



**City of Jordan
City Planning Commission
Regular Meeting July 30, 2013
Jordan Council Chambers**

Members present: Chair, Tom Sand, Vice Chair, Gene Flynn, Rolf Hafslund, Jeanne Marnoff, Sally Schultz and Council Representative, Jeff Will

Not Present: Lance Schmitt

Staff present: Corrin Wendell, Senior Planner, and Joanne Foust, Planning Consultant

Others Present: Bill Dickens

1.0 Call to Order

Chair Tom Sand called the meeting of the Planning Commission to order at: 6:31 p.m.

2.0 Adopt Agenda

Motion by Marnoff, seconded by Flynn to adopt agenda as presented. With all in favor, the motion carried 6-0.

3.0 Approval of Minutes

A. July 9, 2013 Regular Meeting Minutes

Motion by Will seconded by Marnoff to approve the July 9, 2013 meeting minutes as presented, the motion passed 6-0.

4.0 Public Hearings

None.

5.0 New Business

A. Subdivision Review – Combining Lots – 1000 Syndicate

Consulting Staff introduced the Subdivision Review application for 1000 Syndicate Street to allow the combination of two lots, Lot 2 and Lot 3 of Siwek Addition located with the I-2 General Industrial District.

Jordan Transformer is proposing to include an addition on the west side of the existing building instead of the north side as previously approved in a site plan review. The south addition is currently under construction. In order to construct the west addition, the combination of lots is necessary for other potential future expansions.

Consulting staff explained that in order for the City to approve the combination of lots, the Planning Commission must approve with the following conditions:

1. The Scott County record should reflect both Lot 2 and Lot 3 are under the same ownership.
2. The property taxes for both Lot 2 and Lot 3 should be paid for 2013.

Member Hafslund made a Motion, Marnoff seconded, to approve the Subdivision Review – Combination of Lots 2 and 3 with the above conditions. The Motion was approved unanimously.

B. Site Plan Review – 1000 Syndicate

Wendell introduced the Site Plan Review application for 1000 Syndicate Street requesting approval for a 7,539 square foot addition on the west side of the facility and a proposed renovation of an existing lean-to on the north side of the facility.

Wendell noted that the site plan proposal is in compliance with the I-2 District and explained that an approval for the site plan would need to be contingent on the following conditions:

1. The approval of the vacation of the drainage and utility easement which currently runs north-south between Lots 2 and 3, Siwek Addition; and
2. The approval of the combination of Lots 2 and 3 and replat as Siwek 2nd Addition, with the rededication of the drainage and utility easements around the perimeter of the newly platted lot.

Commissioners asked if a letter could be signed by the applicant noting that there is not a need for the Variance on the north side of the property as previously approved by Planning Commission and City Council.

Member Hafslund made a Motion, Schultz seconded, to approve the Site Plan Review –with the above conditions and requested letter from applicant. The Motion was approved unanimously.

6.0 Old Business

None.

7.0 Planners Report

The next Planning Commission Meeting is Tuesday, August 13, 2013.

8.0 City Council Member Update

9.0 Commissioner Report

10.0 Adjournment

Member Hafslund made a Motion, Schultz seconded, to adjourn the meeting at 6:56 p.m. The Motion was approved unanimously.

Respectfully Submitted,
Corrin Wendell, Senior Planner