



**City of Jordan
City Planning Commission
July 14, 2009**

Members Present: Chair Terry Jeffery; Council Representative Jeanne Marnoff; Rob Mishica; John Watkins, John Levar, Rolf Hafslund

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

Others Present: Mayor, Pete Ewals; Ray Sandey; Dan Schmidt Gen-Con/Grouse Construction; Jim Fink, Vanessa Morrell, 1000 Friends of MN (CGO); Michael Koop, State Historic Preservation Office.

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 Levar to approve agenda as amended. Motion unanimously approved.

3.0 Approval of Minutes.

Chair Jeffery noted that the workshop minutes from May 12, 2009 and the regular meeting minutes from May 12, 2009 could be passed together. Motion Marnoff, seconded by Watkins to approve the May 12, 2009 workshop and regular minutes. Motion approved, Levar abstained.

Motion Hafslund, seconded Marnoff to approve the workshop meeting minutes from June 9, 2009. 3 ayes (Hafslund, Marnoff, Mishica) and 3 abstains (Jeffery, Levar, Watkins).

4.0 CGO Discussion.

A. Downtown Discussions

Michael Koop from the State Historic Preservation Office was present to discuss Historical Districts.

Michael Koop provided some history on Local Historic Districts including the first district which was established in 1931 in Charleston Virginia. In 1966 the National Historic Preservation Act (NHPA) was passed which created the National Register, Standards and Guidelines, and also established State Historical Offices. Currently the state of Minnesota

has 57 Historic Preservation Offices with 42 of those being Certified Local Governments (CLG).

Mr. Koop indicated that the City of Jordan had a survey done in 1979 which included 36 properties. Koop noted that once a community is CLG the funds that can be received through the program can not be used for bricks and mortar but can be and have been used for promotional items, historic and cultural resource inventories.

Foust presented information on the Design Guidelines and which had included building proportions, building details, building height along with spaces between buildings. The Design Guidelines reviewed also including information related to the type of building materials that would be permitted, and the type of paint colors that can be utilized.

Foust noted that as the Downtown Guidelines are currently written the applicant would go through a design Review Permit which would entail a Planning Commission review and City Council review for approval, conditional approval or denial, but would not require a public hearing. The City Council would ultimately have final authority on the applications.

Foust also noted some possible programs to encourage implementation of the guidelines which included, low to no interest loans and also grants. Possible funding for such programs could potential come from HRA Tax Authority, EDA Tax Authority, SCDG applications, Fee Income, General Fund Transfers, TIF Districts, Tax Abatement, State Grant-in-Aid and State Capital Projects Grant-in-Aid.

Foust also provided an overview of the Central Business District Zoning and the changes that had been made since the workshop held on June 9, 2009. Commissioners and Staff also discussed that an open house is projected to be held prior to the start of the next Planning Commission Meeting from 5:30 p.m. to 6:30 p.m. with a Public Hearing for possible adoption to follow on August 11, 2009.

5.0 Public Hearings.

A. Pawn Shop Ordinance.

Senior Planner Janish indicated that the City of Jordan had received an inquiry from Dan Schmidt about where a Pawn Shop/Pawn broker could potentially be located within the City of Jordan. While reviewing the City Code in order to determine where this type of use may be permitted it was discovered that the City has a Business License requirement, but does not actually permit the use within a zoning classification.

Staff indicated that they had spoke with the City of Shakopee which indicated that the Pawn shop is considered a retail establishment and is permitted based upon that use. New Prague and Belle Plaine indicated that like the City of Jordan they do not currently allow for a Pawn Shop within a certain zoning classification.

Mr. Janish noted the current draft ordinance would allow for Pawn shops to be located as a permitted use within both Highway Commercial (C3) and Industrial (I) zoning classification provided that no outside storage or display was utilized.

Chair Jeffery opened the Public Hearing at 8:45 p.m.

No comments where received at this time.

Chair Jeffery closed the Public Hearing at 8:47 p.m.

The Planning Commission discussed if it was appropriate for a Pawn shop to be located within the Industrial zoning classification and questioned why staff suggested that zoning. Mr. Janish indicated that as the draft ordinance is written outside storage of items is not permitted, so if a Pawn shop operator wanted to take in large items such as vehicles, boats, etc. they would need a warehouse in order to conduct those big item transactions.

Commissioners discussed if it would be appropriate for a Pawn shop within the Industrial zoning and Highway commercial. Commissioners also discussed concerns with some of the locations of the zoning within the City and questioned if all of those areas would be appropriate.

Motion Marnoff, seconded Levar, to amend the draft ordinance to allow for a Pawn Shop/Pawn Broker within the Highway Commercial (C3) as an Interim Use provided no outside sales and display occurred on the property and make a positive recommendation to the Jordan City Council. Motion approved 4 to 2 (Jeffery, Mishica).

6.0 New Business.

A. Introductions.

Staff noted that once commissions receive a new member it has been beneficial to the new member to introduce each other in order to “meet” all of the members. Commissioners that where present provided a brief background on themselves.

7.0 Old Business.

None.

8.0 Planners Report.

None.

9.0 Commissioner Report.

Mishica questioned if staff has had a chance to look into highway signage for the downtown business district.

10.0 Adjournment.

Motion, Mishica seconded Levar to adjourn the Planning Commission meeting at 9:33 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner