

CITY OF JAMESTOWN
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MINUTES
Planning Commission –July 10, 2023 - 8:00 a.m.

MEMBERS PRESENT: Bayer, Frye, Hillerud, Ritter, Trautman, Ostlie, Paulson (*arrived after second item on agenda*)

MEMBERS ABSENT: Cairy, Rath

OTHERS PRESENT: Dalugama, Blackmore, Domek, Michel, Christensen (JFD), Sweeney (SRF), CM Steele, CM Kamlitz,

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the June 12, 2023, Planning Commission meeting. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 3 absent. Motion carried.

2. **PUBLIC HEARING:** Approval of Text Amendment to Section 2.2, Sections 4.5-4.7, Section 4.19 and Section 6.4 of Appendix C, Zoning Regulations, of the Code of the City of Jamestown. The proposed amendment changes are intended to clarify definitions and requirements for different housing types.

David Sweeney, SRF, gave staff report on the text amendment. This item was discussed at the June 12th Planning Commission meeting. There have been no revisions since last month and is being brought before the Planning Commission today as a public hearing before being brought to the City Council in August.

Sweeney gave a brief review of the amendment changes. The suggested motion to the Planning Commission is to accept the findings of staff and recommend approval of the following text amendments, and to include R-1A in Article 4 of the proposed zoning amendment as well, as this zone was missed in the staff report:

1. Modified definitions for attached one-family dwellings, detached one-family dwellings, two-family dwellings, and multiple dwellings.
2. Side yard exception for attached one-family dwellings.
3. Use table clarifications for attached and detached one-family dwellings.

Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the public hearing. There were no questions or comments. Commission member Trautman made a motion to approve to the City Council of the proposed text amendments to Section 2.2, Section 4.5-4.7, Section 4.19, and Section 6.4 of Appendix C-Zoning Regulations. Seconded by Ostlie. There was no further discussion. 6 ayes, 0 nays, 3 absent.

3. **PUBLIC HEARING:** The Seckerson Lot Combination- Lot 1 Except the East 25 Feet of the South 17 Feet, Lots 2-6, Lots 24-26 and Adjoining Vacated Alley of Toay's Addition, Jamestown, North Dakota. The property is located at 202 & 206 10th St SW, Jamestown, North Dakota.

Thushara Dalugama, City Planner/GIS Coordinator, gave staff report for the lot combination. The reason for the request is to construct a commercial restaurant on this lot. Everything seems to be complete for lot combination. There's no need for any zone change as this is already a C-2 (General Commercial District). This lot is currently vacant. North of this lot is the James River with Northwest Tire and Service to the West and Country Gardens Floral and Greenhouse to the East and directly South of the property is West Business Loop. Thushara provided the setbacks according to City of Jamestown Municipal Code. There's no additional right-of-way being proposed nor is it required for this lot combination. It doesn't appear that this should have any major impacts on traffic. The suggested motion is to "move to accept the findings of staff and approve the lot combination".

Chairman Hillerud pointed out that there's a dimensional difference between the Certificate of Survey and the original Plat along the Lot 1, between the quarter section line and center line of Business Loop West. This needs to be verified and corrected.

Commission member Ritter wanted to make comment that having another restaurant in the West Business Loop area could have a significant traffic impact as the current Dairy Queen line backs up into traffic. Ritter is concerned that if another restaurant moves into that location that this could be significant. Tom Blackmore, Zoning Administrator, stated that currently there's not a full-scale plan for the new project but they will be required to meet stacking requirements in the Zoning Ordinance and that is a NDDOT right-of-way so any approaches that are cut into that needs to be approved through the NDDOT and will need to be permitted through the Engineering Department.

Chairman Hillerud opened the public hearing. No one was present for the hearing. Hillerud closed the public hearing. Chairman Hillerud stated they can approve the lot combination today with the understanding that the dimensions will be clarified and be made on the Certificate of Survey if a change does need to be made. There were no further questions.

Commission member Ritter made a motion to approve the lot combination as presented with the exception to have the dimensions on the certificate of survey clarified and corrected. Seconded by Frye. There was no further discussion. 7 ayes, 0 nays, 2 absent. Motion carried.

4. Chairman Hillerud called for a motion to adjourn. Frye made a motion. Seconded by Ritter. All in favor. Meeting adjourned.