



**City of Jordan  
City Planning Commission  
Regular Meeting November 13, 2012**

**Members present:** Rolf Hafslund, Tom Sand, Jeff Will, Gene Flynn, Sally Schultz, Jeanne Marnoff

**Staff present:** Corrin Wendell, Senior Planner, Emily Bodeker, Planning Intern and Joanne Foust, Consulting Planner

**Others Present:** Thom Boncher, Francis Schof, Cy Wolf, Pam Beckius, Connie Hennen, Jeff, Hovland, Troy Mahoney, Annette Chlan, Sue Malz, Sue Zahler, Ken Warras, Maureen Carlson, Angela Webb Bauer, and Shari Schmit.

**1.0 Call to Order**

*Chair Hafslund called the meeting of the Planning Commission to order at 6:32.*

**2.0 Adopt Agenda.**

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

**3.0 Approval of Minutes.**

*Motion by Schultz seconded by Flynn to approve the October 9, 2012 meeting minutes, the motion passed 6-0.*

**4.0 Public Hearings**

**A. Chapter 11 Zoning Map Amendment to C-2 District- Comprehensive Plan Implementation**

Senior Planner, Wendell, introduced this public hearing and provided some background. According to state statute the zoning ordinance has to be brought to conformance with the comprehensive plan. The City Adopted the 2008 Comprehensive plan in 2009 and in that plan the parcel located at 210 Broadway St. N (also known as 215 Broadway St. N) and currently zoned as R-2 Medium family residential was guided to be zoned as C-2. Staff recommends that the Planning Commission make a recommendation to City Council to rezone this parcel to C-2, otherwise propose to make an amendment to the Comprehensive Plan.

*Chair Hafslund opened the public hearing at 6:39.*

Kathy Lopic, Asked if this parcel was already rezoned to C-2.

The planning Commission explained that in the Comprehensive Plan update that it was guided to be rezoned to C-2, not formally rezoned.

Lopic also asked if it is mandatory for the City to come in compliance with the Comprehensive Plan, and when compliance is required.

Consulting Planner, Foust, explained that the Comprehensive Plan plans up to the year 2030 but it is explained under state statute that Jordan has to bring its zoning map into compliance.

Ken Warras, asked if the church were to tear down the existing building on the property if it could be repaved and used as a parking lot.

Wendell explained that the church could repave the parking lot that currently exists but could not expand the parking area. Parking is not a permitted use in the C-2 or the R-2 zoned so the lot needs to have a principle structure.

Commissioners also explained that the EDA is looking at doing a Downtown Master Plan starting at the beginning of the year and parking needs downtown may be addressed.

An unidentified audience member asked what the parcel is currently zoned, R-2 or C-2.

Commissioners answered that the lot is currently zoned as R-2

Thom Boncher, 113 Marlane Circle, Asked if a garage is on a property and everything else is torn down, does that garage qualify as a primary structure, Or, if there something in the code that has something to do with size of the structure and how many parking spaces are allowed.

The commissioners answered that no a garage does not qualify as a primary structure, it is considered a accessory use in both districts. Staff also explained that there isn't anything in the code for C-2 zone that has to do with the size of the primary structure and the number of parking spaces allowed or required.

The Planning Commission asked the audience members that were in attendance on behalf of the church if there were any current plans to tear down the building.

Pam Beckius answered that they do not have any formal plans in the works. They have received bids for the cost of tearing down the building but no plans as of now, possibly parking in the future.

Commissioner Will asked if a parking lot could be an accessory use to the main Church building across the street. Commissioners answered no, probably not because there are two separate PID numbers.

Jeff Hovland, 6501 218<sup>th</sup> St, asked if there would be additional regulations with the new rezone, with aesthetics and appearance.

Staff answered no, there would not need to be any changes to the building unless the property was redeveloped.

Cy Wolf, 4226 West Country Trail, Asked the Commissioners if they took the school down, they could not replace it with a parking lot? Will a parking lot ever be listed as a permitted use?

Chair Hafslund answered that maybe somewhere in the future, but to remember if that was a permitted use, there could be a parking lot every lot downtown.

Wendell also added that a parking lot could be possibly added to permitted uses with a text amendment or added with a conditional use permit.

The Planning Commission suggested waiting until the downtown master plan is complete, then if the parking needs of the church are not met then to take action.

Thom Boncher asked if the Planning Commission suggests the Church does nothing in regards to tonight's item.

Tom Sand answered no.

Boncher then asked Foust what force does the Planning Commission have, Law or Recommendations?

Foust answered they make recommendations.

Boncher stated to the crowd, get the answer you get in writing.

Pam Beckius asked how the Church can get involved in the Downtown Master Plan process?

Staff answered that it is still in the beginning stage but there will be opportunities to get involved.

*Chair Hafslund closed the public hearing at 7:16pm.*

Commissioner Marnoff asked if the church can combine both lots with the road going through them?

Foust answered that she would have to check with the County Recorder's office.

*Motion Will second Sand to rezone the parcel at 210/215 Broadway Street N to C-2, Central Business District. Will all in favor the motion passed 6-0.*

### **B. C-3 Zoning Text Amendment: Indoor Physical Recreation and Educational Facilities**

Wendell explained that staff received an application for a Zoning Text Amendment from Angela Bauer to expand the C-3 Highway Commercial District to allow for Indoor Physical Recreation and Educational Facilities. Her use is currently allowed C-2, Central Business District but would like to move to a larger building located at 200 Eldorado Drive within the C-3 District.

*Chair Hafslund opened the public hearing at 7:25 with no public comment the public hearing closed at 7:26.*

Angela Bauer, the applicant, introduced herself and explained that there is a purchaser buying the building and the lot. She is not the buyer.

*Motion Will second Shultz to recommend the text amendment in the C-3 District to include the use, Indoor Physical Recreation and Educational Facilities including items A. bowling alleys, B. dance studios, C. fitness centers and gyms, D. martial arts. With all in favor the motion passed 6-0. The Planning Commission thanked Bauer for relocating her business in Jordan.*

## **5.0 New Business**

### **A. Comprehensive Plan Amendment Discussion**

Wendell introduced this agenda item. At a meeting earlier this year the Planning Commission reviewed parcels which were proposed to be rezoned to C-2, Central Business District, according

to the Comprehensive Plan. At that time the Commission also discussed the possible rezoning of the parcels at 102 Water Street to C-2. These parcels were not proposed to change from their residential zoning status in the Comp Plan, therefore a Comprehensive Plan amendment would be required to re-guide and subsequently rezone the parcels.

Maureen Carlson, owner of the parcels, gave some background of the parcels. At one time the building was a Saloon. The building had three apartments when they purchased it and they don't have any intention, but they would like to be able to sell the building with apartments.

Commissioner Will asked Carlson what her thoughts on the rezone were.

She explained that she believed C-2 fits her property's use better.

Commissioners explained that in the C-2 district you are able to have apartments on the second floor of the structure.

Wendell stated she would bring information on the shoreland ordinance to a future meeting.

Overall Commissioners felt that C-2, Central Business District is a better use for the parcel.

## **B. Planning Commission Terms**

Bodeker explained that in December 2012 the terms of Commission members Sand, Will, and a vacancy will expire and need to be filled. She explained that the process of interviews and applications are included in the memo. Staff also asked that commissioners comment on the description of a planning commissioner because staff intends to use that information to advertise openings. Openings will be included on the public access channel, the Jordan Independent, and the City website.

Commissioner Will asked if residents of adjoining townships were able to serve on the Planning Commission. Staff answered that they would look into it to make sure. Commissioners also asked if Commissioners served until their spots were filled, and staff said they would look into that as well.

## **C. Committee for Downtown Master Plan**

Wendell went through the packet memo from Ed Shukle, City Administrator. The EDA has recommended to City Council that a downtown master planning effort be undertaken in 2013. The purpose of this effort is to create a document that examines the downtown area as it is today and what stakeholders see the downtown to look like in the future.

The EDA and Planning Commission will serve as the oversight committee with a subcommittee of three members from the EDA and three members from the Planning Commission and City Staff. The Planning Commission is asked to appoint three members of the commission to serve on the subcommittee.

Gene Flynn, Tom Sand, Rolf Hafslund, and Sally Schultz all volunteered for the subcommittee. Staff told them that they would be contacted with additional information on meeting times and dates.

## **6.0 Old Business**

### **A. Highway Commercial Design Guidelines**

Wendell went through the newest draft of the Highway Commercial Design Standards. She also went through different aspects of design guidelines from Bloomington, Eden Prairie and Burnsville and how those guidelines address building height and window coverage. Wendell showed the Commission a chart that was added onto the end of the design guidelines that outline the design guidelines that are relevant to HWY 21 and HWY 169.

Wendell explained the other cities sections on windows and suggested keeping the window requirement in the HWY 21 Highway Commercial areas and in the window section of the design guidelines to put wording to suggest size and placement of windows shall be pedestrian friendly.

Wendell also went through the height sections of the other design guidelines and explained that Bloomington has a minimum height of two stories and Eden Prairie has nothing specific but that buildings need variations. She explained that staff believes that an acceptable height for both HWY 169 and HWY 21 is 1.5 stories.

The Planning Commission hopes to get feedback from the EDA on the design guidelines and the pictures that are included within the document for the December draft.

## **7.0 Planner's Report.**

The next regular meeting is scheduled for Tuesday, December 11<sup>th</sup>, 2012.

## **8.0 City Council Member Update**

City Council Liaison, Shultz said that right now they are working on soliciting ideas for the \$150,000 donation. Right now there are multiple ideas, one of them being a footbridge.

## **9.0 Commissioner Member Report**

Commissioner Sand wanted to ask staff about a flashing LED sign located downtown. Staff told him they would look into the matter.

Chair Hafslund stated that there has been a lot of progress on the Clinic and the Library, and it is coming along nicely. He also stated that since the passing of the sign ordinance he has noticed one temporary sign gone.

## **10.0 Adjournment**

*Member Sand made a Motion, Marnoff seconded, to adjourn the meeting at 8:45 p.m. The Motion was approved unanimously.*

Respectfully Submitted,  
Emily Bodeker, Planning Intern