

CITY OF JAMESTOWN
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MINUTES

Special Planning Commission Meeting –April 17, 2023 - 8:00 a.m.

MEMBERS PRESENT: Beyer, Cairy, Hillerud, Ritter, Trautman

MEMBERS ABSENT: Frye, Paulson, Rath, Ostlie

OTHERS PRESENT: Dalugama, Blackmore, Domek, Hellekson, Michel, Christensen (JPD), Sweeney (SRF)

1. Chairman Hillerud opened the meeting and asked for a roll call followed by a staff report on the major subdivision.
2. **PUBLIC HEARING:** The Major Subdivision, Final Plat of Harold P. Bensch Addition, Replat of Lots 1-12 and Lots 97-108 of Jones and Venum Addition, and a Vacated Portion of 4th Street SE, Within NE ¼ Section 36, T140N, R64W, City of Jamestown, North Dakota. The property is located at 1120 3rd St SE, Jamestown, North Dakota.

David Sweeney, SRF, gave a staff report for the final plat. The Planning Commission approved the preliminary plat at its regular scheduled meeting on April 10, 2023. The process and review for this plat has been accelerated to meet the timeline for the road construction project. If approved today, this will go on to the Building, Planning and Zoning Committee meeting tomorrow, April 18, 2023, followed by a Special City Council on April 20, 2023.

The proposed plat creates Lots 1 & 2, Block 1 and Lot 1, Block 2 of Harold P. Bensch Addition. This subdivision will be about 4.16 acres. This plat will dedicate right-of-way for 11th Ave Se. The layout will better support north and south traffic by reducing the number of stops and turning movements. The road construction project will close the intersection at 3rd St and 12th Ave SE, making 11th Ave SE the primary connection to 3rd St SE. The plat dedicates additional right-of-way on 12th Ave SE to provide access to existing development and provide a turnaround area.

Traffic will access 3rd St SE by using the new 11th Ave SE connection. The 12th Ave SE intersection will eventually be closed to traffic by installation of curb and landscaping. The construction project will also eliminate a three-block stretch of gravel road and reduce dust issues.

This area is currently vacant and zoned M-2 (General Industrial and Manufacturing District). There is no development proposed at this time, but the planned roadway improvements and property consolidation could create the opportunity for future developments.

The suggested motion is to “accept the findings of staff and approve the final plat for the Harold P. Bensch Addition.”

Chairman Hillerud had a question for City staff regarding the closing of the north turnaround, if there will be a curve or signage put in place for circumstances of trucks going down that way and being stuck. Tyler Michel, Public Works Director, stated there will be curb and gutter and landscape in place. Due to the negative easements, there will be restricted access from driveways onto 3rd St SE. There were no other questions or comments.

Chairman Hillerud opened the public hearing. No one was present for the hearing. The public hearing was closed. There was no other discussion, Chairman Hillerud was ready for a motion. Commission member Trautman made a motion to accept the findings of staff and recommend approval of the final plat for the Harold P. Bensch Addition, located within the northeast ¼ of Section 36, Township 140 North, Range 64 West, City of Jamestown. Seconded by Trautman. No other further discussion. Roll call. 5 ayes, 0 nays, 4 absent. Motion carried.

3. Chairman Hillerud asked for a motion to adjourn. Trautman made a motion. Seconded by Ritter. All in favor. Meeting adjourned.