

CITY OF JAMESTOWN
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MINUTES
Planning Commission –September 12, 2022 - 8:00 a.m.

MEMBERS PRESENT: Bayer, Cairy, Frye, Hillerud, Ostlie, Paulson, Rath, Ritter, Trautman

MEMBERS ABSENT:

OTHERS PRESENT: Dalugama, Blackmore, Domek, Veil, Michel, CM Kamlitz, CM Steele, Administrator Hellekson, Masaki Ova (Jamestown Sun), Harmstead (SRF), Keith Veil, Homer Township residents

1. Chairman Hillerud opened the meeting. Ritter made a motion to approve the minutes from the August 8, 2022, Planning Commission meeting. Seconded by Bayer Roll Call. 9 ayes, 0 nays, 0 absent. Motion carried.

2. **PUBLIC HEARING:** The Minor Subdivision, Preliminary/Final Plat of Veil Subdivision, Replat of Lots 4, 5, and 6, Block 7 of Country Side Estates, Replat of City West Subdivision, South 33 Feet of the West 50 Feet of the East 165 Feet Lot 18; East 165 Feet Excluding the South 33 Feet of the West 50 Feet thereof, of Lot 18; North 118 Feet of the West 166 Feet of Lot 18; all of Lots 19, 20, 21, and 22; all in Witzig's 23rd Subdivision and Lots 19, 20, 21 and 22 of DeMent's Lots, Within the SE ¼ of Section 34, T140N, R64W, Extraterritorial Jurisdiction of the City of Jamestown, Midway Township, Stutsman County, North Dakota. The property is located at 8171 36th St SE, Jamestown, North Dakota.

Harmstead, SRF, gave staff report for the subdivision. The zoning has already been approved by the City Council to M-1 Zoning (Limited Industrial & Manufacturing District). There were no questions by the Planning Commission. Chairman Hillerud opened the public hearing. No one was present for the hearing. The public hearing was closed. No comments were made regarding the subdivision. Hillerud made a motion to approve the findings of staff and approve the minor subdivision. Seconded by Frye. Roll Call. 9 ayes, 0 nays, 0 absent. Motion carried.

3. **PUBLIC HEARING:** The Smith Lot Combination- Lots 18-19 and West 14' of Lot 20, Block 3 of Kelley and Fuller's Second Addition, Jamestown, North Dakota. The property is located at 609 1st St W, Jamestown, North Dakota.

Thushara Dalugama, City Planner, gave staff report for the lot combination. Applicant is looking to combine lots to construct accessory building on property. No zone change is required. Chairman Hillerud asked if they need to worry about any easements when approving the lot combinations. Tom Blackmore stated the City ordinance does not require any additional easements when approving the lot combinations. Chairman Hillerud opened the public hearing. No one was present for the hearing. The public hearing was closed. There were no further questions or comments. Ritter made a motion to accept the findings of staff and approve the lot combination. Seconded by Frye. Roll Call. 9 ayes, 0 nays, 0 absent. Motion carried.

4. **DISCUSSION:** 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 88th Ave SE.

Tom Blackmore, City Building Inspector, gave updated report on the findings of the zoning map currently used by the City. Blackmore stated the City has withdrawn the RR Qual Subdivision application as he could not find any documentation that there was an agreement between the City and the Townships on the current One Mile Extraterritorial boundaries. Blackmore explained that he had found verbiage relating to new maps created in 2010 between the townships and Planning Commission Sub-committee. The map shows that this subdivision falls into the one-mile radius but also states that there is no documentation found for approval of these maps. Commission member Bayer wanted to state that the City only goes out to a one-mile extraterritorial, but it does state in ND Century Code that the City can go out to a two-mile radius. Trautman also stated that it would be beneficial for the City to have another set of ordinances for the extraterritorial areas. The Planning Commission would like to sit down with each Township and City/County staff and get an agreement on the maps. Chairman Hillerud made a motion to direct staff to establish extraterritorial boundaries, establish zoning and schedule meetings between townships and the county to discuss these issues. The motion was seconded by Frye. Trautman asked Blackmore if they would use existing zoning in Homer Township or what zoning would be used. Blackmore stated that they would use the existing zoning, which would be Agriculture. Paulson stated he would like to discuss with the County as to put the township ordinances on their website as well for the public to easily access. Roll Call. 9 ayes, 0 nays, 0 absent. Motion carried. Rickie Poseley, Homer Township resident, stated why they are opposed to this subdivision in this area. Poseley has brought in a few different zoning maps to review with the appropriate staff at a later date. Chairman Hillerud mentioned that this application has been withdrawn and is only on the agenda as a discussion item due to the misconceptions of the ETA boundaries. This item is not in the City's jurisdiction and is in the hands of Homer Township. There was no other discussion.

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