



**City of Jordan  
City Planning Commission  
May 12, 2009**

**Members Present:** Chair Terry Jeffery; Council Representative Jeanne Marnoff; Dawn Benko; Rob Mishica; John Watkins

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

**Others Present:** Mayor, Pete Ewals; Ray Sandey; Dan Schmidt Gen-Con/Grouse Construction

**1.0 Call to Order.**

*Chair Jeffery called the Planning Commission to order at 8:32 pm. Chair Jeffery noted this meeting is following a Workshop session that involved a Downtown Charrette to assist in developing Downtown Guidelines.*

**2.0 Adopt Agenda.**

Senior Planner Janish noted that staff would propose moving the PUD Public Hearing to after the Code amendment under section 4.

*Motion Marnoff seconded by Watkins to approve agenda as amended. Motion unanimously approved.*

**3.0 Approval of Minutes.**

*Motion Watkins, seconded by Mishica to approve the April 14, 2009 minutes. Motion unanimously approved.*

**4.0 Public Hearings.**

**A. Code Amendment – Interim Use Permit to Operate a Rental Center in Industrial Zoned Properties.**

Senior Planner Janish indicated the City of Jordan had received a request from Mr. Dan Schmidt. He is proposing to allow for a rental business within an Industrial zoned property late last year. The applicant, after considering the comments from the Planning Commission at that time, is now requesting the City Council and Planning Commission to consider amending the City Code to allow for a rental center in Industrial zoned property as an Interim Use Permit (IUP). With an amendment to the ordinance the rental business would be able to

operate within industrial zoned property within the city if a public hearing is held and an IUP is issued by the City of Jordan.

Mr. Janish noted the purpose of the Industrial District is defined in Chapter 11 Sec. 11.41; Subd. 1; as: "This district is established to allow and preserve areas in the City for manufacturing, processing, assembly and fabrication, storage and warehousing and other industrial uses and to allow certain retail and service business."

Based off of the information that staff found the proposed ordinance included language that noted:

- The use would be allowed with an interim use permit if granted by the City of Jordan.
- An area limit of 15 % (fifteen percent) of the gross land area is utilized for rental equipment sale and display.
- Screened from abutting Residential. Outside sales areas shall be screened from view of abutting residential uses.
- Surfacing. Sales/rental area shall be surfaced with asphalt or concrete to control dust, mud and to provide clean and usable surface.
- Parking. The display area shall not interfere with or reduce the number of parking stalls required.
- Materials for rent shall be displayed in an orderly manner and shall not constitute junk as defined by ordinance.
- An end date is provided.

*Chair Jeffery opened the Public Hearing at 8:25 pm.*

Ray Sandey noted that currently the City Code does not allow for Rental Centers and this could help property owners put a productive use on their property.

Dan Schmidt indicated that he is still looking at trying to operate a rental center within his specific site.

*Chair Jeffery closed the Public Hearing at 8:27 p.m.*

Commissioner Mishica noted he is concerned about the actual location the applicant will be proposing, and does not believe he can support the code amendment at this time.

Senior Planner Janish noted that issues about the site specific questions would be addressed at the time of a specific application is brought forward. Mr. Janish also noted that once a specific site is seeking an IUP individuals within 350 feet are notified and a Public Hearing is held to hear from those residents and others who may have concerns or may support the project.

*Motion Marnoff, seconded by Watkins to make a positive recommendation to the Jordan City Council on the proposed ordinance amendment. Motion approved 4 to 1 (Mishica).*

## B. PUD Ordinance amendment

Joanne Foust of Municipal Development Group, Inc., provided a power point presentation on the proposed changes to the current Planned Unit Development (PUD) Ordinance. Foust noted the Metropolitan Council had recommendations during their review of the 2030

Comprehensive Plan indicating the City of Jordan should consider provisions for density credits for areas dedicated by the developer which have been identified in the Comprehensive Plan as beneficial to retain in a conservation easement due to steep slopes, wooded areas and/or environmentally sensitive areas. Foust also noted the current ordinance appears to be limited since it is not applicable to mixed use districts, does not specify the specific data requirements or processes or include provisions for expiration of and/or amendments to PUDs.

The discussion included defining a new purpose statement for the proposed ordinance to allow for more flexibility. The proposed ordinance would create four types of PUD's including: Planned Residential District (PRD), Planned Commercial District (PCD), Planned Industrial District (PID) and a Planned Mixed-Use District (PMD). The proposed ordinance is designed to use the underlying zoning district, with a PUD overlay.

The new ordinance would include the general requirements, process, data requirements, and the process for amendments.

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

No comments were provided.

*Chair Jeffery closed the Public Hearing at 8:46 p.m.*

Commissioners discussed that the time requirement may also want to take into consideration of road restrictions.

*Motion Mishica, seconded by Benko, to make a positive recommendation to the Jordan City Council with suggestions added to the ordinance. Motion unanimously approved.*

**5.0 New Business.**

None.

**6.0 Old Business.**

None.

**7.0 Planners Report.**

None.

**8.0 Commissioner Report.**

Mishica questioned when the sign ordinance amendment discussion would continue. Janish indicated it is intended to continue soon.

**9.0 Adjournment.**

*Motion, Benko seconded Watkins to adjourn the Planning Commission meeting at 9:09 p.m. Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner