

**CITY OF JAMESTOWN**  
**102 3rd Ave SE - Jamestown, ND 58401**  
**Phone: 701-252-5900**  
[www.JamestownND.gov](http://www.JamestownND.gov)

**MINUTES**  
**Planning Commission –August 8, 2022 - 8:00 a.m.**

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

**MEMBERS ABSENT:** Hillerud, Bayer, Rath

**OTHERS PRESENT:** Blackmore, Domek, Michel, Champa (SRF), numerous Homer Township property owners

1. Vice Chairman, Trautman opened the meeting. Ritter made a motion to approve the minutes from the July 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 RR Qual Acres Subdivision, Replat of Lot 1 of Buchholtz Ranch Subdivision, Within the S 1/2 of Section 10, T139N, R63W, Extraterritorial Jurisdiction of the City of Jamestown, Homer Township, Stutsman County, North Dakota. The property is located at NW quadrant of the intersection of County Road 39 and 88<sup>th</sup> Ave SE.

Luke Champa, SRF, gave staff report for the subdivision. Vice Chairman Trautman asked if Homer Township was consulted on the access points on the west side of 87 1/2 Ave. Tom Blackmore stated he is unaware if they were made aware of the access points but that they were notified of this subdivision plat coming before the Planning Commission. No other questions by Planning Commission. Trautman opened the public hearing. Robert Glasen, lives on East side of proposed plat. Glasen doesn't think proposed plat fits surrounding area or the township zoning ordinance. He doesn't believe that this is extraterritorial jurisdiction and says it only touches about 100 feet of the NW corner of the lot. He says the property owners would like to know if there's a joint agreement between the City and Township regarding zoning. He also stated that the property owners would like to know how and when the one-mile extraterritorial map was established. Tom Blackmore, Zoning Administrator, pulled up the current one-mile extraterritorial map that is being used by the City of Jamestown. Blackmore stated he's not sure when the map was last updated regarding the one mile but would do some checking into it.

Rosalie Wibstad, property owner near proposed plat, stated that she never received any notice of changes to the extraterritorial jurisdiction. The map she brought to the meeting doesn't include the township in the map. Vice Chairman Trautman stated she has been on Midway Township since the mid-90's and that they have always used the same map that is currently being used by the city and that is the official map. The map that Wibstad has been referring to was created by a developer and is not an official document. Wibstad said she loves the rural area and believes this plat will ruin this area. She stated that the road is public access but is privately maintained and paid for by the surrounding neighbors and doesn't believe that the Township will help with the maintenance. If six (6) more families move to this area, it will create more work and cost more money to maintain the roads. Glasen stepped back up to the podium. He states just because this map has been accepted and always been used doesn't make it correct. He states that in the Century Code, Chapter 40-47.1, that there are certain terms and conditions to be followed and the surrounding property owners would like to see the documentation.

Trautman asked if there were any other questions or comments from the public, Mark Gaves, nearby property owner. He states he does a lot of the snow blading and that the roads were built for a small community. The road should be rebuilt if there's going to be more traffic in area and that the landowner should be responsible to pay for this.

Donovan Dalman, Homer Township resident, states he moved to this area wanting to live in a rural community and that this is city platting and not country platting.

Vicky Hayes, moved out to rural area and loves it. She states that not everyone in the area helps pay for the maintenance of the roads.

Mary Kay Lindberg moved out to area five (5) years ago and loves the feel of the country. She doesn't like the thought of many more families moving to area. Also, the roads are not made for so much traffic and is a very soft road and work would need to be done to support these changes.

Vice Chairman Trautman asked the Homer Township representative on the line what arrangement they have regarding road maintenance. They had stated that they hire the County to maintain some of these roadways and other roadways are maintained by the property owners.

Melissa Gleason, speaking on behalf of Diane Carlson who is the Township Supervisor. It was Diane's understanding that they do not fall in this extraterritorial jurisdiction according to the 2013 map and they would like this tabled until documentation can be figured out how this jurisdiction came to be.

Trautman closed the public hearing. Bensch made a motion to table this until Homer Township Board reviews proposed plat and verifies that the map the City of Jamestown currently uses for extraterritorial jurisdiction is correct. Seconded by Ritter. 6 ayes, 0 nays, 3 absent. Motion carried.

3. **Public Hearing:** The Recycle Center of North Dakota, LLC Lot Combination- All of Lots 4 through 9 of the Replat of Block 1, Lots 1 through 12, Curtin's Addition to the City of Jamestown, North Dakota. The property is located at 1108 10<sup>th</sup> St SE.

Tom Blackmore gave staff report for the proposed lot combination. If approved, applicant is looking to construct building containing a scale bay and office with the associated parking. There will be no major impacts on traffic. Vice Chairman Trautman opened the public hearing. No one present for the hearing. There were no questions or comments. Trautman closed the public hearing. Paulson made a motion to approve the findings of staff and approve the lot combination. Seconded by Ritter. 6 ayes, 0 nays, 3 absent. Motion carried.

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