



**City of Jordan
City Planning Commission
Regular Meeting June 12, 2012**

Members present: Gene Flynn, Rolf Hafslund, Jeff Will, and Jeanne Marnoff. **Staff present:** Joanne Foust, Interim Planner, Emily Bodeker, Planning Intern, and Bob Malz, Police Chief. **Others Present:** Mayor Pete Ewals, Jim Stang, Michelle Redlin, Pat Atkins, Robb Tupy, Nikki Tupy, Simon Zeller, Mark Zeller, Randy Darling, Marlin Brule, Stacy Brule, Keith Morgan, Al Weirerke, Marv Deutech, and Dan Kodet.

1.0 Call to Order.

Chair Rolf Hafslund called the meeting of the Planning Commission to order at: 6:34 p.m.

2.0 Agenda.

Motion by Flynn, seconded by Will to adopt agenda as presented. With all in favor, the motion carried 4-0.

3.0 Approval of Minutes.

Motion by Will seconded by Marnoff to approve the May 8, 2012 meeting minutes as presented. With all in favor, the motion carried 4-0.

4.0 Public Hearings.

A. Amendment to Section 73.03 of the City Code related to the parking of recreational vehicles and boats.

Foust provided an overview of the proposed amendments related to the parking of recreational vehicles and boats. She noted that the Jordan Police Department received a complaint related to a camper trailer parking within a driveway of a home. The camper was in excess of 21' in length, which, according to the Zoning Ordinance is not allowed to be parked in a residential driveway. The complaint resulted in the development of a petition asking the City to amend the Code. It was suggested that rather than regulate based on the length of the camper, the City consider other factors such as length of driveway, setbacks, etc.

A summary of RV Parking Regulations from eight other metro communities was referenced. It was noted that proposed language was drafted using concepts from a few of these that appeared to be most applicable to Jordan.

With the storage of campers and recreational vehicles currently being addressed within five sections of the Zoning Ordinance as well as within section 73 of the City Code, Foust proposed to simplify the code and address the topic within one area.

An additional definition for Recreational Vehicles (RVs) was proposed as "Snowmobiles, all-terrain vehicles, watercraft. Vehicles on a utility trailer are considered on RV." Regulations relating to the parking of RVs during seasonal use was presented along with other alternative regulations for RVs relating to setbacks versus vehicle length.

Police Chief, Bob Malz spoke and presented pictures that he had taken illustrating the issues and concerns that this matter brings up.

Chair Hafslund opened the public hearing for agenda item 4.0 A, Amendment to section 73.03 of the City Code at 6:48 p.m.

A petition was presented to the Planning Commission with over 200 signatures, requesting the city modify the Code to allow RVs over 21 feet in length.

Pat Atkins, of 915 Dakota Point, expressed his concern with safety issues and visibility in neighborhoods with Recreational Vehicles parked in driveways and in right-of-ways. He wishes the commission to consider making the proposed 12 feet setback to the curb line of the street greater. He proposed 15 feet as he measured 12.5 feet from the sidewalk to the curb line of the street on his block.

Marlin Brule, 810 Dakota Point, requested the Commission allow less than 12 feet from a RV to a curb line, suggesting 8 to 10 feet.

Stacy Brule, 810 Dakota Point, noted she was responsible for the petition. She shared she is a daycare owner, and she is very concerned about the safety of her children and her clients' children. She, as well as the parents of the children she provides care to do not feel recreational vehicles are posing safety issues.

Pete Ewals, 108 Hillside Drive, expressed that he wants to keep Jordan a competitive City and feels that the proposed language may be overly restrictive. He also indicated some people use recreational vehicles in the "off season." He uses ATVs in the winter and in the summer, so he wasn't sure about the seasonal use language. He noted limiting to one RV in a driveway, in his opinion, is too restrictive.

Nikki Tupy, 635 Lodge Drive, supported the amendment to the Code to remove the 21 foot RV length limit. She noted she believes that proposed 12 foot setback from the curb is excessive.

Randy Darling, 900 Firethorne Trail, expressed that this affects people and families all over town, he lives in Bridle Creek. He would like to the Commission to restrict RVs to less than 12 feet from the curb.

Pat Atkins, 915 Dakota Point, questioned why the City limits the height of fences in front yards and will allow RVs over 6 feet parked in the driveway.

Michelle Redlin, 895 Dakota Point pointed out that RVs are jacked up and you can see underneath them.

Randy Darling, 900 Firethorne Trail, noted that most RVs are not next to a corner lot. Driveways are farther from a corner and do not block traffic.

With no further comment Chair Hafslund closed the public hearing at 7:07 p.m.

The Planning Commission discussed the proposed regulations. It was the consensus that limiting residents to one RV in the driveway is too restrictive. Commissioner also discussed covenants and how they may be more restrictive than the City ordinance. It was noted the City does not enforce covenants.

Motion by Will, seconded by Marnoff to table action on the Amendment to City Code Section 73.03 in order to allow additional time to research other sections of the Code which regulate on-street parking to ensure consistency with proposed text, review the proposed 12' setback from the curbline and increase the number of RVs in the driveway. Motion carried 4-0.

B. Amendments to the following Sections of Chapter 11:

- **Section 11.21, RR Rural Residential Subd. 7 Design and Performance Standards T.;**
- **Section 11.22, R-1- Single Family Residential, Subd. 6 Design and Performance Standards R.**

- **Section 11.23 R-2 – Medium Density Single Family Residential, Subd. 6 Design and Performance Standards, P.**
- **Section 11.24 R-3 – Townhouse and Multiple Family Residential District Subd. 6 Design and Performance Standards, S.**
- **Section 11.25 R-4 – Multiple Family Residential District Subd. 6 Design and Performance Standards, AA.**

Chair Hafslund opened the public hearing for Agenda item 4.0 B, removal of language from Chapter 11 of the Zoning Ordinance relating to parking of RVs at 7:35 p.m.

With no comments from the public, Chair Hafslund closed the public hearing at 7:37 pm.

Motion by Marnoff, seconded by Will to table action on Amendments to Chapter 11, Sections 11.21, 11.22, 11.23, 11.24 and 11.25 relating to the parking of RVs in order to obtain further consider language for the amendment to City Code Section 73.03. Motion carried 4-0.

5.0 New Business

A. R-4 Zoning - Interpretation of Permitted Uses

Foust introduced the agenda item and referenced the letter from Mark Zeller included in the planning commission packet. The Cedar House is planning to construct a new facility and inquiring about the use of Lot 1, Block 1, Jordan Valley Addition. She explained the new facility will be used to provide rehabilitation/therapy services to children and adults, which would include daytime services without overnight care. Permitted uses that are somewhat similar include nursing homes, family day cares for 14 or fewer persons, group homes (state licensed residential facility) serving 16 or fewer persons and non-statutory group homes. She noted that the City Attorney has recommended a text amendment to allow out-patient facilities, with certain limitations and restrictions, as the proposed use is not specifically noted in the current ordinance.

Simon Zeller introduced himself and provided additional information on the services that Cedar House offers. He They currently have services in other cities and currently have had a facility in Jordan for 2 ½ years. They want to continue to provide out-patient mental health services to people in the area in a larger facility. He noted the Hope Avenue site is closer to the schools and would allow services to autistic children or Asperger's Syndrome.

Mark Zeller introduced himself to the Planning Commission. He noted the Cedar House would like to meet the requirements of the ordinance and therefore will apply for a code amendment. He noted the building is being designed to fit within the residential neighborhood on Hope Avenue.

Marv Deutech introduced himself as the builder for the proposed project and gave some details and site specifics. They are proposing the building to look like a twin home.

The Planning Commission discussed the state licensing requirements for the facility. Commissioners also asked staff to provide a map showing where else in the City the R-4 district exists. They discussed specifications, limitations and requirements such as state licensure, certain hours, number of people to be served at any one time and parking requirements. The Commission noted it would be beneficial to make contact with the Cities of Albert Lea, Faribault, Austin and Northfield where the Cedar House operates other facilities.

Motion by Marnoff, seconded by Will to call for public hearing at the July 10, 2012 meeting to accept input on an amendment to Section 11.25, Subdivision 2 to amend the permitted uses in the R-4 District to include out-patient mental health services. Motion carried 4-0.

6.0 Old Business.

There was no old business.

7.0 Planner's Report.

Emily Bodeker, Planning Intern, was introduced to the Commission. She began working for the City on May 9, 2012.

Foust reminded the commission of the Highway Commercial Design Standards Joint Workshop – Monday, July 30, 2012.

The August meeting date was rescheduled to Thursday, August 9, 2012 at 6:30 pm due to the Primary Election.

8.0 Commissioners' Reports.

There were no Commissioner reports.

9.0 Adjournment.

Member Flynn made a Motion, Will seconded, to adjourn the meeting at 8:16 p.m. The Motion was approved unanimously.

Respectfully Submitted,

Emily Bodeker, Planning Intern