

**CITY OF JAMESTOWN  
102 3<sup>rd</sup> Ave SE  
Jamestown, ND 58401  
701-252-5900**

**Minutes  
Planning Commission  
September 13, 2010 - 8:00 a.m.**

Present: Trefz, Johnson, Schmidt, Ritter, Trautman, Tressler, Purdy, Bensch, Bergquist

Others Present: Mayor Andersen, Fuchs, Reuther, Schwartzkopf, Kourajian, Weight, Klundt, Harty

1. Chairman Trefz called the meeting to order. Commission member Bergquist made a motion to approve minutes from the July 12, 2010 and the August 9, 2010 meetings. Trautman seconded. Motion Carried.
2. Public Hearing preparatory to changing the zoning of:
  - Klaus Second Addition to Jamestown, Lot 1, Block 61 from R-2-A (One to Twelve Family Residential District) to C-2 (General Commercial District).
  - Chairman Trefz opened the Public Hearing.
  - Kevin Reuther of 714 17<sup>th</sup> St NW, owner of 'Total Recon', is planning on constructing a building for his business which will be re-named 'Total Clean' on the lot to be re-zoned. Kevin had the building plans available if anyone was interested in reviewing them.
  - No one else appeared before the Commission. The Public Hearing was closed.
  - Commission member Schmidt recollected there was public opposition previously and wondered if there may be some opposition later. Secretary Weight stated there has been no protest to the zone change at this time, but there may be some at the next Public Hearing at the regular City Council meeting.
  - Commission member Bensch made a motion to approve the zone change. Commission member Johnson seconded. Roll call showed unanimous aye vote. Motion Carried.
3. Discussion was held relating to the outcome of recommendations made to the City Council. Chairman Trefz mentioned the issues that were brought before the City Council such as the East Business Loop project and the Water Study have been approved.
4. In other business, Secretary Weight stated that several building projects will be going on for the winter; there are plans for a clinic attached onto the new hospital. Also, Allied Agronomy is building in the bypass area, and the permit should be issued this week for the new theatres being built at the Buffalo Mall. Many other inquiries are coming in from developers looking to invest and build in Jamestown.

Chairman Trefz had requested Secretary Weight to get other cities' zoning and platting ordinances in hopes that we can review our current zoning and platting ordinances to bring them up to date.

Commission member Bergquist inquired as to which clinic will be adding onto the new regional hospital. Secretary Weight stated that he cannot identify the clinic at this time. Commission member Bensch asked if anything is being done about Auditor's lots being platted within the one mile jurisdiction. Secretary Weight explained that Auditor Lots are legal documents and that the City Council needs to address this issue. Bensch related the past problems caused by these areas not being platted.

City Administrator Fuchs spoke and agreed that Auditors Lots are a problem and that City Council members don't very often deal with these types of ordinances. He suggested that the Planning Commission do some research and develop a draft ordinance with the City Attorney to present to the City Council.

Commission member Bergquist asked what an Auditor's Lot is. Commission member Bensch explained that it is a brief way to get property transferred without a plat and it is just a survey for tax identity purposes only. Weight agreed that the Planning Commission should do the research and develop an ordinance to avoid more problems in the future.

Commission member Bensch made a motion to develop an ordinance with legal counsel relating to Auditor's Lots. Purdy seconded. Unanimous voice vote. Motion carried.

Commission member Purdy asked how long it takes to get information to the townships. Chairman Trefz related that the meetings with the townships last winter were addressing the issue and they got close to agreement on ordinance language, and it was agreed that the townships would submit their ordinances to contribute to the ordinance draft. When these meetings can be resumed, this will be the first order of business. The intent is to work together, so that when a building permit is issued or applied for outside city limits, we will have an ordinance to follow. Commission member Schmidt reiterated that we need to contact other cities for their ordinances relative to this matter.

5. Chairman Trefz called for a motion to adjourn, Trautman motioned to adjourn. Motion Carried.