

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

**MINUTES – FINAL
Planning Commission
April 8, 2013 - 8:00 a.m.**

Present: Purdy, Trautman, Trefz, Hillerud, Bensch, Ritter, Johnson, Kourajian, Schwartzkopf, Fuchs, Klundt, Harty
Absent: Bergquist, Tressler

1. Chairman Hillerud called the meeting to order, Secretary Wollan took roll call. Commission member Johnson made a motion to approve the minutes from the March 11, 2013 regular Planning Commission meeting. Trefz seconded. Motion Carried.
2. Public Hearing - zone change:
S 55' of W 130' of Lot 7, Auditor's Plat No. 3 from R-2-A (One to Twelve Family Residential District) to C-2 (General Commercial District).

Stephanie Falkers, of SRF Consulting, Inc. presented the staff report and passed around some pictures of the site to the Commission members. She explained the differences between the zone districts. Staff recommendation is to deny the zone change based on the incompatibility and lack of transitions between the existing and proposed zoning districts.

Chairman Hillerud opened the public hearing.

Jeff Wilhelm, of Don Wilhelm, Inc. spoke on behalf of the zone request. He stated that it was their intent to remove the existing trees and dwelling to extend the parking lot and that the purchasing of the property is contingent upon the approval of the zone change.

Neil Widmer, of 1301 4th Ave SW, spoke in favor of the zone change request. He is concerned with a proposed 12 plex that is in the works and stated that parking would be a problem and is concerned about the proposed development.

Cathy Larson, of 313 13th St SW lives across the street and does not have a problem with the zone change and would like to see a buffer. The lot is currently junky in appearance.

Pat Dardis, of 1305 4th Ave SW spoke in support of Wilhelm's zone change, her major concern is traffic flow in the area as well as the car dealership's loading and unloading on the street.

Chairman Hillerud closed the public hearing.

Discussion continued amongst the commissioners concerning the possibility of the construction and maintenance of a buffer consisting of trees and grass along the south and/or east sides of the property. City Engineer Schwartzkopf stated that a conservation easement could be included through the replat process only. Jeff Wilhelm stated that they would be willing to meet with the neighbors and provide a buffer that was satisfactory to both parties.

Commission member Trefz expressed concern that the property should be platted since it is presently an auditor's lot. Jeff Fuchs, City administrator, reiterated the fact that the property is a portion of an auditor's plat, not an auditor's lot. Commission member Trefz reiterated his concern regarding the need for platting.

Commission member Bensch made a motion to approve the zone change as requested. Ritter seconded.

Secretary Wollan called the roll. 2 nays (Trefz, Trautman), 5 ayes, motion passed to approve the zone change as requested.

3. Public Hearing - plat request:

The preliminary plat of Glenmac First Addition, A replat of Lots 1-5 and Lots 8-12 of Block 7, Atkinson & Pannell's Addition, City of Jamestown, North Dakota.

Stephanie Falkers, SRF Consulting Group, Inc. presented the staff report and stated the staff recommendation was for the approval of the replat.

Chairman Hillerud opened up the public hearing.

Mac McPherson, of 110 18th Ave NE spoke on behalf of the request. The intent is to create separate lots for each of the buildings on the property and that the proposed property line follows a drainage ditch and that it is needed for proper drainage.

Chairman Hillerud closed public hearing.

Commission member Trefz made a motion to approve the preliminary plat, seconded by Trautman. Roll call showed unanimous aye vote. Motion Carried.

4. Zoning Ordinance Text Amendment Discussion – SRF Consulting Group, Inc.

Stephanie Falkers of SRF Consulting, Inc. handed out information to the Commission members regarding the current City Ordinance and how the number of allowed dwelling units in the different zoning districts is determined. Under the present ordinance, an R-3 zoning has a maximum density of a 12 plex in accordance with Section 5.4.A.1. However, using the lot area requirements defined under Section 8.4.4, dwelling units larger than a 12 plex have been allowed in R-3 zoning districts where the area density requirement is met. If it is determined that this practice is going to continue, Stephanie will draft a text amendment that reflects that language and bring it back next month for the commission to review for possible modification of the current ordinance language to show consistency. Stephanie stated they are starting to keep a list of things that need attention so that when the code change process starts, these items can be brought to the City attorney.

5. Chairman Hillerud expressed his and the Commissions members' thanks to Harley Trefz for his years of service as Planning Commission chairman.

6. Adjournment – a motion was made by Commission member Trautman to adjourn, seconded by Ritter. Meeting Adjourned.