

**Minutes of the August 10, 2010 Jordan Planning Commission/CGO Meeting
6:30 p.m. Jordan City Hall**

Members Present: Rolf Hafslund, Guy Beck, John Watkins, John Levar, Jeanne Marnoff

Staff Present: City Planner Joe Janish, Planning Consultant Joanne Foust of MDG, Inc.

Others Present: EDA CGO Liaison Ray Sandey, Thom Boncher.

1.0 Call to Order.

The Planning and Zoning Commission meeting was called to order at 8:01 p.m. by Acting Chair Hafslund. (Delayed start was due to primary election).

2. Adopt Agenda

Moved by Watkins, seconded by Marnoff to approve the agenda as printed. Motion carried 5-0.

3.0 Minutes.

Moved by Watkins, seconded by Beck to approve the minutes of the June 8, 2010 meeting as presented. Motion carried 4-0-1 (Levar Abstained).

4.0 Community Growth Options (CGO) Discussion – Industrial Zoning Classification

Joanne Foust presented an introduction to the Industrial Zoning classification. Foust provided a list of questions to consider such as Purpose Statements, Permitted/Conditional Uses, Building Materials, Lot sizes, C – I District. The Planning Commission also reviewed photos of some of the Industrial areas as they exist today. The Planning Commission reviewed some draft marketing material that would be sent to the Industrial property owners. Foust outlined a proposed process that included a public hearing in December.

Thom Boncher questioned if residents within Timberline and Wexford Square housing developments would be notified of the upcoming meetings.

Commissioners noted a direct mailing would not occur however, if the residents wanted to attend to provide input they would be more than welcome to attend and share their visions, and recommendations with the Planning Commission.

5.0 Public Hearings

none

6.0 New Business

A. Supreme Court Ruling - Variances

Senior Planner Janish noted that Annette Margarit, City Attorney, was present to provide an overview of a recent court case involving the City of Minnetonka and a variance request. Margarit summarized the court's decision on the ruling and noted that if a reasonable use exists for the property the courts indicated a variance is not appropriate and should not be granted by a community.

B. Public Hearing Notice Process

Janish provided information to the Planning Commission to see if interest existed in changing the current notification process. Janish noted the current process follows state law which is to notify individuals within 350 feet of the proposed project and place a notification within the official newspaper. Janish noted that since a recent hearing the editor of the newspaper has also been added to the notification of the notice, so in theory if the editor saw an application of interest a story may appear in the official newspaper as well.

Janish provided information on what other communities provide for notification which included the following communities: Shakopee, Savage, New Prague, Bell Plaine, Elko-New Market. Janish also questioned if the Planning Commission would like to see what any other communities may do for the notification process.

Commissioners discussed that the City of Jordan complies with State Law in the current practice and also follows current practice of the communities surveyed.

It was the Planning Commissions consensus to continue the current practice for public hearing notification.

C. Proposed TIF District – Community Asset Development Group Proposal

Janish noted the Planning Commission previously approved a zoning code amendment, plat and site plan for the Community Asset Development Group proposal for assisted living and memory care facility. Janish indicated the same group is seeking Tax Increment Financing (TIF) as part of their financing of the project. As part of state law related to the TIF requirements the Planning Commission is asked to review the project to be sure it is in alignment with the Comprehensive Plan.

Janish noted that the Planning Commission did provide a positive recommendation in the past to the City Council and noted it would be appropriate to make a positive recommendation on the Resolution in support of the TIF District and Tax Increment Financing Plan.

Planning Commissioners raised questions on the differences of TIF and length that could potentially be made available to a developer. Janish responded to the questions and noted he would share information about TIF to the Planning Commissioners at a later date in order for them to have a better understanding of the different types available for use.

Janish also indicated the intent of the resolution is to provide notice to the council that the proposed use, assisted living and memory care, and location, north of 185th street is compliant with the comprehensive plan.

Moved by Marnoff, seconded by Watkins to approve the Resolution in support of the TIF District and Tax Increment Financing Plan. Motion passed unanimously.

7.0 Old Business

None

8.0 Planners Report.

Janish and Foust both noted the Park and Recreation Commission will have some guest speakers at the next meeting to provide information on Complete Streets and potential grant information related to trail construction. Members of the Planning Commission where encouraged to attend if they where available.

9.0 Commissioner Reports.

Commissioners questioned when a previous application for outdoor dining would install the planters around the fence. Janish noted he would have a discussion with the applicant.

10.0 Adjournment.

Moved by Levar, seconded by Beck to adjourn the meeting at 11:30 p.m. Motion carried 5-0.

Respectfully submitted,

Joe Janish

Senior Planner