

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

MINUTES
Planning Commission –December 13, 2021 - 8:00 a.m.

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

Members Absent: Rath, Bayer

Others Present: Blackmore, Domek, Michel, Hellekson, CM Kamlitz, CM Steele, Sweeney (SRF), Syed Ahmad, Veil, Romsdal, Corell

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the November 8, 2021, Planning Commission meeting. Seconded by Bensch. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

2. **Public Hearing:** The Major Subdivision, Preliminary 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 staff report on the Major Subdivision. This development and potential roadway is important for future expansion to the SW. No issues with zoning in area, currently zoned C-2 (General Commercial District). Chairman Hillerud questioned what has been discussed with the NDDOT regarding plans on the exit 257 interchange, which is just north of this subdivision. Tyler Michel, Engineering, stated the discussion with the NDDOT has been had regarding the dedicated ROW. He stated the flow of the traffic would be one determining factor. At this time there is no need for dedicated right-of-way. Chairman Hillerud opened the public hearing. No one present. Hillerud closed the public hearing. Trautman stated the Outlot A, in staff report, helps alleviate some issues that could arise in future. Ritter wanted to know if there was any timeline at this time with this area being developed. Blackmore stated there is no way of knowing at this time. No other questions or comments were made. Chairman Hillerud made a motion to approve the preliminary plat. Seconded by Ritter. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

3. **Public Hearing:** The Minor Subdivision, Preliminary/Final Plat of Christensen Addition, Replat of Lot 9, Block 1 of Prairie Park Addition Within NW ¼ Section 35, T140N, R64W, City of Jamestown, North Dakota.
The property is located at 1516 10th St SW.

David Sweeney, SRF, gave staff report on Minor Subdivision. Owner wants lot split to sell half of the twin home, creating new lot line. Meets all zoning requirements with no impacts on traffic or right-of-way. Chairman Hillerud opened the public hearing. No one was present for the public hearing. Hillerud closed the public hearing. No other questions or comments. Trautman made a motion to approve the preliminary/final plat. Seconded by Paulson. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

4. **Public Hearing:** The Olson Lot Combination- Lots 5 through 8 of Block 41; together with the adjoining allotted portion of Vacated 7th St NW; together with the Vacated alley lying between said lots; less the East 85 feet of lots 7 and 8, Capitol Hill Addition, City of Jamestown, North Dakota.
The property is located at 706 10th Ave NW.

Tom Blackmore gave staff report on the lot combination. The applicant is seeking to combine lots for potential future build on this property which is currently vacant. There were no questions for Blackmore. Chairman Hillerud opened the public hearing. No one was present for the public hearing. Hillerud closed the public hearing. No other questions or concerns. Ritter made a motion to approve the lot combination. Seconded by Frye. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

5. Establish requirements for the Special Use Permit for Lubeck's Addition Lots 5 and 6.

Tom Blackmore stated the ordinance in which the City Council makes this decision but when taken to the Committee meeting, it was stated to return this to Planning Commission for determination as fear of turning this area into junk yard. SRF Consulting suggested to use installation of opaque 8' high fence along property line, could possibly state "maintenance free" fence. Also, to state no salvage activity, such as, crushing/dismantling of vehicles and sale of auto parts to not be allowed. Paulson asked Blackmore if this fence would be constructed on property lines around the entirety of property. Blackmore stated property owner is working with Interstate Engineering on where property lines are located as well as easements regarding the river on SW part of property. Hillerud asked what happens if property owner starts turning this into junkyard. Blackmore stated it would be brought before the City Council as being in violation of zoning ordinance. The Council can then give a warning to the owner and if nothing done may revoke special use permit for being noncompliant. Chairman Hillerud wants mentioned that the operation not be within 100-year floodplain and floodplain elevation be met as well. Blackmore stated he will contact owner and if agrees to this, it would be brought back to the Building, Planning & Zoning Committee for approval. The Planning Commission would like this to take place by July 1, 2022. A motion to approve was made by Bensch for the recommended changes 1-3, provided by SRF Consulting, be made to the special use permit, with the condition added that the work be completed by July 1, 2022. Seconded by Ritter. Roll Call. 7 ayes, 0 nays, 2 absent. Motion carried.

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