

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

**Present:** Hillerud, Bayer, Frye, Rath, Ritter, Paulson

**Others:** Reuther, Fuchs, Buchanan, Phillips, Wollan, Dooley, Harty

**Absent:** Bensch, Rhinehart, Trautman

1. Chairman Hillerud opened the meeting and asked for a motion to approve the minutes from the July 11, 2016 Planning Commission meeting. Commission member Ritter made a motion to approve. Seconded by Commission member Rath. Motion Carried.

2. Public Hearing: Plat request – Corell Addition

The preliminary plat of Corell Addition, a replat of Lot 1, Block 1, Jamestown Hospital Healthcare Campus Addition within the Northwest ¼ of Section 3, Township 139N, Range 64W, City of Jamestown, Stutsman County, North Dakota.

The property is located in the NE quadrant of 81st Avenue and 20th Street SW, south of Interstate 94.

Chris Clanahan, SRF Consulting Group, Inc. gave the staff report. Chris explained the area of the plat which includes 8 buildable lots. The property is currently zoned C-2, so the plans for development meet the criteria for this type of zone. Chris explained the easements, utilities and access points.

Chairman Hillerud questioned why the utilities that are listed in the table of utility easements were not located on the plat to better define the particulars of those easements such as width and location. He feels that if possible, those utility easements should be located on the plat, rather than in the table. He also questioned the need for a utility easement to allow access to provide utilities to lot 2. He inquired as to whether the 30' wide ingress/egress easements indicated were adequate for emergency purposes. His other concern was how the storm water was going to be handled from within the property. Would it be handled through underground piping or overland?

Steve Aldinger, representing Darin Peterka, of Interstate Engineering, Inc. stated that utility easements are blanket easements and are difficult to show, the drainage is naturally flowing into the wetlands, and there will be inlets when the property is developed. Steve stated that most of the utility companies already have easements in this area, but will check with Darin on this issue.

Jim Reuther, Fire Chief, questioned whether or not the ingress/egress easement that appears to stop at Lot 2 would have a dead end. If so, there must be room designated for emergency vehicles and fire apparatus as they need a turnaround area.

Scott Harmstead, SRF Consulting Group, Inc. commented that these issues could be addressed by the applicant and the Engineering firm by working with City Staff before submittal of the final plat.

Chairman Hillerud opened the public hearing.

Clarice Liechty, 511 8<sup>th</sup> St SW, owner of property south of this project questioned what is being approved today. Is it the plat or what is being developed on the land? She stated the Corps of Engineers have jurisdiction over the south wetland, but do not have jurisdiction over the north wetland, and that the SCWRB has an approved

plan for the wetlands which is different than what is shown on this preliminary plat. She is concerned about unauthorized drainage and if the drainage concerns have been discussed by the Planning Commission. Clarice requested the Planning Commission table this plat until more information is received concerning drainage issues.

Steve Aldinger, Interstate Engineering, Inc. said the wetlands in SW corner would not be drained, but expanded as necessary and maybe the stormwater from Lots 1 and 2 would be moved further north. The wetlands will be re-shaped and dealt with before the final plat is approved. His intent today was trying to get the preliminary plat approved. The wetlands will be looked at again when we know what types of businesses will be developed, how much asphalt will be used, etc.

Clarice Liechty asked what is being approved; only the delineation of the lots on this plat and not the drainage concerns. Chairman Hillerud said this public hearing is for the preliminary plat only which includes the ~~seven lots~~ eight lots zoned C-2. The Planning Commission does not regulate storm water issues, but they do want to know that a storm water plan has been completed by the applicant and consulting engineer to the satisfaction of the City Engineering department before the Final Plat is approved.

Secretary Wollan stated that before any building can begin, a Storm Water Management Plan must be submitted to the City. Chairman Hillerud reiterated the comment made earlier by Steve Aldinger that storm water will be handled overland until the buildings are built and then the submitted storm water plan will be implemented.

Beth Dooley, Engineering Technician, spoke concerning reviewing the preliminary plat and that there is a checklist compiled by SRF Consulting Group, Inc. that is followed by City staff.

Jeff Fuchs, City Administrator, explained that this acreage regardless of how it develops will have no additional water leaving the property that doesn't already leave it now; although there may be some lots that require additional detention, ingress/egress easements, etc. He also stated that the roadways will not be dedicated to the City. They will be private roadways. The developers will have to submit a Storm Water Management Plan outlining their development and their plan of storm water detention before any building plans would be approved.

Steve Aldinger, Interstate Engineering, Inc. spoke of a preliminary storm water plan that was completed for the north lots 1 and 2, which was earlier approved by City Staff and the Stutsman County Water Board, explaining that that preliminary storm water plan was based on a concept of what may be developed.

Clarice Liechty asked why this information hasn't been given to the Planning Commission with the preliminary plat. She would like a copy of the preliminary storm water plan approved by the City Engineer.

Scott Harmstead, SRF Consulting Group, Inc. stated that the Storm Water Management Plan will outline all the plans that relate to drainage and detention.

Geneva Kaiser, SCRWD, (Stutsman County Rural Water District) provided a diagram to Chairman Hillerud that indicated the location of the SCRWD pipeline that loops around the property to make sure that the easement is recorded on the plat, and wants to make sure that all parties involved will work together on this development.

Chairman Hillerud closed the public hearing. Chairman Hillerud restated that he is concerned about dedication of each lot's utility easements and if the 30' ingress and egress easements are adequate. He stated that any storm water issues will be considered by the applicant, the consulting engineer and City Engineering staff prior to approval of the final plat.

Discussion among members included concern relating to the water line, private roads and adequate room for emergency services.

Jeff Fuchs, City Administrator, explained the ingress/egress roads and that there will be no city services included on these private roadways.

Scott Harmstead, SRF Consulting Group, Inc. stated that private ownership would have to provide street maintenance, etc. and may include some sort of association agreement which would handle these situations. Chairman Hillerud questioned whether or not an association agreement would become a condition of the plat.

Discussion among Planning Commission members included their concern of the roadways, snow removal, etc. being handled by private parties.

Chairman Hillerud requested these issues be addressed through conversations between the applicant, the consulting engineer and City staff before the preliminary plat is brought back before the planning commission, whether it be in later months or next month, after more information is presented and there is more clarification of ingress/egress roadways, and drainage/wetlands issues.

Commission member Hillerud made a motion to not approve the Preliminary Plat for Corell Addition, a replat of Lot 1, Block 1, Jamestown Hospital Healthcare Campus Addition within the NW 1/4 of Section 3, Township 139N, Range 64 West until an updated preliminary plat has been submitted which addresses the issues stated by the Planning Commission. Commission member Frye seconded. Roll Call. Unanimous aye vote. Motion Carried.

3. Other business.

a. Further discussion relating to the Traffic Impact Study Survey

Chris Clanahan, SRF Consulting Group, Inc. explained the draft text as presented, but is still waiting for the City attorney's comments. Commission member Bayer suggested the verbiage include 'or City Engineers' representative' as currently, the City does not have a City Engineer on staff.

b. Further discussion relating to the Senior and Assisted Living Text Amendment

Chris Clanahan, SRF Consulting Group, Inc. stated there is nothing new to add to this amendment as we are waiting for the City Attorney's comments.

4. Adjournment. A motion was made by Commission member Bayer to adjourn, seconded by Commission member Rath. Meeting adjourned.