

CITY OF JAMESTOWN
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MINUTES
Planning Commission –August 14, 2023 - 8:00 a.m.

MEMBERS PRESENT: Hillerud, Ostlie, Paulson, Ritter, Trautman,

MEMBERS ABSENT: Bayer, Cairy, Frye, Rath

OTHERS PRESENT: Dalugama, Blackmore, Domek, Michel, CM Kamlitz, CM Steele, Karl Selander

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the July 10, 2023, Planning Commission meeting. Seconded by Ritter. Roll Call. 5 ayes, 0 nays, 4 absent. Motion carried.
2. **PUBLIC HEARING:** The Christian Lot Combination- I-94 Business Park Addition, Block 3, All of Lot 2 except the Southerly 85.82' and all of Lots 3, 4, and 5. The property is located at 2501 3rd Ave SW, Jamestown, North Dakota.

Thushara Dalugama, City Planner, gave staff report for the lot combination. The reason for the request is to construct an addition to the existing showroom. This property is currently zoned M-1 (Limited Industrial and Manufacturing District), there's no proposed change in zoning. Directly to the North of the property is I-94, the West is Ag County Farm Credit Services. The East is a vacant lot and directly to the South is H & H Holdings. There's no additional right-of-way being proposed on this property. There will be no major impacts on traffic. Suggested motion is to approve the lot combination.

There were no questions for Dalugama regarding staff report. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. Commission member Trautman made a motion to accept the findings of staff and approve the lot combination. Seconded by Paulson. There was no further discussion. Roll call. 5 ayes, 0 nays, 4 absent. Motion carried.

3. **PUBLIC HEARING:** The Nething Lot Combination- W ½ of the E 2/3 or Lots 1, 2, and 3, Block 63 of Klaus' Second Addition, Jamestown, North Dakota. The property is located at 315 5th St SW, Jamestown, North Dakota.

Dalugama, City Planner, gave staff report for the lot combination. The applicant is requesting the lot combination for construction of a detached garage. The property is currently zoned R-2-A (One to Twelve Family District), there's no Zone change being proposed. There will be no additional right-of-way on property. There is currently a Single-Family Dwelling on the property. Property is surrounded by all residential lots. The suggested motion is to accept the findings of staff and approve the lot combination. Chairman Hillerud pointed out that there's currently a new slab already poured on property. Tom

Blackmore, Building Inspector, stated that there had been a garage there and was demolished but was unaware of new slab being poured.

There were no questions for Dalugama. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. There was no further discussion. Paulson made a motion to approve the lot combination. Seconded by Trautman. No further discussion. Roll call. 5 ayes, 0 nays, 4 absent. Motion carried.

- 4. PUBLIC HEARING:** Mary Greshik Special Use Permit- Joos 3rd Subdivision, Block 1, Lot 1. The property is located at 8360 31 ½ St SE, Jamestown, North Dakota.

Dalugama, City Planner, gave staff report for the Special Use Permit. This property is located outside of City limits but lies within the One-Mile Extraterritorial limits. The reason for request is to construct a Single-Family Dwelling (Non-Farm). The current zoning is POC (Public, Open Space and Conservation District). This property is currently a vacant lot. All surrounding properties are residential except to the South is a vacant lot. There is no additional right-of-way being proposed. The suggested motion to accept the findings of staff and approve the Special Use Permit application to the City Council as presented.

Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. Chairman Hillerud made a motion to accept the findings of staff and approve the application as presented and pass this along to the City Council. Seconded by Ritter. Roll call. 5 ayes, 0 nays, 4 absent. Motion carried.

- 5. PUBLIC HEARING:** Mary Greshik Special Use Permit- Joos 3rd Subdivision, Block 1, Lot 2. The property is located at 8360 31 ½ St SE, Jamestown, North Dakota.

Dalugama, City Planner, gave staff report for the Special Use Permit. This is the same property as the previous item on the agenda but for Lot 2.

There were no questions. Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. There was no questions or comments. Trautman made a motion to accept the findings of staff and approve the Special Use Permit application. Seconded by Paulson. Roll call. 5 ayes, 0 nays, 4 absent. Motion carried.

- 6.** Chairman Hillerud called for a motion to adjourn. Ritter made a motion. Seconded by Paulson. All in favor. Meeting adjourned.