

**CITY OF JAMESTOWN**  
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**MINUTES**  
**Planning Commission –May 9, 2022 - 8:00 a.m.**

**MEMBERS PRESENT:** Bensch, Frye, Trautman, Ritter, Paulson, Ostlie

**MEMBERS ABSENT:** Hillerud, Beyer, Rath

**OTHERS PRESENT:** Zoning Administrator Blackmore, City Administrator Hellekson, Council Member Steele, Engineer Tech II Michel, Mr. Kartes, Mr. Messner, Mr. Peterka, Mrs. Bintz

1. Chairperson Trautman opened the meeting. Ritter made a motion to approve the minutes from the April 11, 2022, Planning Commission meeting. Seconded by Bensch. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.
2. **Public Hearing:** The Minor Subdivision, Preliminary/Final Plat of Bintz Subdivision, Replat of Auditor's Lot 12-20B2, Within SE 1/4 of Section 12, T140N, R64W, Midway Township, Stutsman Country, North Dakota. The property is located at 8382 31 ½ St SE, Unit 1.

David Sweeney SRF Consulting, provided the Staff Report for the Bintz Subdivision. Chairperson Trautman asked if there were any questions on the Staff Report. There were none. Trautman opened the Public Hearing and asked if there was anyone present for the Public Hearing. Hearing none, Chairperson Trautman closed the Public Hearing. Trautman asked again if there were any questions from the Commission on the Bintz Subdivision plat. There were no questions asked or comments were given. Trautman asked if the Planning Commission could approve the Preliminary/Final plat. Blackmore stated that the Planning Commission could approve of the Preliminary/Final plat as allowed by ordinance. Frye made a motion to approve the Preliminary/Final plat for Bintz Subdivision, a replat of Auditor's Lot 12-20B2 within the SE ¼ of Section 12, T140N, R64W, Stutsman County, North Dakota. Ritter seconded. Roll Call vote, 6 ayes, 0 nays, 3 absent.

3. **Public Hearing:** The Major Subdivision, Preliminary Plat of Messner/Kartes Addition, Within SE 1/4 of Section 23, T140N, R64W, Jamestown, North Dakota. The property is located at 1000 19<sup>th</sup> St NW.

David Sweeney SRF Consulting, provided the Staff Report on the Messner Kartes Addition. During the Staff Report it was noted that the right of way did not match the existing right of way width on the adjoining existing subdivisions. Chairperson Trautman asked how large the right of way width should be. David Sweeney provided that the LUTP gave provisions on right of way width for different types of roadways, but the City of Jamestown ordinances does not provide for a width. Ostlie asked how the right of way width compares to the adjacent properties to the west and to the east. Blackmore explained the plat showed that the right of way did not align with the adjacent right of way. Much discussion was had on the roads within the area. Daren Peterka, Interstate Engineering, provided input on the plat and the area and how the natural drainage area would limit road development in the area. Blackmore stated that the drainage area was shown as a Riverine according to the US National Wildlife Service. Chairperson Trautman opened the Public Hearing. Hearing none, Chairperson Trautman closed the Public Hearing. Chairperson Trautman asked Blackmore how the Planning Commission could require the additional 10' of Right of Way. Blackmore Stated that the Planning Commission could require the additional 10' in order to align with the existing Right of Way and the Owner would need to consent and sign off on the plat. Trautman made a motion to accept the findings of Staff and approve of

the preliminary plat for the Messner Kates Addition, located within the SE ¼ of Section 23, T140N, R64W, City of Jamestown, North Dakota to include the addition of 10' of right of way on the northern edge of the plat to make total right of way 40'. Ritter Seconded. Roll Call 6 ayes, 0 nays, 3 absent.

4. **Public Hearing:** The Huber Lot Combination- Lots 2-3, Block 1, Country Side Estates, Within SE ¼ of Section 34 T140N R64W, Stutsman County, North Dakota. The property is located at 2006 11<sup>th</sup> St SW.

Blackmore provided the Staff Report on the Huber Lot Combination. Blackmore asked if there were any questions. Paulson asked if the Vacation of Right of Way was approved by the City Council. Blackmore stated that there was a request by the Applicant to extend the Public Hearing until the following City Council meeting. Chairperson Trautman asked if Blackmore knew where the utility easements were located on this land. Blackmore responded that he would need to go to the original plat to attempt to determine where the easements may be. Chairperson Trautman opened the Public Hearing. Hearing none, Chairperson Trautman closed the Public Hearing. Chairperson Trautman asked if there were any questions on the Lot Combination. Bensch motioned to accept the findings of staff and approve the Lot Combination. Paulson seconded. Roll Call vote, 6 ayes, 0 nays, 3 absent.

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