

**CITY OF JAMESTOWN**  
**102 3rd Ave SE - Jamestown, ND 58401**  
**Phone: 701-252-5900**

**DRAFT MINUTES**  
**Planning Commission – September 11, 2017 - 8:00 a.m.**

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

Others: Fuchs, Phillips, Liebig, Veil, Harty

Absent: Rhinehart, Rath

1. Chairman Hillerud opened the meeting. Commission member Trautman made a motion to approve the minutes from the July 10, 2017 Planning Commission meeting. Seconded by Commission member Ritter. Motion Carried.

2. Public Hearing: R.H. Rebel Addition

The preliminary plat of R.H. Rebel Addition, Lots 1 through 4, Block 1, a replat of Lots 4, 5 and 7, Block 2 of First Northwest Addition; Lots 4 and 5, Block 2 of Fourth Northwest Addition and Block 3 of Fourth Northwest Addition, City of Jamestown, Stutsman County, North Dakota. The property is located near 1618 Hwy 281 N, Jamestown, ND.

Scott Harmstead, SRF Consulting Group, Inc. gave the staff report. Scott explained the plat area and what types of properties are adjacent to the proposed plat. The property is located east of US Hwy 52 between 16<sup>th</sup> and 18<sup>th</sup> St NW and the majority of the site is currently vacant. Existing zoning is M-1, Industrial & Manufacturing District. The areas adjacent to the property are zoned for commercial and industrial uses to the north and east with residential uses to the south and west. All of the affected land owners have approved the revised plat. Utility easements have been satisfied and exceed the minimum width of 10' as required by the City. Scott explained the right-of-way issues as the plat proposes a vacation of right-of-way for 10<sup>th</sup> Ave NW, 17<sup>th</sup> St NW and an alley. A new cul-de-sac is proposed at 10<sup>th</sup> Ave NW and would provide access to Lots 1, 2, and 5.

Discussion among members included the lot lines not being easily visible on the plat, location of vacated areas and access points, etc.

Chairman Hillerud opened the public hearing.

Chastity Schafer, Office Manager at RH Rebel, spoke that they are developing for more commercial buildings and they want to keep the area secure with the addition of fencing.

Chairman Hillerud closed the public hearing.

Commission member Bayer made a motion to recommend approval of the preliminary plat of R.H. Rebel Addition, Lots 1 through 4, Block 1, a replat of Lots 4, 5 and 7, Block 2 of First Northwest Addition; Lots 4 and 5, Block 2 of Fourth Northwest Addition and Block 3 of Fourth Northwest Addition, City of Jamestown, Stutsman County, North Dakota, to the City Council as it meets the requirements of the Jamestown Municipal Code, Appendix B. Commission member Trautman seconded the motion. Commission member Frye made a comment that he is not in favor of vacating streets and alleys, but that this case does allow for access to adjacent properties to be maintained. Roll Call. Unanimous aye vote. Motion Carried.

3. Public Hearing: Menards Second Addition

The preliminary plat of Menards Second Addition, Lots 1 and 2, Block 1, a replat of Lot 3, Block 1 of Menards Addition, within Section 2, Township 139N, Range 64W, City of Jamestown, Stutsman County, North Dakota.

The property is along 10th Ave SW and 23rd St SW, Jamestown, ND.

Scott Harmstead, SRF Consulting Group, Inc. gave the staff report. This is a small area that has been preserved since the development of Menards and is zoned for commercial development. A stormwater study for the project revealed that the existing storm water retention ponds are adequately sized for the proposed expansion and access is already provided for from 23<sup>rd</sup> St SW and the shared parking lot with Menards. The area is about 1.39 acres and utility easements are already in place.

Ben Aaseth, Interstate Engineering, Inc. spoke to the Commission stating that he did the storm water study in this area and there are sufficient inlets in place. Chairman Hillerud commented that any new access point from 23<sup>rd</sup> St SW could be a safety concern given the curve in the road; Ben said there have been no preliminary site concepts received as yet.

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

Commission member Bayer made a motion to recommend approval of the preliminary plat of Menards Second Addition, Lots 1 and 2, Block 1, a replat of Lot 3, Block 1 of Menards Addition, within Section 2, Township 139N, Range 64W, City of Jamestown, Stutsman County, North Dakota to the City Council as it meets the requirements of the Jamestown Municipal Code, Appendix B. Seconded by Ritter. Roll Call. Unanimous aye vote. Motion Carried.

4. Discussion relating to the City Council approved priority action items list. Chairman Hillerud spoke to the Council in July and explained which items were previously worked on. Chairman Hillerud recommended SRF Consulting Group, Inc. work on the first priority item (relating to a minor subdivision process) and to develop ordinance language for the same.

Chairman Hillerud stated that some items asked for on the subdivision application preliminary checklist are not seen by the Commission, and questioned if all of these items are really needed. Scott Harmstead, SRF Consulting Group, Inc. said some of the items are not needed for all plats, however; some plats require all the items on the checklist. Discussion included revisiting the checklist for updates and having items marked as non-applicable so that the Commission knows the item was reviewed in the preliminary platting process.

5. Commission member Bayer made a motion to adjourn, seconded by Ritter. Meeting adjourned.