

CITY OF JAMESTOWN
102 3rd Ave SE
Jamestown, ND 58401
Phone: 701-252-5900
MINUTES - Planning Commission
April 11, 2016 - 8:00 a.m.

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

Others: Buchanan, Reuther, Fuchs, Steckler, Wollan, Klundt, Harty

1. Chairman Hillerud opened the meeting. Commission member Trautman made a motion to approve the minutes from the March 14, 2016 Planning Commission meeting. Seconded by Commission member Rath. Motion carried.

2. Public Hearing: Zone Change

Lot 1, Block 2, Mill Hill 2nd Addition to the City of Jamestown, North Dakota from C-2 (General Commercial District) to R-4 (Planned Residence District). The property is located along the 600 Block of 11th St SW.

Chris Clanahan, SRF Consulting Group gave the staff report. The applicant is pursuing a zone change from C-2 to R-4. The R-4 zone district is designed to allow flexibility for a submitted master plan by adjusting the lot width, lot size and setbacks for each lot as deemed appropriate. Section 5.4.3 of Appendix C mandates the plan requirements must be submitted for approval of the R-4 district. At this time, the application is considered incomplete.

Discussion among members clarified some changes in the preliminary plat relating to splitting the lots, easement widths, etc.

Chairman Hillerud opened the public hearing.

Beth Dooley, Engineering department presented a drawing from the applicant.

Joel Anderson, applicant, presented a hand drawn plan of his intent of the development of the property. Mr. Anderson stated he may wait to develop lots 5 & 6. Chairman Hillerud asked if there would be a professional drawing from the engineering company showing the measurements and stated that the Commission needed more information including setbacks, lot sizes, etc. in order to make a decision.

Chairman member Trautman asked for more details before this zone change be approved.

Chairman Hillerud closed the public hearing.

Commission member Rath made a motion to continue the public hearing for the zone change for Lot 1, Block 2, Mill Hill Addition from C-2 to R-4 to the May 9, 2016 Planning Commission hearing. Seconded by Commission member Trautman. Roll Call. Unanimous aye vote. Motion Carried.

3. Public Hearing:

The preliminary plat of Sumac Ridge Addition, a re-plat of a portion of Lot 1, Block 2 of Mill Hill 2nd Addition to the City of Jamestown, Stutsman County, North Dakota. The property is located along the 600 Block of 11th St SW.

Chris Clanahan, SRF Consulting Group gave the staff report. There are concerns about access to Lot 3. The applicant, engineer and City staff have not come to a final recommendation, therefore, the application is considered incomplete.

Chairman Hillerud opened the public hearing. No one appeared. Chairman Hillerud closed the public hearing.

Commission member Rhinehart made a motion to continue the public hearing for the preliminary plat of the proposed Sumac Ridge Addition, a re-plat of a portion of Lot 1, Block 2, Mill Hill 2nd Addition to the May 9, 2016 Planning Commission hearing. Seconded by Commission member Ritter. Roll Call. Unanimous aye vote. Motion Carried.

4. Other business.

a. 104 3rd Street SE Zoning Research

Chris Clanahan, SRF Consulting Group gave a report of types of uses of the property owner was considering. The zoning application was withdrawn at this time, as the zone change is not needed. The property is in a C-2 District, where dwellings are permitted on upper floor. No action is required by the Planning Commission.

b. Update from Storm Water Subcommittee

Chairman Hillerud gave an update relating to the Stormwater Master Planning Project. A public meeting will be held on Thursday, April 14 at 7pm at the Law Enforcement Center to provide general information about the basics of storm water management. This project includes the government agencies of SCWRB, Stutsman County, City of Jamestown, and the townships of Bloom, Homer, Midway & Woodbury. Chairman Hillerud suggested members attend the meeting.

5. Work Session in the Lower Level Conference Room (Continued from February) began after a five minute break.