



**City of Jordan
City Planning Commission
Special Meeting
November 29, 2011**

Members Present: Rolf Hafslund; Council Representative Mayor Pete Ewals; Tom Sand, Jeanne Marnoff, Jeff Will

Staff Present: Joe Janish, Senior Planner, Annette Margarit, City Attorney

Others Present: Kathy Lopic, Ray Sandey, Thom Boncher, Nancy Murray, Jim Fink, Margaret Fink, Laura Krenz, Shane Wolf, ElRoy Wolf, and others that did not sign in.

1.0 Call to Order.

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

2.0 Adopt Agenda.

Motion Sand, seconded Marnoff to approve the agenda as presented.

3.0 Public Hearings.

A. Consider Code Amendment to allow for Auto Sales within a Structure and off street parking within a structure in the Central Business District (C2)

Janish noted that Mr. ElRoy Wolf purchased a building in the Jordan Downtown. This building would be recognized as the former “Wolf Cabinets” building. Mr. Wolf would like to operate an AutoBrokers License business from the site and also have the availability to store items with wheels on them such as trailers, boats, motorcycles, and vehicles.

Janish noted that two versions of the ordinance had been included in the packet for the Planning Commission to review. One would allow for the uses as permitted and the other would fall under the Conditional Use Permit category.

Janish noted research that Planning Intern Kerry conducted along with providing a copy of a CUP from Belle Plaine, which staff thought might fall into a similar category. However the company in Belle Plaine does auto body restoration and Janish noted that the applicant is not proposing to conduct any auto body work.

Shane Wolf spoke on behalf of Mr. Wolf and noted that the intent is in order to operate an Auto Brokers License; City Code has to allow for auto sales within the zoning. The intent would be to search out and purchase vehicles for individuals and on occasion purchase vehicles and store them

within the structure. No intent is to have vehicles on the public roadway with advertising that they are for sale. Mr. Wolf noted that no auto body repair would be done on the vehicles and only detailing would occur of some of the vehicles.

Chair Hafslund opened the hearing at 6:43pm.

Thom Boncher, 113 Marlane Circle. Questioned if any painting or auto body work would be done. The applicant indicated no.

Margaret Fink, 204 1st Street. Questioned what detailing includes. The applicant noted that detailing would include vacuuming, cleaning, and waxing the vehicle. It would not include painting of vehicles, the applicant expressed no interest in the installation of a paint booth.

Thom Boncher, 113 Marlane Circle. Questioned the Planning Commission on why spend the time and effort on the Community Growth Options Program when the code continues to be changed.

Shane Wolf, applicants representative, noted he had done some research prior to the purchase, however did not contact the City of Jordan prior to the purchase of the property.

Kathy Lopic, 102 Sawmill Road. Questioned the maximum capacity of the building with storing vehicles. The applicant replied that taking out square footage of the office space and an area that has a basement, maximum vehicles that could be stored would be around 37 vehicles. Lopic noted that the Planning Commission is only hearing the applicants intent and what if the applicant changes their intent.

Nancy Murray, 112 Hillside Drive. Questioned why paper was over the windows of the building. The applicant noted that they have some tools in the building while they are working and do not want to encourage individuals to potentially take them.

Jim Fink, 204 1st Street. Began to speak with his back to the Planning Commission. Chair Hafslund gavelled Mr. Fink and asked him to direct his comments to the Commission. Mr. Fink walked away from the podium and Chair Hafslund questioned if Mr. Fink had any questions.

Margaret Fink, 204 1st Street. Questioned if the building would be limited to a percentage for automotive repairs.

Chair Hafslund closed the hearing at 7:05 pm.

Janish noted under the current ordinance individuals would be able to operate a auto repair which would be limited to certain items and prevent them from conducting “major” repairs such as tire capping and engine rebuilding.

Commissioners discussed if striping would be needed in order to prevent individuals from parking in front of the doors, warning signs for vehicles exiting or entering the structure, curb cuts, additional lighting, and floor drains.

Members also discussed the difference between a CUP and permitted uses. Noting that a CUP can be viewed as more restrictive to business.

Janish noted that the Planning Commission could insert language to limit the number of uses either through the CUP or permitted ordinance by having a requirement that overhead doors need to be present on a certain date such as tonight’s date.

Chair Hafslund noted that the Downtown area used to have car dealerships in the area, and this would not deviate from the historical downtown due to the former dealerships. Hafslund also questioned if the Fire Department had concerns with this type of use. Janish noted he did not formally ask the Fire Department however the Fire Department could be asked, and would have a chance to review the building plans.

Ewals noted he didn't think the proposed amendment really fit in the downtown zoning.

Motion Marnoff, seconded Will to make a positive recommendation to the Jordan City Council with the additional requirements that an overhead door existed prior to November 29th, 2011, and property safety features are installed in order to provide pedestrian notification that vehicles may be leaving the building. Motion Passed, Ewals opposed.

B. Consider Preliminary Plat (Replat) Approval of Hometown Bank Addition (continued from Nov 9th)

Janish stated when Hometown Bank was purchased it was discovered that the canopy for the drive thru had a section located within MNDOT's ROW. The two banks had been working with MNDOT in order to obtain the property around the canopy in order to provide a "clean" title to the property. This has been completed.

The proposed plat would clean up the title work on the property and provide easements for City Utilities. During review of the plat and as built, Public Works noted that an easement should be provided for the sanitary sewer near Sand Creek. Janish stated that the applicant indicated that they would provide the easement and revise the drawings for the final mylar.

City Attorney Margarit, provided additional detail on the property and noted that staff is supportive of the replat.

Chair Hafslund opened the hearing at 7:36 pm.

Janish noted an individual in the area had concerns with the gravel roadway and wanted to be certain that it would remain. Janish stated that the plat would provide a temporary easement over the gravel road for the property owners that use it.

Chair Hafslund closed the hearing at 7:40pm

Motion Ewals, second Marnoff to recommend approval of the plat to the City Council. Motion passed unanimously.

4.0 Adjournment.

Motion Ewals, seconded Will to adjourn the Planning Commission meeting at 7:45 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner