

**CITY OF JAMESTOWN**  
**102 3rd Ave SE - Jamestown, ND 58401**  
**Phone: 701-252-5900**  
**MINUTES - Planning Commission – MAY 8, 2017 - 8:00 a.m.**

Present: Hillerud, Rhinehart, Paulson, Bayer, Frye, Trautman, Bensch, Ritter, Phillips

Others: Fuchs, Liebig, Blackmore, Veil, Harty

Absent: Rath

1. Chairman Hillerud opened the meeting and called for a motion to approve the minutes from the April 10, 2017 Planning Commission meeting and the minutes from the Special Planning Commission meeting held April 18, 2017. Commission member Trautman made a motion to approve the minutes. Seconded by Rhinehart. Motion Carried.

2. Public Hearing: Zone Change

Approximately 5.3 acres, including Blocks 3, 4, and 5 of Mall Woods Addition, all being within the City of Jamestown, Stutsman County, North Dakota from P-O-C (Public, Open Development and Conservation District) to C-2 (General Commercial District). The property is located at: 900 23rd St SW, 912 23<sup>rd</sup> St SW and 1024 23<sup>rd</sup> St SW

Scott Harmstead of SRF Consulting Group, Inc. gave the staff report. He explained the site is vacant and designated as commercial in the future land use plan. The current zoning is P-O-C and Blocks 4 & 5 were intended for residential development and Block 3 was never subdivided since it contains a wetland. The site is roughly 5.3 acres which is sufficient for C-2 use, although the applicant may need to pursue a replat since the majority of the property is currently platted for residential use. Scott noted that as the subject areas is developed, proper storm water detention facilities need to be provided to control drainage into the site's wetland and to control drainage off the site into State right-of-way. Scott reported that the existing adjacent land use is C-2 and that no protests for the zone change have been received; the recommendation is to approve the requested zone change.

Chairman Hillerud opened the public hearing.

Casey Stoudt, RM Stoudt dealership, spoke about their intentions to build a reconditioning center to the east side of the retention pond.

Chairman Hillerud closed the public hearing.

Chairman Hillerud asked if the Commission would like him to abstain his vote since he has been working on the plans for the new building. No one objected.

Commission member Trautman made a motion to accept the findings of staff and recommend approval of the zone change from P-O-C (Public, Open Development and Conservation District) to C-2 (General Commercial District) for Blocks 3, 4, and 5 of Mall Woods Addition, 5.3 acres located south and west of the interchange of I-94 and US-52, as it meets the requirements of Appendix C of the Jamestown Municipal Code. Seconded by Ritter. Roll Call. Unanimous aye vote. Motion Carried.

Note: Motion was updated to include the legal description per Commission member Bensch's suggestion.

3. Chairman Hillerud asked for a motion to adjourn; Commission member Rhinehart made a motion to adjourn, Commission member Bayer seconded. Motion Carried.