

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION WAS HELD ON FEBRUARY 3, 2015 IN THE COMMISSION ROOM AT CITY HALL IN WILLISTON, NORTH DAKOTA.**

2<sup>ND</sup> Vice-Chair Boyeff called the meeting to order at 5:00 pm. Roll Call was taken. A Quorum was present.

**MEMBERS PRESENT:** Christensen, Maristuen, Fleck, Long, Boyeff.

**MEMBERS ABSENT:** Aafedt, Haugen.

**OTHERS PRESENT:** Kent Jarcik, Planning Director; Donald Kress, Principal Planner; Rachel Ressler, Staff Planner; Samantha Neill, Staff Planner; Kelsey Vlamis, Planner.

**DISPOSITION OF MINUTES:**

- No minutes were presented for approval at this meeting

**COMMUNICATION:**

**PUBLIC HEARINGS:**

- **Administrative Review plat, a rearrangement of Lot 5 Block 1, Menards Subdivision, located west of 32<sup>nd</sup> Ave. and south 7<sup>th</sup> St. W, City of Williston – Granite Peak Development ND, LLC**

Boyeff introduced this special meeting item (as above) and asked Ressler to present. Ressler stated that this property is zoned R-4: High Rise Residential and has been proposed to be split into two lots, one of 12.231 acres, and one of 22.198 acres. Both lots would have access off of 7<sup>th</sup> St West. There appear to be no major issues with the lot split. Ressler said both lots would have access to water and sewer via 7<sup>th</sup> Street West. The property will need to develop according to development standards, including impervious surface ratios, lot coverage, and design requirements.

Ressler said that at least one street entrance per lot would be required. The City Fire Chief has stated that lot entrances shown on the proposed site plan appear to be sufficient; however, as the applicant moves further into the development process, he may need to work with applicant at the building permit stage in order to ensure that the department's new tower truck will be able to maneuver within the apartment access. Ressler added that if internal access is necessary for fire access this will be accomplished with reciprocal access easements.

Staff has discussed a potential garage ordinance and general site layout concerns with the applicant. The current potential site layout is concerning regarding community feel - other apartment complexes with garages laid out in a similar fashion don't have the perception of an open secure environment to pedestrians and drivers, and use of detention ponds as green space although she stated these things don' have any bearing on this current rearrangement.

Ressler stated that the ad hoc committee which met just prior to this meeting did not see any issues with this rearrangement and reminded the Commission that this is an administrative review and would be decided by the Commission at this one presentation. Boyeff added that

ad hoc was also aware of some red-lines on the plat that needed corrected and understood that they were already being addressed.

Boyeff stated that this was a public hearing and asked for any public comment. After calling three times and hearing none he closed the public hearing and asked for the wishes of the Commission.

MOTION BY CHRISTENSEN, SECOND BY FLECK, to approve a rearrangement of Lot 5, Block 1 of the Menard's Subdivision, contingent on addressing all staff comments. AYES: Christensen, Long, Fleck, Boyeff. NAYS: None. ABSENT/NOT VOTING: Aafedt, Long, Maristuen. ABSTAINED: None.

**DATE OF NEXT REGULAR MEETING:** February 17, 2015.

**MEETING ADJOURNED.**

  
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Kent Jarcik, Williston Planning Director