

CITY OF JAMESTOWN
102 3rd Ave SE - Jamestown, ND 58401
Phone: 701-252-5900
DRAFT MINUTES – SPECIAL Planning Commission – APRIL 18, 2017 - 8:00 a.m.

Members Present: Hillerud, Ritter, Bensch, Frye, Rhinehart, Bayer, Paulson
Others: Mayor Andersen, Blackmore, Gumke, Dillman, Veil, Harty, Reuther, Liebig
Members Absent: Trautman

1. Chairman Hillerud called the meeting to order.
2. Public Hearing: Preliminary plat – Jamestown Southwest Addition
The preliminary plat of the Jamestown Southwest Addition, a portion of the North ½ of Section 3, T139N, R64W and a Replat of Lot 5, Block 1 of Menards Addition within Section 2, T139N, R64W, City of Jamestown, Stutsman County, North Dakota.

Scott Harmstead, SRF Consulting Group, Inc. gave the staff report.

Scott explained that the property has already been rezoned to Commercial and the Land Use and Transportation Plan (LUTP) land use changed to commercial. The purpose of the plat is to allow for the construction of roadways, sanitary sewer, water & street lighting infrastructure connecting the Jamestown Regional Medical Center road (20th St SW) to the Menards road (23rd St SW). The east/west connection will be parallel to I-94. Scott explained ROW and easements issues, and the LUTP concepts for the area. Traffic impacts were discussed and in the future a traffic impact study will likely be recommended as future developments are proposed. Scott said Interstate Engineering, Inc. will address the road design and drainage issues. SRF Consulting Group, Inc. recommends approval of the preliminary plat.

Steve Aldinger, Interstate Engineering, Inc. gave a review of the road design plans. They have split up the design into two sections, the Menards portion & Jamestown Regional Medical Center (JRMC) portion. The roads will be three lanes constructed of asphalt similar to the existing Menards road with an east bound lane, a west bound lane and a turning lane. The westerly or JRMC portion of the road and the portion that extends to the south from the intersection to 17th Avenue SW is designed as a rural section without curb and gutter and the Menard's portion is designed as an urban section with curb and gutter. Sanitary Sewer stub outs will be placed in every other manhole so that the new road won't have to be dug up for future development. Street lighting will be matched in both sections. Drainage analysis was done by Interstate Engineering as indicated in the attached stormwater permit application and there will be three 24" culverts placed where indicated on the drawings to allow for the transfer of the stormwater across the right of way along with detention ponds within the road right of way controlled by ditch blocks and 6" culverts. Steve Aldinger indicated that the water lines provided were City lines that would be supplying water for fire suppression. Stutsman Rural Water will be supplying the domestic water to the area, but that Stutsman Rural Water did not have the capacity to supply fire suppression at this time.

Chairman Hillerud asked Mr. Aldinger, Interstate Engineering, Inc. to explain the road cross sections as shown in the road plans to address how the 10 foot utility easements were actually located in the outer edges of the roadway right of way, yet outside of the pavement area, which should alleviate any need for the removal or replacement of paving to access the utility easements during future development. Commission member Bensch asked why such a sharp curve at the section line. Mr. Aldinger explained that 20th St SW and 23rd St SW are not aligned, and that most of the new road will be posted for 35 mph and the curve designed for 30 mph. He also explained that the existing water line will be abandoned and new service with tie ins for both sides of the road will be made available.

Chairman Hillerud opened the public hearing.

Clarice Liechty, 511 8th St SW, asked that the Planning Commission meet in the lower level so that people can see the presentation better. Clarice owns land south of section 3 and is concerned with the drainage. She also suggested that a roundabout be planned for 17th Ave SW, and that 23rd St appears to be narrower than 20th St. She is concerned that the road won't handle the traffic and questioned if the wetlands have been looked at appropriately.

Geneva Kaiser, manager of Stutsman County Rural Water, spoke that she has met with Interstate Engineering, Inc. earlier in the year about needing more pipeline easement space for their use. She explained where rural water has a pipeline in the area, and that it does not go east of the JRMC. Stutsman Rural Water would like 20' – 30' of easement to tie into. Requesting easements ahead of time for future pipeline is appreciated. She stated that it is the intent of Stutsman Rural Water to extend the existing service lines to the existing lines located near the Edgewood Vista facility to complete the loop in the area.

Commission members discussed the widths of easements, etc., and felt that the easement requirements have been met and that future development would need to provide an easement to service their property with rural water.

Chairman Hillerud closed the public hearing.

Chairman Hillerud suggested that although this plat is being used to allow for the construction of the roadway and infrastructure from JRMC to Menards, the planning commission needs to keep in mind that it doesn't address many of the concerns raised by SRF relating to the utility easements and right of ways, and that these concerns will need to be addressed as the area is developed and plats are brought before the Planning Commission. Scott reminded the Commission that the City needs to stay diligent so that when applications come in, we continue to pay attention to road right of needs, LUTP concepts (such as a roundabout connecting 23rd St SW, 20th St SW, and 17th Ave SW), and long term drainage needs (including Storm Water Master Plan concepts).

Chairman Hillerud asked Steve Aldinger if there is enough dedicated right of way for a roundabout at the intersection. Steve Aldinger said there could be a roundabout in the future, but the current right of way would not allow for one at this time.

Geneva Kaiser, Stutsman Rural Water, asked if the Commission would prefer that rural water pipelines be out on private easements, Chairman Hillerud said, that, in order to proceed with the approval of this plat, he felt that it would be in the best interest of the City to preserve right of way use for road improvements.

Commission member Hillerud made a motion to accept the findings of staff and approve the Preliminary plat for Jamestown Southwest Addition, a portion of the North ½ of Section 3, T139N, R64W and a Replat of Lot 5, Block 1 of Menards Addition within Section 2, T139N, R64W, as it meets the requirements of Section 9, Appendix B of the Municipal Code. Seconded by Commission member Rhinehart. Roll Call. Unanimous aye vote. Motion Carried.

3. Final Plat – Jamestown Southwest Addition -The final plat of Jamestown Southwest Addition, a portion of the North ½ of Section 3, T139N, R64W and a Replat of Lot 5, Block 1 of Menards Addition within Section 2, T139N, R64W, City of Jamestown, Stutsman County, ND.

Scott Harmstead, SRF Consulting, Group, Inc., gave the staff report. Scott explained that much of the final plat has been discussed already in the preliminary comments and that all items have been submitted and the application for a final plat is considered complete. SRF Consulting Group, Inc., recommends approval of the plat.

Chairman Hillerud asked if there were any questions or comments from the Commission.

Chairman Hillerud opened the public hearing.

Clarice Liechty, 511 8th Ave SW, spoke again about the use of roundabouts as she is concerned with truck traffic in the area. She is also concerned that rural water should be accommodated with their required easements.

Steve Aldinger, Interstate Engineering, Inc. commented that the truck turning radius was looked at and designed to accommodate trucks.

Chairman Hillerud closed the public hearing.

Chairman Hillerud asked Steve Aldinger if consideration was given to have Stutsman Rural Water's request for additional easement included in the right of way. Steve Aldinger stated that a 10' easement is what is required, so that is what was provided.

Commission members discussed the LUTP, as roundabouts were discussed in the plan for the future. Chairman Hillerud reminded the Commission again to keep in mind the concerns raised when the requests for future development are presented. However, this is a unique area as it is larger than we usually deal with and that the purpose of this plat was to get the road constructed. Commission member Frye agreed with Chairman Hillerud in that we cannot forget about these issues as they develop, but commented, as history has shown, some of these things have taken place and the concerns were not taken into consideration and we have to deal with the consequences.

Commission member Hillerud made a motion to accept the findings of staff and recommend approval of the Final plat for Jamestown Southwest Addition, a portion of the North ½ of Section 3, T139N, R64W and a Replat of Lot 5, Block 1 of Menards Addition within Section 2, T139N, R64W, as it meets the requirements of Section 9, Appendix B of the Jamestown Municipal Code. Seconded by Commission member Bensch . Roll Call. Unanimous aye vote. Motion Carried.

4. Commission member Rath made a motion to adjourn. Seconded by Rhinehart. Motion Carried. Meeting adjourned.