

CITY OF JAMESTOWN
102 3rd Ave SE
Jamestown, ND 58401
701-252-5900
REVISED MINUTES - DRAFT
Planning Commission
November 14, 2011 - 8:00 a.m.

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

Others present: Schwartzkopf, Reuther, Wollan, Klundt, Michel, Fuchs, Weight, Harty, Mayor Andersen

1. A motion was made by Schmidt and seconded by Trautman to approve minutes from the October 10, 2011 Planning Commission meeting. Unanimous voice vote. Motion Carried.

2. Secretary Weight explained that at the October's meeting the original mylar version of this plat was not available, so it could not be considered as the final. A motion was made by Trautman for the final approval of the Jamestown Hospital Healthcare Campus 2nd Addition Plat. Seconded by Ritter. Secretary Weight took a Roll call, unanimous aye vote. Motion carried.

3. Public hearing relative to:
 - The preliminary and final plat of Lakeview Terrace, A Replat of Lots 3-5 of Block 1, Honey Bee Heights Addition together with Lots 7-12, Lake Park Addition, together with the remaining unplatted portion of the East Half of the East Half of the SE ¼ of Section 14, T140N, R64W, Midway Township, Stutsman County, North Dakota (Extra-territorial Lands of the City of Jamestown, North Dakota).

The public hearing was opened.

Mr. Don Roloff from Paramount Builders in Bismarck, ND spoke as he is the developer of the plat on behalf of Marty Zachrison. The area will primarily consist of single family residential development focusing on energy efficient construction.

Weight explained the area is north of fairgrounds on the east side of blacktop road, on the west side of reservoir. Planning Commission member Trautman asked if the township setbacks had been followed. Planning Commission member Johnson asked about the septic system rules, etc. Planning Commission member Bensch asked about 5th Ave NW South to the Hwy, access points, etc. City Engineer Schwartzkopf stated that he will take it to County Commission office for approval. Trautman reiterated that Midway Township will not build & maintain any roads in the future.

The public hearing was closed.

A lengthy discussion was held relating to various issues surrounding the plat and building/zoning codes. Trautman stated that plats in the extra-territorial area would be addressed using city codes and individual lots would be covered by township codes and which codes does the Planning Commission want to follow. She stated that the action made today will set a precedent for the future.

City Engineer Schwartzkopf read an affidavit from the County relating to a recent meeting of the Midway Township Board confirming all zoning, subdivision, land use and enforcement within the one mile limit will be handled by the City of Jamestown.

Secretary Weight spoke relative to the Building/Inspection department enforcing building and zoning codes and can only enforce what the City requires and that the City cannot enforce the wishes of the township without City Council approval.

Bergquist spoke of future development and of how many unanswered questions there are relative to city and township codes. Secretary Weight stated there is confusion as the City must deal with four different townships and only one set of rules from the City and unless the City Council changes something, the plat will be handled based on what is done today.

Tressler asked for clarification of the issue with the County. City Engineer Schwartzkopf recommended the access point not be allowed, but that a motion be made to approve the preliminary plat pending clarification of the south access.

Schmidt made a motion to approve the preliminary plat pending clarification of the south access. Bensch seconded. Trautman voiced concern of acting too fast; Secretary Weight stated developers are ready to start building next month. Secretary Weight called the Roll. 5 Ayes, 3 Nays. Motion carried.

4. Chairman Trefz discussed the need for the Planning Commission to become more proactive in working with the townships' platting and zoning issues and that the City Council hasn't been able to look at these issues. The current planning ordinances in the City are basically modifications of things that were written years ago and are archaic. There are other issues that need to be addressed as well and we need to be looking 10-20 years in the future.

The Land, Use & Transportation plan is in process, the Southside water tower is in process, and for future development, the area south of I-94 needs to be developer friendly. Chairman Trefz proposed that the Planning Commission meet as a whole to address these issues more specifically.

Chairman Trefz asked if the 8:00 a.m. meeting time is still the best time to meet. Secretary Weight reported that attendance has been much better at the 8 a.m. meeting time rather than an afternoon meeting time.

Mr. Art Perleberg, Chairman of Midway Township spoke and would like to be aware of any upcoming meetings and would like all 4 township officers to be present. Chairman Trefz stated that all Planning Commission meetings are open to the public and are advertised as such.

Planning Commission member Schmidt shared that this is the last Planning Commission Secretary Weight will be handling. The Commission thanked Jim for all his years of service.

5. A motion made by Trautman to adjourn, seconded by Schmidt. Meeting adjourned.