

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

**MEMBERS PRESENT:** Frye, Hillerud, Ostlie, Ritter, Trautman

**MEMBERS ABSENT:** Cairy, Bayer, Paulson, Rath

**OTHERS PRESENT:** Dalugama, Blackmore, Domek, Hellekson, Michel, CM Steele, CM Kamlitz, Sweeney (SRF), Tyler Oliver (applicant & Dollar General developer)

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the September 12, 2022, Planning Commission meeting. Seconded by Ritter. Roll Call. 5 ayes, 0 nays, 4 absent. Motion carried.
2. **PUBLIC HEARING:** The Dollar General Zone Change- Lot 1, Block 1 of Hope Apostolic Addition, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota from R-3 (General Multiple Dwelling District) to C-1 (Local Commercial District). The property is located at 424 4<sup>th</sup> Ave NE.

David Sweeney, SRF, gave the staff report for the Dollar General zone change. Applicants plan on constructing a new retail building with a reduction in the number of parking spaces provided, which was approved. previously by variance. The store plans to open September 1, 2023. The suggested recommendation of staff is to accept the findings of staff and recommend approval of the rezoning request. Commission member Trautman does not think this location is appropriate because it is so close to the Lincoln Elementary School, and that the traffic is terrible in this area as is, without the added convenience store. Sweeney and Blackmore stated that there were letters sent out to the surrounding property owners, and no official protests were received back. Tyler Oliver, developer for Dollar General, stated that they're not typically a high traffic store so he doesn't think this will impact the schools. Oliver also wanted to state that Dollar General started selling some healthier food options, including fresh produce, as this was one of the concerns raised on social media. Oliver stated they have closed off all the approaches coming off 4<sup>th</sup> Avenue. Commissioner Trautman pointed out that the preliminary site plan that was presented as part of the staff report did not reflect that. Trautman asked Oliver how they plan to direct semis into this area. Oliver stated they will use the alleyway off 5<sup>th</sup> Ave NE and 5<sup>th</sup> Street NE and go into parking lot from that side. Most traffic will come from the North side of the property, directly across the street from the school. Oliver stated that the peak hours of the store are typically 4:00 p.m. to 7:00 p.m. Blackmore wanted to state that the Planning Commission is to just approve the zone change and not the overall site plan at this time. Chairman Hillerud stated that some of the commissioners' concerns were brought to light by the preliminary site plan and that they needed to be considered as they may influence the decision of the commissioners. Chairman Hillerud opened the public hearing. No one present for the hearing. Hillerud closed the public hearing. Frye wanted to share his concern regarding the alleyway as well. He doesn't feel the alley is wide enough for delivery trucks to be using frequently. Chairman Hillerud asked the applicant if they would be willing to sign an agreement stating that they would not have an access off 4<sup>th</sup> Avenue and the applicant stated that they would sign that agreement. Ritter made a motion to accept the findings of staff and recommend approval of the zone change with the condition that there is no access available off 4<sup>th</sup> Ave NE, Lot 1, Block 1 of Hope Apostolic Addition. Seconded by Frye. 4 ayes, 1 nay, 4 absent. Motion carried.

3. Commission member Frye made a motion to adjourn. All in favor. Meeting adjourned.