

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

**MINUTES**  
**Planning Commission – April 9, 2018 - 8:00 a.m.**

PRESENT: Hillerud, Bensch, Bayer, Frye, Paulson, Rath, Ritter, Trautman

OTHERS: Harmstead, Aaseth, Peterka, Liebig, Schumacher, Blackmore, Hellekson

ABSENT: Rhinehart

1. Chairman Hillerud opened the meeting. Commission member Frye made a motion to approve the minutes from the March 12, 2018 Planning Commission meeting, seconded by Commission member Rath. Unanimous aye vote. Motion Carried.

2. Public Hearing: Preliminary Plat, Horizon Estates First Addition

The preliminary plat of Horizon Estates First Addition, Block 1, Lots 1-4 and Block 2, Lots 1-11, a portion of Auditor's Lot 30-2 within the NE ¼ of Section 30, T140N, R63W, Bloom Township, Jamestown, Stutsman County, North Dakota. The property is located north of 5<sup>th</sup> St NE, east of 23<sup>rd</sup> Ave NE and west of 27<sup>th</sup> Ave NE, Jamestown, ND.

Scott Harmstead, SRF Consulting Group, Inc. gave the staff report. This site is located near the intersection of 5<sup>th</sup> St NE and 27<sup>th</sup> Ave NE; the Zoning is R-1 and the proposed plat is consistent with the zoning as well as land use designation provided in the Land Use and Transportation Plan. The applicant has shown all easements as required by city ordinance. The proposed right of way for the internal streets is shown at 66 feet and there are negative access easements shown along the lot boundaries abutting 5<sup>th</sup> St. NE and 27<sup>th</sup> Ave SE.

The applicant has had a storm water study completed for the area proposed to be subdivided. Lot 6 as shown on the plat will be dedicated to drainage. The storm water study also contemplated drainage for the long-term vision of the subdivision, spanning to the north and west of the area currently proposed to be subdivided.

Mr. Harmstead described the proposed conditions for the subdivision and discussed modifications to the conditions based on new information.

Commission member Ritter inquired about the lots to the south of 5<sup>th</sup> St NE and whether they are served by city water and sewer. Ben Aaseth, of Interstate Engineering, noted that city water and sewer is currently provided to the residences to the south. It was also noted that the applicant also had water and sewer service stubbed into the area that is proposed to be platted at the time of 5<sup>th</sup> St NE reconstruction.

Chairman Hillerud inquired about the request of changing the proposed right of way from 66 feet to 60 feet. Mr. Harmstead mentioned that the reduced right of way would minimize the amount of area that the City will need to maintain over time.

Chairman Hillerud inquired about the storm water retention proposed on Lot 6. Ben Aaseth stated that the pond located in Lot 6 as well as an additional retention pond would serve the proposed plat. The additional pond will be located near the southwest corner of the same subject property owned by the applicant.

Chairman Hillerud opened the public hearing. No one appeared. Chairman Hillerud closed the public hearing.

Commission member Bayer made a motion to accept the findings of staff and approve the preliminary plat with conditions for the Horizon Estates First Addition. Those conditions being as follows:

1. Prior to approval of the final plat, the applicant shall provide an easement to allow for the temporary turnaround at the north end of the planned 25th Avenue NE. An agreement for the creation of the easement must be entered into between the property owner and the City of Jamestown. The agreement must state that the applicant is responsible for all costs in creating the agreement, ensuring the creation of the easement, and performing all of the improvements to allow for a suitable turnaround.
2. The final plat shall provide one standard cross section of the proposed internal right of way improvements.
3. The final plat shall have a right of way width of 60 feet rather than the 66 feet shown on the preliminary plat.
4. The final plat shall modify the street name for "Sunrise Cove" to "Sunrise Cove Street NE".
5. On the final plat, indicate a ten-foot wide planting screen abutting the ten-foot easement along 27th Avenue SE. Lot 6 shall be excluded due to its use as a drainage pond.
6. The applicant must provide a title opinion with submission of the final plat.
7. Include documentation in the final plat of the drainage pond located to the west of the proposed subdivision and the proposed lots served by the pond.

The motion was seconded by Commission member Frye. Roll Call. Unanimous aye vote. Motion Carried.

3. Update on the minor subdivision amendment to Appendix B of the Jamestown Municipal Code. This item was removed from the agenda as it had already been through the Planning Commission last month.
4. Consideration of the amended Planning Commission Action Items for 2018 and provision to the City Council for further review and comment.

Scott Harmstead gave an update on the final prioritization of action items for 2018. The Commission accepted this listing to be presented at the next committee meeting of the City Council by Chairman Hillerud.

5. Adjournment – Commission member Frye made a motion to adjourn. Seconded by Commission member Ritter. Meeting adjourned.