



**City of Jordan
City Planning Commission
October 11, 2011**

Members Present: Chairman Rolf Hafslund; Council Representative Mayor Pete Ewals; Jeanne Marnoff, John Watkins

Staff Present: Senior Planner Joe Janish, Planning Intern Isaac Kerry

Others Present: Kathy Lopic, Jim Pensyl, Gene Flynn, Jeffrey Will, Michelle Bisek, Lou Pearson, Kitty Burton, Mike Nevins, Ray Sandy, Dennis and Shannon Schmidt, Liz Theleman

1.0 Call to Order.

Chair Hafslund called the Planning Commission to order at 6:30 pm.

2.0 Adopt Agenda.

Motion Marnoff seconded by Watkins to approve agenda. Motion unanimously approved.

3.0 Approval of Minutes.

A. September 13, 2011 Minutes

Ewals wanted his statement changed in section 4.0(a) to read “long” instead of “short.”

Motion Marnoff, seconded by Ewals to approve the September 13, 2011 minutes with one change. Motion approved unanimously.

B. September 27, 2011 Special Meeting Minutes

Motion Watkins, seconded by Ewals, to approve September 27, 2011 minutes. Motion approved unanimously.

4.0 Public Hearings.

A. Consider Amending Funeral Home to be a Conditional Use Permit in Highway Commercial (C3) Zones.

Janish presented research into how neighboring communities have structured their ordinances concerning Funeral Homes in Highway Commercial Zones. Several communities allow them as permitted uses, while others opt for requiring a conditional use permit. Janish stated that the main reason for making a use require a conditional use permit would be to give the city more oversight over proposed site plans and potential place conditions on that particular use.

Ewals stated that he felt the increased traffic that would come with a funeral home would be a good reason for the city to require a conditional use permit in order for the city to ensure adequate parking was present and that the plans would not be overly disruptive to local traffic.

Hafslund opened the hearing to public comment.

Thom Boncher. Stated that he was concerned about getting too many crematoriums in town. Hafslund stated that funeral homes were already a permitted use, this change would not make it easier to establish one, but would require additional review by the City.

Jim Pensyl. Asked if the conditions on which the city could issue the permit were set, or if they would change every time. Hafslund stated the conditions are set in the current ordinance for other zones and that the Highway Commercial zone would mirror these conditions, and potentially allow for additional conditions if the related to the proposal.

Michelle Besik. Asked what the point of this change was? Stated that the city seemed to be making a change to make it harder to open a funeral home in this area. Hafslund stated that funeral homes are currently conditional in other zones and this would bring the Highway Commercial zone into line with them.

Kathy Lopic. Asked if it was unusual to have no areas in town in which funeral homes are permitted uses. Janish stated that every city does things differently and this is not overly unusual.

Chair Hafslund closed public comments at 6:58 p.m.

Watkins asked the commission how this issue came up. Ewals stated that funeral homes were a major generator of traffic and he had suggested at the last meeting of the Planning Commission that it would be worth examining changing to a conditional use in the Highway Commercial zone.

Watkins stated that he felt the proposed change made sense due to traffic concerns and the fact that funeral homes were conditional uses in other zones, and this amendment would provide consistency.

Motion Watkins, second Marnoff, to recommend to the city council an amendment to the Highway Commercial zone ordinance changing funeral homes from a permitted use to a conditional use. Motion passed unanimously.

5.0 New Business.

A. Interviews: 4 Applicants

Janish stated that the four applicants for the two open Planning Commission seats were contacted and that one applicant, Tom Sand, was unable to attend.

Ewals asked Janish what direction the council had given the commission on this subject. Janish stated that the council had directed the commission to reinterview applicants and not allow the public to speak.

Members indicated that the commission should interview the three candidates present and make a decision about their course of action afterwards.

Thom Boncher, asked if the audience could submit written questions to the candidates. Hafslund declined to allow this.

The Planning Commission interviewed Gene Flynn, Jim Pensyl, and Jeffrey Will.

The commission discussed filling one of the seats with one of the three applicants interviewed and waiting to fill the other until the fourth could be spoken to, or waiting to fill any of the seats until all applicants had been interviewed.

Ewals indicated the City Council may want a preference for filling one of the seats immediately and waiting to fill the other until the final applicant to be interviewed. After some deliberation, it was decided to wait until all applicants were interviewed and then fill both seats.

B. Highway Commercial Lot Requirement Discussion

Janish detailed the different options available to the commission in regards to the ongoing request to split a lot at 210 Eldorado Drive. The main options he described were keeping the ordinance the same, reducing the lot width requirements, developing a matrix for lot requirements, and allowing for a one time split.

Ewals stated his biggest concern with this issue was truck turn width and allowing multiple driveways per lot and the impact that could be caused by narrow widths.

Marnoff asked how many lots would be affected by the proposed changes. Janish stated he would research this.

Janish stated he would look into the feasibility of requiring shared driveways for smaller lots and examine how the topography of the area would affect the proposed changes.

6.0 Old Business.

None.

7.0 Planners Report.

Janish stated he would look into whether or not the next meeting of the Commission, scheduled for November 8th, would be able to be held due to school board elections. Members indicated due to the possible schedule load, if the meeting had to start at 8 p.m. members would prefer to meet on Wednesday at 6:30 p.m.

8.0 Commissioner Report.

Ewals commented that Scott County is going to have a scoping meeting about the EIS for the possible gravel pit operations to the northeast of city limits along Valleyview Drive.

Ewals questioned if members of the Planning Commission had received a letter from Jim Holle. Chair Hafslund noted that he did and others agreed. Members of the Planning Commission indicated that the City needs to start work on the sign ordinance in the near future. Janish indicated that he has a meeting with Joanne Foust in the next few days about rewriting the sign ordinance.

9.0 Adjournment.

Motion Watkins, seconded Marnoff to adjourn the Planning Commission meeting at 8:34 p.m. Motion unanimously approved.

Respectfully submitted,

Isaac Kerry
Planning Intern