

**Minutes of the November 23, 2010 Jordan Planning Commission/CGO Meeting  
6:30 p.m. Jordan City Hall**

**Members Present:** Rolf Hafslund, Guy Beck, John Watkins, Jeanne Marnoff

**Staff Present:** City Planner Joe Janish,

**Others Present:** Mick Montag, Pete Ewals, Thom Boncher

**1.0 Call to Order.**

Chair Hafslund called the meeting to order at 6:33 p.m.

**2. Adopt Agenda**

Moved by Watkins, seconded by Beck to approve the agenda as printed. Motion carried 4-0.

**3.0 Public Hearing –**

A. Rezone Request-Oak Terrace Senior Housing of Jordan

Janish noted that as discussed previously in order for this development to occur a rezone of the property is necessary. The Planning Commission reviewed plans for the project over the last two meetings and have so far been supportive of the plans and project with contingencies. Janish noted the rezone request would consist of zoning the property to R-4 Multiple Family Residential with a Planned Residential Development (PUD) overlay. The overlay would allow for two deviations from code related to site coverage allowing for 33% vs. 30% and 45 parking stalls vs 51.

Janish noted that a draft ordinance is provided for the Planning Commission which staff is recommending the following conditions: Annexation occurs, and the Comprehensive Plan is approved. Janish did also state that the it was his understanding that the City of Jordan heard today that the State of Minnesota approved the annexation request and will be filed in the next day or two making the action official.

Chair Hafslund opened the public hearing at 6:38 p.m.

Thom Boncher, 113 Marlane Circle, questioned how it is possible to zone property that may not be within city limits.

Janish noted that the rezone is contingent upon the annexation so if the annexation does not occur the rezone would not occur, however if annexation occurs then the property becomes zoned as request if approved by the City of Jordan.

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

Marnoff questioned if the PUD allows for 33% site coverage, would the developer have to come forward and request a change in the PUD for the future additions. Janish noted that would be true. The Developer would have to go through the amendment process for future additions and would also need to go through the site planning process.

*Motion Beck, seconded Watkins, to recommend approval of the rezoning request contingent upon the approval of the annexation and Comprehensive Plan Amendment. Motion approved 4-0.*

**10.0 Adjournment.**

Moved by Watkins, seconded by Marnoff to adjourn the meeting at 7:10 p.m. Motion carried 4-0.

Respectfully submitted,

Joe Janish

Senior Planner