

CITY OF JAMESTOWN
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MINUTES
Planning Commission –December 11, 2023 - 8:00 a.m.

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

MEMBERS ABSENT: Bayer

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

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the August 14, 2023, Planning Commission meeting. The September, October and November meetings were cancelled. Seconded by Ritter. Roll Call. 7 ayes, 0 nays, 1 absent. Motion carried.

2. **PUBLIC HEARING:** The Major Subdivision, Preliminary Plat of Stoudt Third Addition, Replat of Lots 1-4, and Lot 5, Less the Westerly 10 Feet, Block 1 of Mall Woods Addition, Within NE ¼ of Section 2, T139N, R64W, City of Jamestown, North Dakota. The property is located at 805 23rd St SW, Jamestown, North Dakota.

David Sweeney, SRF, gave the staff report for the major subdivision. Both areas are zoned C-2 (General Commercial). Sweeney stated that there were some corrections that needed to be made that are not on the staff reports that were submitted prior to the Planning Commission meeting today. He stated there are no front-yard setbacks, side-yard setbacks are not necessary, and the rear-yard setback is 15'. The Site area is 2.43 acres. There needs to be dedicated right-of-way which will be on 10th Ave SW- "Tract B" for RM Stoudt. Due to the need for a right-of-way dedication, this now makes this a major subdivision so if approved today, this would come back to the Planning Commission for a final approval next month. The staff recommendation is to accept the findings of staff, including the new and necessary changes added, and approve the preliminary plat.

Chairman Hillerud opened the public hearing. There was no one present for the public hearing. Hillerud closed the public hearing. Ritter wanted clarification that Tractor Supply Company (TSC) is aware of the plat as they are the present owner of this area. Tom Blackmore, Zoning Administrator, stated that yes, TSC is transferring the lot to Casey Stoudt. The application submitted was signed by TSC. Hillerud made a motion to accept the findings of staff and approve the preliminary plat. Seconded by Frye. No further discussion. Roll call. 7 ayes, 0 nays, 2 absent.

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