



**City of Jordan
City Planning Commission
December 8, 2009**

Members Present: Chair Terry Jeffery, Vice-Chair Rolf Hafslund; Council Representative Jeanne Marnoff; John Watkins, Dawn Benko, Rob Mishica

Staff Present: Senior Planner Joe Janish; Planning Consultant, Joanne Foust, MDG Inc,

Others Present: Barbara Johnston.

1.0 Call to Order.

Chair Jeffery called the Planning Commission to order at 6:32 pm.

2.0 Adopt Agenda.

Motion Watkins seconded by Benko to approve agenda as presented. Motion unanimously approved.

3.0 Approval of Minutes.

Motion Hafslund, seconded by Watkins to approve the November 10, 2009 minutes as presented. Motion unanimously approved.

4.0 CGO Discussion.

A. Commercial/Industrial Zoning Districts and Performance Standards

Joanne Foust provided an overview of the current purpose statement for Highway Commercial and Industrial districts. Commissioners were asked to complete a survey for what they believed should be permitted, conditional uses, and interim uses within the Highway Commercial and Industrial zoned properties.

Discussion also occurred on how the Commission would like to proceed with the review of the two classifications. Discussions centered on getting public participation early in the process, and trying to get people to provide their input throughout the review of the two zoning districts.

5.0 Public Hearings.

None.

6.0 New Business.

A. Minor Subdivision Request – Barbara Johnston

Senior Planner Janish indicated that Barbara Johnston is selling one of two buildings located on a lot along Water Street. In order for the applicant to sell one of the buildings a minor subdivision is needed.

Janish also noted according to Ordinance 85 of the 2nd Series, Section 12.08 Minor Subdivisions Subd. 3 Process of Request for Minor Subdivision Approval indicates:

All other Minor Subdivision requests shall be approved by the City Council following consultation with the Planning Commission. Upon review by the Planning Commission and/or City Council the full platting process may be required if additional information is deemed necessary.”

Janish also noted that the City Code does not require a Public Hearing for the Minor Subdivision request. Mr. Janish noted that the proposed lots would be compliant with the current City Code. Janish noted that any possible building permits would be required to be obtained if improvements are done to either property.

Mr. Janish noted that staff is supportive of the minor subdivision with the following contingencies: (1) The applicant provides a copy of the quit claim paperwork to the City of Jordan; (2) All fees are current related to the Minor Subdivision with the City of Jordan; (3) The applicant considers placing a property pin along the eastern boundary.

Commissioner Mishica raised a concern with the parking for the two buildings. Currently with the two buildings on one lot it is possible for tenants to utilize parking in the rear of the buildings and with this proposed split parking problems would probably occur in the future.

Motion Hafslund, seconded by Benko, to make a positive recommendation to the Jordan City council with the 3 contingencies outlined by staff. Motion unanimously approved.

7.0 Old Business.

None.

8.0 Planners Report.

None.

9.0 Commissioner Report.

Commissioner Mishica questioned about signage for the city along state highways. Senior Planner Janish noted he had a conversation with a MNDOT representative and has some information that he will forward to the commissioner.

10.0 Adjournment.

Motion, Marnoff, Seconded Mishica to adjourn the Planning Commission meeting at 9:10 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner