

**Minutes of the November 9, 2010 Jordan Planning Commission/CGO Meeting  
6:30 p.m. Jordan City Hall**

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

**Staff Present:** City Planner Joe Janish, Planning Consultant Joanne Foust of MDG, Inc. Tim Loose City Engineer

**Others Present:** Liz Boyer, 1000 Friends of Minnesota, Mick Montag, Nina Kennedy, Pete Ewals

**1.0 Call to Order.**

Chair Hafslund called the meeting to order at 6:31 p.m.

**2. Adopt Agenda**

Moved by Watkins, seconded by Beck to approve the agenda as printed. Motion carried 5-0.

**3.0 Minutes.**

Moved by Levar, seconded by Beck to approve the minutes of the October 12, 2010 meeting as presented. Motion carried 5-0.

**4.0 Community Growth Options (CGO) Discussion – Industrial Zoning Classification –** (This item occurred after the Public Hearing for the Comp Plan Amendment.)

Joanne Foust presented a power point on the highlights of the Industrial Zoning classification up to this point and reviewed a draft redlined proposal of the ordinance.

Members discussed potential maximum coverage's on the property, outside storage, drive over curb vs. highback curb, members also reviewed the zoning map and looked for areas to have the division between the two zoning classifications. Discussions occurred related to landscape requirements and the Planning Commission reviewed two concept plans.

Foust noted the concept plans did not necessarily work and only provided to show how it does not work. Some of the items noted included the amount of the parking seems high, truck turning would be difficult on the proposals and the Planning Commission discussed some possible remedies to allow for the lots of this nature to be developed.

**5.0 Public Hearings**

A. Comprehensive Plan Amendment Oak Terrace Senior Housing of Jordan.

Planner Janish noted that as part of the development process for Oak Terrace Senior Housing of Jordan a Comprehensive Plan Amendment is needed. This amendment would serve the purpose of putting the proposed development area within the future city limits of Jordan and also provide a guided zoning designation of High Density Residential. Janish noted the amendment form that would be submitted to the Metropolitan Council includes information related to the project including an overview on how utilities would be provided to the property. The Comprehensive Plan Amendment form also includes information related to project location, if trail connections are provided, and compares pre and post amendment flows for sewer and traffic forecasts.

Janish noted the project itself would consist of 56 beds within 51 units on approximately 4 acres netting a density of 12.75 per acre. Janish also noted that Scott County has already signed off on the amendment and had some questions on to what St. Lawrence Township had thought about

the developments storm water and taxation reimbursement. Janish indicated he had provided a letter that was submitted by St. Lawrence Township during the annexation process which noted the Townships comments about the development and Scott County then emailed a response with no objections to the Comprehensive Plan Amendment.

Chair Hafslund opened the Public Hearing at 6:40 p.m.

No comments provided by the public.

Chair Hafslund closed the Public Hearing at 6:41 p.m.

Commissioners discussed future potential commercial and higher density development in the area and noted at a later date this should be looked into.

*Moved by Levar, seconded by Beck to recommend submittal of the Comprehensive Plan Amendment to the Metropolitan Council with the following contingencies: Annexation occurs and Metropolitan Council approval. Motion carried 5-0.*

## **6.0 New Business**

### **A. Downtown Design Grant Program – Tree Of Life Church**

Senior Planner Janish indicated that Tree of Life Church has submitted an application for the Downtown Design Grant Program. The application includes modifications to the exterior of the building such as stone work, stucco, new doors, windows, framing materials and cornice. Members of the Planning Commission reviewed the application and noted it may be appropriate to make a few modifications to the exterior and would like the applicant to come back with color samples.

*Moved by Levar, seconded by Watkins to table the application review with direction to the applicant to provide colored elevations, sample materials of the stone, and brick and also to provide additional specifications on the windows and doors. Motion approved 5-0.*

### **B. Resolution Supporting TIF for Oak Terrace Senior Housing of Jordan**

Janish indicated the Planning Commission originally reviewed the Oak Terrace Senior Housing of Jordan project on November 2, 2010. At that time the Planning Commission approved the preliminary plat and preliminary PUD plans. Janish noted the Planning Commission made a favorable recommendation to the City Council on the Comprehensive Plan amendment which would make the project consistent once final adoption is in place. As part of the Tax Increment Financing (TIF) process it is required that the Planning Commission indicate that the project is consistent with the Comprehensive Plan.

*Moved Levar, seconded Beck to support that the project would be consistent with the Comprehensive Plan once approved by the Metropolitan Council, and supportive of the resolution indicating so. Motion approved 5-0.*

### **C. Interview**

Planning Commissioners interviewed an applicant for a vacant position on the Planning Commission. After the interview members noted that it may be more appropriate to attempt to obtain a member with complimentary skill sets and/or experience. Members also indicated that the applicant seemed hesitant to provide some answers during the interview.

*Motion Levar, seconded Beck to not recommend appointment of the interviewee to the Planning Commission and to wait for additional applications. Motion approved 5-0.*

## **7.0 Old Business**

### **A. Final Plat – Oak Terrace Senior Housing of Jordan**

Janish provided a highlight of the changes from the last review of the Preliminary Plat which included the following:

The Planning Commission approved the Comprehensive Plan amendment so the plat would become consistent with the Comprehensive Plan. The Developer revised the plans to include the additional right-of-way for the roadway.

*Motion Beck, seconded Marnoff to approve the final plat contingent upon: rezoning of the property, City Engineer approval, Park Land Dedication is received, developer provides appropriate easement for the trail along Aberdeen, developer agrees to later install the trail along Beaumont Boulevard, a development agreement is agreed upon, Scott County reviews the plat and signs off on it, the City Attorney reviews the title opinion. Motion approved 5-0.*

### **B. Final PUD Plan – Oak Terrace Senior Housing of Jordan**

Janish noted a few changes from the Preliminary approval of the PUD plan that the developer has made including:

The developer has increased the amount of brick on the property to meet the minimum requirements. The property is now proposing one access point instead of two for access which also could align with a possible entrance into the elementary school. The developer shifted the storm water ponds further west and also provided a fence to potentially deter individuals from getting close to the ponds.

*Motion Levar, seconded Beck to approve the Final PUD Plans with the contingencies identified in the draft resolution that included: rezoning, emergency access, building setbacks, front yard surfacing, usable open space, boulevard sodding and street trees, utilities, off-street parking was modified to include 45 parking stalls and to be addressed at time of rezoning, landscape, signage, engineer approval, and a PUD agreement is entered into. Motion approved 5-0.*

## **8.0 Planners Report.**

Janish noted the Park and Recreation Commission is in process of the Master Park and Trail Plan and noted that Planning Commissioners are welcome to attend the meeting and listen in to the discussions.

## **9.0 Commissioner Reports.**

None.

## **10.0 Adjournment.**

Moved by Levar, seconded by Watkins to adjourn the meeting at 11:25 p.m. Motion carried 5-0.

Respectfully submitted,

Joe Janish

Senior Planner