

**CITY OF JAMESTOWN**  
**102 3rd Ave SE - Jamestown, ND 58401**  
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**MINUTES**  
**Planning Commission –January 8, 2024 - 8:00 a.m.**

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

**MEMBERS ABSENT:** Bayer, Cairy

**OTHERS PRESENT:** Dalugama, Blackmore, Domek, CM Steele, CM Kamnitz, Michel, Harmstead (SRF), Christensen (JFD)

1. Chairman Hillerud opened the meeting. Trautman made a motion to approve the minutes from the December 11, 2023, Planning Commission meeting. Seconded by Ritter. Roll Call. 6 ayes, 0 nays, 2 absent. Motion carried.
  
2. **PUBLIC HEARING:** The Major Subdivision, Final 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.

Scott Harmstead, SRF, gave the staff report for the major subdivision, final plat. Casey Stoudt applied for this major subdivision to dissolve five (5) existing lots and create two (2) new lots, Lot 1 (1.23 acres) and Lot 2 (1.15 acres), for the purpose of land transfer and commercial development. This subdivision would also dedicate additional right-of-way on 10<sup>th</sup> Ave SW, identified as 'Tract B' on the plat. The proposed subdivision should not have any impacts on traffic as there is access along 10<sup>th</sup> Ave SW, 23<sup>rd</sup> St SW and private access. Lot 2, Block 1 is accessible via 23<sup>rd</sup> St SW.

The Planning Commission approved the preliminary plat at its December meeting.

The subdivision area is currently zoned C-2 (General Commercial District) and the Future Land Use Map shows the area for commercial use.

The new property description would be Lots 1 and 2, Block 1 of Stoudt Third Addition, being within the Northeast Quarter of Section 2, T139N, R64W, within the City of Jamestown, Stutsman County, North Dakota.

The suggested motion is to "accept the findings of staff and recommend approval of the final plat for Stoudt Third Addition".

Chairman Hillerud opened the public hearing. There was no one present for the hearing. Hillerud closed the public hearing. There were no questions or comments. Commission member Frye made a motion to approve the findings of staff and approve the plat. Seconded by Paulson. No further discussion. Roll call. 6 ayes, 0 nays, 3 absent. Motion carried.

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