

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

MINUTES
Planning Commission –March 13, 2023 - 8:00 a.m.

MEMBERS PRESENT: Bayer, Hillerud, Ritter, Trautman, Frye, Paulson

MEMBERS ABSENT: Ostlie, Rath, Cairy

OTHERS PRESENT: Dalugama, Blackmore, Domek, Hellekson, Michel, CM Steele, CM Kamlitz, Harmstead (SRF)

1. Chairman Hillerud opened the meeting. Frye made a motion to approve the minutes from the February 13, 2023, Planning Commission meeting. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

2. **PUBLIC HEARING:** The City of Jamestown Zone Change- North 50' of Lots 9-10 and South 80' of Lots 9-12, Block 31, Original Townsite of the City of Jamestown, Stutsman County, North Dakota from C-2 (General Commercial District) to C-C (Central Core Commercial District). The property is located at 101 2nd Ave SE and 107 2nd Ave SE, Jamestown, North Dakota.

Scott Harmstead, SRF, gave staff report for the zone change as this is a City of Jamestown application. The reason for request is to reduce the setback requirements to hopefully develop greater flexibility for future development as the C-C district has less restrictive setback requirements. The rear setback as a C-2 district is fifteen (15) feet. Rezoning to the C-C district it would be a zero (0) foot rear setback. The proposed zoning would match the zoning of the property to the west. There have been no protests or comments from any surrounding properties on this zone change. A few characteristics of this property is that it's located in the core of downtown and is currently vacant and used as parking, making it highly compatible with the downtown active streets and walkability to other establishments and events. This site is with the downtown overlay so would be exempt from off-street parking requirements. The C-C District can be permitted with a variety of businesses from retail and restaurants to repair shops and multifamily development. This development can make use of the existing driveway but would possibly need modify site access if redeveloped. The suggested motion is to accept the findings of staff and recommend approval of the rezoning request for the north 50 feet of Lots 9-12 and the south 80 feet of Lots 9-12, Block 31, Original Townsite of the City of Jamestown, Stutsman County, North Dakota, subsequent to approval of the proposed lot combination for this property. Commission member Bayer was concerned regarding parking in this area. Harmstead stated within the C-C district, not one space needs to be made for parking. Hillerud pointed out that with the current setback of 15 feet in the C-2 zoning, there isn't much room there for parking either. Commission member Frye voiced his concerns regarding visibility for traffic on this corner. If developers were to use the entire lot without setbacks it could create a visibility issue on the corner for accidents and it will look like the property to the west of this property. Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the public hearing. There were no other questions or concerns regarding the zone

change. Ritter made a motion to approve the zone change. Seconded by Frye. 5 ayes, 1 nay, 3 absent. Motion carried.

3. **PUBLIC HEARING:** The Minor Subdivision, Preliminary/Final Plat of University of Jamestown Athletic Second Addition, Replat of Portions of Blocks 6, 7 and 9 of Jamestown College Subdivision, and Lot 2, Block 1 of University of Jamestown Athletic Addition, Within the NE ¼ of Section 25, T140N, R64W, Jamestown, North Dakota. The property is located at 1004 North University Drive, Jamestown, North Dakota.

Scott Harmstead, SRF, gave the staff report for the minor subdivision. The reason for the request is to construct a sports bubble for a practice field. The proposed plat would create one new large lot covering the proposed sports bubble. The dimensions of these lots will be reduced with the replat. The sports bubble facility will be used to house an indoor practice field. The dimensions of the facility will be similar to the existing outdoor field. This project will also include installing sidewalks and storm sewer. This site is currently zoned R-3 (General Multiple Dwelling District) and is currently used for a practice field on the University of Jamestown campus. If a sports bubble is constructed on this proposed lot, it would exceed the lot coverage limit. The proposed subdivision will need to apply for a variance through the City Board of Adjustment. There are no right-of-way impacts with this proposed plat. There will not be any parking improvements with this location. Facility users will be able to access the bubble from the existing parking lot of the Newman Arena as well as newly constructed internal sidewalks. There should be no major traffic impacts anticipated. The storm water permit is not finalized at this time. The suggested motion is to accept the findings of staff and recommend approval of the preliminary/final plat for University of Jamestown Second Addition, located within the northeast quarter of Section 25, Township 140 North, Range 64 West, City of Jamestown, North Dakota.

Chairman Hillerud asked if they can approve this preliminary/final plat with the stormwater agreement still being worked on. Tom Blackmore, Building Inspector/Zoning Administrator, spoke on this matter. Public Works Director, Tyler Michel, stated that the storm water drainage system will be tied into the turf of the football field, as underneath the stadium there's drainage tile. The City Engineering Department is working with the University of Jamestown as well as JE Dunn; the contractors who constructed the University of Jamestown football stadium.

Chairman Hillerud opened the public hearing. There was no one present for the public hearing. Hillerud closed the public hearing. There were no other concerns. Trautman made a motion to approve. Seconded by Bayer. 6 ayes, 0 nays, 3 absent.

4. **PUBLIC HEARING:** University of Jamestown Sports Bubble Special Use Permit.

Thushara Dalugama, City Planner, gave staff report regarding the special use permit application. The reason for request is to construct a bubble over the existing soccer and football field. There is no additional right-of-way being proposed and the proposal will have no impact on traffic. Staff recommendation is to accept the findings of staff and move to approve the special use permit. Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the hearing. Trautman made a motion to approve the special use permit. Seconded by Frye. 6 ayes, 0 nays, 3 absent. Motion carried.

5. Frye made a motion to adjourn. Seconded by Ritter. All in favor. Meeting adjourned.