

**CITY OF JAMESTOWN  
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Jamestown, ND 58401  
701-252-5900**

**Minutes  
Planning Commission  
February 14, 2011 - 8:00 a.m.**

Present: Trefz, Bensch, Ritter, Purdy, Trautman, Tressler

Others Present: Weight, Schulz, Reuther, Klundt, Schwartzkopf, Harty

1. Chairman Trefz called the meeting to order and asked for a motion to approve the minutes from the January 10, 2011 meeting. Motion made by Bensch to approve. Seconded by Purdy. Roll call showed unanimous aye voice vote. Motion Carried.
2. Public hearing for the Preliminary Plat of Eagle Point Estates.
  - The preliminary plat of Eagle Point Estates, A Replat of Auditor's Lot 35-1, within the SE ¼ of Section 35, T140N, R64W, City of Jamestown, Stutsman County, North Dakota.

Chairman Trefz opened the public hearing. City Engineer Schwartzkopf related that he has talked to the owner of the property about the plat, and had indicated that the storm water plan needs to be completed. There is also concern in terms of water supply to this area; at maximum, the City can supply approximately 4-5 homes in the area. If there are too many new homes built, there will be no fire safety available. The Water System study will be presented to the City Council at the Public Works Committee meeting on February 24, 2011.

Ken Schulz, City Council member, spoke asking if there are any provisions for sidewalks or bike paths in the area. He is concerned that all development should have sidewalks, or bike paths for safety of children and pedestrians. He gave an example of 14th Ave SW which is a major thoroughfare leading into developed areas, and there are no sidewalks in this area causing pedestrians to walk in the street, which is a safety concern and should be avoided.

Trefz explained our ordinance around plats needs to be rewritten, and currently there are no rules concerning sidewalk development.

Jim Torrence, land owner of the preliminary plat area, spoke of his intention to not develop the plat for multiple houses, but will build one house for himself, but wishes to extend city services in the area.

Trefz indicated there may be ROW problems with the turning radius not looking very big. Trefz stated that Planning Commission decisions need to be made disregarding ownerships now, but of use in the future.

Duane Kurtz, Prairie Home Builders, stated that Interstate Engineering has been hired to do the storm water plan for the area of the proposed plat.

Commission member Bensch asked Fire Chief Reuther if there is enough radius for fire trucks in the plat area as it looks tight according to the map provided. Fire Chief Reuther said they will do more checking in the area, and stated that in cul-de-sac's more area is needed depending on type of truck and equipment used. Bensch would also like to see easements labeled on the plat.

The Public Hearing was closed.

Chairman Trefz asked for a motion to approve the preliminary plat contingent upon an approved storm water plan, a minimum of 10' added to radius of the turnaround, and labeling of all easements.

A motion was made by Commission member Bensch to approve the preliminary plat contingent upon an approved storm water plan, widening the ROW to meet the satisfaction of City Fire department, and labeling of all the easements. Trautman seconded. Roll call showed all in favor, unanimous aye vote. Motion Carried.

Secretary Weight added that all of these issues can be addressed before the Public Works Committee meeting and it will be made known that the plat cannot go to City Council unless all these contingencies are met.

A motion made by Trautman to approve the plat as the final plat, contingent upon having an approved storm water plan, easements being labeled, and widening the ROW to meet Fire department requirements. If all these contingencies are in place and complete, the plat request will then be placed on the Public Works Committee agenda. Tressler seconded the motion. Roll call showed all in favor with a unanimous voice vote. Motion Carried

3. Other business.

Commission member Bensch stated there was no sub-committee meeting, but met with the County Auditor and the City Attorney and related there is no provision regarding auditors lots' in the City code. The County Auditor understands the issues. Trefz related that the best way to handle these lots in city limits would be to have the City Council pass an ordinance to require auditor's lots' go to the Engineering department prior to approval and before recording them. The ordinance could be drawn up in such a way that it would be adopted by the County as well.

Chairman Trefz said the next step would be to have a sub-committee meeting to review these findings. Chairman Trefz will appoint a Commission member to replace Bensch as he will be gone through the month of March, so that the issue can be brought up at the April Planning Commission meeting. The townships would need to be involved in this process as they would be the ones adopting the new ordinance.

4. Motion made by Trautman to adjourn. Meeting adjourned.