



**City of Jordan  
City Planning Commission  
February 9, 2010**

**Members Present:** Vice-Chair Rolf Hafslund; Council Representative Jeanne Marnoff; John Watkins; Rob Mishica; John Levar

**Staff Present:** City Administrator, Ed Shukle; Senior Planner, Joe Janish; Planning Consultant, Joanne Foust, MDG Inc,

**Others Present:** Jevon Reuter; Roger and Kris Beuch; Thom Boncher; Herb Baldwin

**1.0 Call to Order.**

*Vice - Chair Hafslund called the Planning Commission to order at 6:34 pm.*

**2.0 Adopt Agenda.**

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

**3.0 Approval of Minutes.**

*Motion Levar, seconded by Watkins to approve the January 12, 2009 minutes as presented. Motion unanimously approved.*

**4.0 CGO Discussion.**

**A. Commercial/Industrial Zoning Districts and Performance Standards**

Foust provided a PowerPoint overview of some of the mapping that is available for the Highway Commercial area such as: steep slopes, national wetlands, shoreland overlay, aggregate resources, and prime agricultural soils. Foust also reviewed the current Transportation plans and possible interchange layout at Highway 169, Highway 282 and County Road 9.

An overview of the last meeting was also provided. This covered responses to the visioning session related to the Highway Commercial area, results related to the survey that was distributed that pertained to features individuals would like to see within the Highway Commercial area, and permitted and conditional uses suggested. Foust noted the differences between uses that the Planning Commission had perceived as acceptable and what those in attendance at the last meeting thought where acceptable.

The Planning Commission had discussions on what the minimum lot sizes should be within the Highway Commercial Zoning District. The Planning Commission also discussed looking into a maximum setback for structures in the district. Discussions about the maximum height, requiring large buildings to have several facades or “break points” and parking distributed around buildings also occurred.

Commissioners discussed that it may not be appropriate to include language to allow for a Heliport within the highway commercial. Commissioners also noted that definitions should be reviewed to be certain that members are aware of what items actually mean such as the definition for Recreation Facility.

Commissioners also noted that it is important for the developments to have some tie through trails to each other.

Thom Boncher questioned what is being done to tie into downtown and also if the Planning Commission has considered the impacts of gravel trucks staying on the former Tri-mart property.

Commissioner Mishica noted that beside trail and transportation connections and perhaps aesthetic means the downtown needs to create its own niche market.

## **5.0 Public Hearings.**

None.

## **6.0 New Business.**

### **A. Strategic Planning**

Administrator Shukle noted that the City Council has developed ongoing goals and developed a preliminary action plan to implement those goals. Mr. Shukle asked the Planning Commission to consider doing some strategic planning as it pertains to planning and zoning within the City of Jordan. The Planning Commission could start with what the Council has already developed and approved, and create a list of primary goals and action plans. Once this is developed the Commissioners would be asked to meet with the City Council to discuss the Commission’s goals, action steps and mission statement and how they mesh with the overall strategic plan of the city. This meeting would take place during a workshop session with the City Council which occurs on the third Monday of the month.

Commissioners discussed this item and noted that it would be important to set aside time at the next meeting in order to begin the process.

### **B. Interviews**

The Planning Commission interviewed Jevon Reuter and John Watkins.

After the interview members noted Mr. Reuter had not been a resident of the community very long and did not have experience serving in a similar type of position. The Planning Commission requested staff to re-advertise the opening until April and the commission will consider this person at that time as well as any additional applications that may be received.

*Motion Mishica seconded by Jeanne to recommend re-appointment of John Watkins and re-advertisement of position as discussed. Motion unanimously approved.*

**7.0 Old Business.**

None.

**8.0 Planners Report.**

None.

**9.0 Commissioner Report.**

Commissioner Watkins questioned about the rental fee at the Parks when reservations are made.

Mayor Ewals noted he thought it was great that the Planning Commission was discussing trails and connections during the CGO discussion.

**10.0 Adjournment.**

*Motion, Mishica, Seconded Levar to adjourn the Planning Commission meeting at 9:31 p.m. Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner