



**City of Jordan
City Planning Commission
Special Meeting
January 31, 2011**

Members Present: Rolf Hafslund; Council Representative Pete Ewals; John Watkins; Guy Beck; John Levar.

Staff Present: Senior Planner Joe Janish;

Others Present: Thom Boncher, Al Weierke, Scott Peterson, Doug Peterson

1.0 Call to Order.

Chair Hafslund called the Planning Commission to order at 6:31 pm.

2.0 Design Review 212 S. Broadway

Janish indicated the Planning Commission had reviewed this application at the last meeting and asked the applicant to make some changes in order to comply with the Downtown Design Standards. The applicant has submitted revised drawings in an attempt to become consistent with the Downtown Design Standards.

Mr. Weierke stated he had looked at a larger window as the Planning Commission had suggested but if a larger window would be installed the awning would interfere with it.

Motion Beck, seconded Levar to approve the design standards based on the removal of lap siding around the window and installation of stucco or similar material, the use of Indiana limestone and stucco, along with direction to the applicant to consider moving the signage area to the other side of the structure. Motion approved unanimously.

3.0 Design Review 216 S. Broadway.

Janish indicated the Planning Commission reviewed this application at the last meeting and had asked the applicant to make some changes in order to comply with the Downtown Design Standards. The applicant has submitted revised drawings in an attempt to become consistent with the Downtown Design Standards.

Mr. Weierke indicated the insurance company suggested using a James Harding Siding on the alley side of the building instead of stucco. Mr. Beck noted that the Downtown Design Standards do not allow for the James Harding Siding, and the applicant should consider one of the approved materials.

Motion Beck, seconded Levar to approve the plans contingent upon, increasing the front glazing (window size), recommending a sill be placed under the windows, approval of the Indiana limestone, awning color (brown), signage location and lighting. In regards to the side elevation (alley side) James Hardy sidings is not acceptable according to the guidelines and stone, brick, stucco, efface, or a brick system will need to be used. If the stucco is retained the applicant will need to retain the banding and provide a darker color of stucco on the bottom portion. Motion approved unanimously.

4.0 Design Review 106 East 1st Street.

Janish noted that the applicant is purchasing the property through a contract for deed. Mr. Peterson has applied to have an awning installed. Janish noted Mr. Peterson is considering three possible colors including hunter green, beige, and brown.

Motion Beck, seconded Levar to approve the awning style and the awning as long as the color is consistent with the historical color palate.

5.0 Item not on the agenda.

Chair Hafslund began to discuss nuisance codes of the city and how they should align with state requirements. Mayor Ewals reminded the Chair that due to this being a special meeting, members are not able to discuss items on not on the agenda.

6.0 Adjournment.

Motion Levar, seconded Beck to adjourn the Planning Commission meeting at 8:00 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner