



**City of Jordan
City Planning Commission
March 8, 2011**

Members Present: Rolf Hafslund; Council Representative Mayor Pete Ewals; Guy Beck; John Levar, Jeanne Marnoff.

Staff Present: Senior Planner Joe Janish; Planning Consultant, Joanne Foust, MDG Inc,

Others Present: Mervin Brenke, Jim Stang, Kathy Lopic, Ray Somey, Jerry Hartman, Mike Nevins, Kris Beuch, Roger Beuch, Julie Bischke, Heidi Lawrie, Dick Pauly, Thom Boncher

1.0 Call to Order.

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

2.0 Adopt Agenda.

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

3.0 Approval of Minutes.

A. January 31st, 2011 Meeting Minutes

Motion Watkins, seconded by Levar to approve the January 11, 2011 minutes with revisions. Motion approved 5-0-1 (Marnoff abstain).

B. February 8th, 2011 Meeting Minutes

Motion Levar, seconded by Beck to approve the February 8, 2011. Motion approved unanimously.

4.0 Public Hearings.

A. Tattoo Establishments in Highway Commercial (C3) and Downtown Commercial (C2)

Janish indicated the Jordan City Council had amended the licensing requirements for tattoo establishments, which requires the State of Minnesota to conduct the licensing process. During the amendment process it was noted that the City of Jordan does not have a specific zoning classification for this type of use.

Janish shared information related to surrounding communities (Shakopee, New Prague, Belle Plaine) and Stillwater. Stillwater was the only city out of five that did not regulate the use. The other communities typically allowed for the use within commercial zones either as permitted or as a conditional use permit.

Janish noted that the draft ordinance would potentially allow for Tattoo Establishments within the Highway Commercial District (C3) and Downtown Commercial (C2) District.

Chair Hafslund opened the hearing at 6:42 p.m.

Kathy Lopic, 102 Sawmill Road indicated she agreed with the two identified zoning districts, but would not like to see this use as a home occupation.

Chair Hafslund closed the hearing at 6:45 p.m.

Members discussed that the amendment would allow in the two districts and in previous discussion could not disclose reasons why the use could be required or should be required to have to meet certain conditions through a conditional use permit.

Members also discussed it would be appropriate to not allow for the use as a home occupation.

Motion Beck, seconded Marnoff to allow for Licensed Tattoo Establishments within the Highway Commercial (C3) and Downtown Commercial (C2) as proposed. Motion approved unanimously.

Motion Levar, seconded Beck to advertise for a future public hearing to prohibit Licensed or Unlicensed Tattoo Establishments as a home occupation. Motion approved unanimously.

5.0 New Business.

None.

6.0 Old Business.

A. Proposed Industrial Zoning District and Map Amendments

Joanne Foust noted the Planning Commission held a Public Hearing on February 8, 2011 to accept input on the proposed industrial zoning ordinances and the amended zoning map. Following closure of the hearing, the Commission tabled action in order to obtain additional input on some items.

Foust stated additional information was requested related to manufacturing presses in the I-2 District. Foust noted that the Health and Safety Executive on *Reducing Noise from CNC Punch Presses* identified a variety of factors that can affect the actual noise or decibel level generated from a press including but not limited to: age of the press, type and gauge of material being worked on, the tape of table mechanism, the layout of the plant, the mounting of the press, the use of acoustically treated chutes and work areas. Foust also stated that the most zoning ordinances reviewed do not specify the maximum ton rated capacity of hammers or presses, rather they reference state and federal noise regulations (e.g New Prague, Belle Plaine, Prior Lake, Savage and Shakopee).

A second item the Planning Commission requested information on was what type of facility could be accommodated on a half acre lot. Foust had a drawing that showed how a building could potentially be placed on the lot and still meet requirements.

Foust also reviewed two other requests by the Planning Commission which included removal of paper mills from the I-2, and modification relating to licensing requirements for Indoor Firing Ranges.

Members discussed perhaps having a hardwall system being required if presses would be used and would help to reduce the noise outside of the building and also meeting the requirements set by the state to help reduce potential sources of noise concerns. Members noted that options exist for smaller lots such as PUD's and it would not be necessary to decrease the minimum size.

Motion Levar, seconded Beck to approve the revised ordinance and map amendment to the City Council. Motion approved unanimously.

7.0 Planners Report.

None.

8.0 Commissioner Report.

Commissioner Beck indicated Commissioner Levar and Senior Planner Janish discussed the application process and in the near future would have a draft proposal in front of members for consideration. Some of the concepts that have been discussed include minimum requirements for a person to serve on the Planning Commission, how to make a positive and negative recommendation to the City Council, and ways to possibly rank applicants.

10.0 Adjournment.

Motion Marnoff, seconded Levar to adjourn the Planning Commission meeting at 8:14 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner