

CITY OF JAMESTOWN
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MINUTES
Planning Commission –January 10, 2022 - 8:00 a.m.

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

Members Absent: Bayer, Rath, Ostlie

Others Present: Blackmore, Michel, Hellekson, Veil, CM Kamlitz, CM Steele, Harmstead (SRF), Sweeney (SRF)

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the December 13, 2021, Planning Commission meeting. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

2. **Public Hearing:** The Major Subdivision, Final Plat of Jamestown Southwest Second Addition, Replat of Block 2 of Jamestown Southwest Addition Within NE ¼ of Section 3, T139N, R64W, City of Jamestown, North Dakota.

David Sweeney, SRF, gave brief staff report of Final Plat of Jamestown Southwest Second Addition. There were no changes needing to be made to preliminary plat. Chairman Hillerud opened the public hearing. No one was present for the public hearing. Hillerud closed the public hearing. There was no further discussion. Chairman Hillerud made a motion to approve the final plat. Seconded by Paulson. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

3. **Public Hearing:** Ronan Zone Change- Loewen’s Addition, Block 2, North 71 ½ feet of Lots 11 & 12, City of Jamestown, Stutsman County, North Dakota from R-1 (One Family Residential District) to R-2A (One to Twelve Family Residential District). The property is located at 1308 6th Ave NW.

Scott Harmstead, SRF, gave staff report for the Zone Change. SRF quoted a provision in the Zoning Ordinance, Section 7.5: “No basement dwelling shall hereafter be permitted in any district, unless specifically permitted under other applicable ordinance.” The revised Zoning Code does accept accessory dwellings but not basement dwellings. Not sure if basement is compliant with building codes. The proposed zoning R-2A is also not consistent with the current Land Use Plan designation of Low Density Residential. For all above reasons, recommendation for denial of zone change was made. There were no protest letters received by any surrounding property owners regarding the zone change. SRF made recommendation to look further into definitions of Basement & Accessory Dwellings. Chairman Hillerud opened the public hearing. No one was present for the public hearing. Hillerud closed the public hearing. Paulson made a motion to accept the findings of staff and recommend denial of zone change. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

4. **Public Hearing:** Wanzek Lot Combination- Lots 4-5, Block 2, Homestead III Addition, City of Jamestown, North Dakota. The property is located at 717 11th Ave SW.

Tom Blackmore gave staff report of lot combination. Applicant is seeking to combine lots to build addition to garage on north side of existing home. Staff recommendation was to accept findings and recommend approval of lot combination. There were no questions. Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the public hearing. A motion to approve was made by Ritter. Seconded by Bensch. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

5. Recommendation by Chairman Hillerud to direct staff to begin investigating definitions of Basement & Accessory Dwellings. The findings on both terms will be discussed at a future Planning Commission meeting. Motion to approve made by Hillerud. Seconded by Ritter. 6 ayes, 0 nays, 3 absent. Motion carried.

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