Subdivision, Final 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.

Scott Harmstead, SRF, gave staff report of the Major Subdivision of Loose Bypass Subdivision. Traffic study was submitted with final plat but is still in draft form as it needs to be approved by NDDOT. There needs to be a confirmation submitted from Midway Township that they are maintaining roadways. There are no issues with the plat itself but is recommended to be tabled as there are some issues yet to be resolved between applicant, Midway Township and County. Chairman Trautman wants clarification of Midway Township owning the roadways or just maintaining them. It was stated that the roadways will be a public ROW, but Midway Township will maintain them. Harmstead recommends that Midway Township, DOT & applicant get together and work out the issues remaining. Chairman Hillerud opened the public hearing. Mike Trautman, Midway Township Board, stated they will maintain the roads but will not take ownership. There was no one else present for the public hearing. Hillerud closed the public hearing. Chairman Hillerud wanted clarification from Harmstead on whether final plats can be approved with conditions still needing to be approved. Harmstead stated that final plats cannot be approved with conditions. Future reference, preliminary plats should not be approved with so many unsettled conditions remaining on subdivision. Mike Trautman stated Midway Township can set up special meeting for discussion on ownership if need be. Pertaining to roadway responsibility, Tom Blackmore spoke with District Attorney, who then steered him back to City Attorney, who stated this would fall under the entity having Authority over the roads. Hillerud asked if thirty (30) days would be long enough to push this approval back to get these issues resolved. Harmstead believes this would be sufficient as long as applicant and other parties can meet and settle these uncertainties. NDDOT had not received final Traffic Impact Study on the Loose Bypass Subdivision.

Chairman Hillerud asked that this final plat be tabled until the installation of subdivision access improvements, as identified in the traffic impact study, can be ensured and right of way acceptance is confirmed. Frye made a motion. Seconded by Bensch. 7 ayes, 0 nays, 2 absent. Motion carried.

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