

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
October 10, 2017**

Present: Tom Sand, Sally Schultz, Jeff Will, Jane Bohlman, Robert Whipps

Absent: Toni Walsh

Also Present: Lucinda Meyers Planner, Kathleen Hammer, Planner/ Community Development Specialist, Jane Kansier, Senior Planner, Bolton and Menk, City Engineer Tim Loose, Bolton and Menk

1.0 CALL TO ORDER

6:30 p.m.

2.0 APPROVE AGENDA

Move agenda 4.0 C to 4.0 A. Motion Schultz second Bohlman to approve agenda. Motion Approved. Vote all ayes.

3.0 APPROVAL OF MINUTES

A. September 12, 2017

Motion Bohlman second Whipps to approve September minutes. Motion approved. Vote all ayes.

4.0 NEW BUSINESS

4.0 A. - Stonebridge 3rd Addition

Senior Planner, Jane Kaniser of Bolton and Menk presented Steve Hentges of S.M. Hentges and Sons request for preliminary plat and Planned Unit Development called Stonebridge 3rd Addition.

Commissioner Will asked Jane Kansier if Scott County is aware of the intent to close Stonebridge Way. Kansier stated that the County will become aware of this issue and Staff feels the County can be convinced of maintaining the access until the property to the south is developed. Once the property to the south is developed, another access will be provided.

Robert Whipps asked if WAC and SAC will be paid up front. Kansier stated that the WAC and SAC fees will likely be included in the Development Agreement as part of the final plat approval.

Planning Commission Chair, Tom Sand opened the public hearing at 6:53 p.m. Jeff Peters, 824 Stone Creek Dr., thanked Steve Hentges for investing in the community. Peters referenced the

covenants associated with Stonebridge of Jordan and asked Hentges to consider them for purposes of consistency. Peters expressed concern regarding the lack of parkland in the neighborhood and requested that Hentges explore the feasibility of integrating a neighborhood park into the proposed development. Peters stated that there was supposed to be a park in Stonebridge of Jordan but it never came to fruition. Peters requested that the construction access to the south of the plat be maintained throughout development and construction.

Lindsey Haagensen, 819 Old Bridge Way, requested for a park to be included in the plat, stating that the nearest park is a mile away at the elementary school. Haagensen also requested the construction entrance be maintained throughout the construction process.

Rob Way, (address not recorded) requested that the construction entrance located on the southern edge of the plat remain available for trucks hauling to and from the development site. Way expressed concern about the reduced size of approximately thirty percent of the lots proposed.

Dean Sabinske, 1120 and 1122 Stonebridge Path, requested for the south entrance to the plat to be maintained throughout construction for construction access. Sabinske stated that he is concerned about property values if the City were to allow for the undersized lots. Sabinske also stated that he would like for the developer to consult the HOA architectural requirements and either maintain or improve upon them. Sabinske stated his concern that the City strictly enforce construction hours to ensure that what happened in the past- construction late at night and early on the weekends- is not repeated.

Resident at 800 Stone Creek Drive inquired upon the funds the City obtained for parkland in the previous development?

Lynn Caswell, Oliver Engineering, stated that the site has some constraints, such as the inability of the soil to allow for effective infiltration due to its thickness, and the lack of space available for infiltration, that prevent the developer from addressing the engineering comments that have been provided. Caswell stated that the change in the wetland ordinance, primarily the buffer width increasing from sixteen (16) feet to twenty-five (25) feet and the setback from the edge of the wetland increasing from twenty-five (25) feet to thirty-five (35) feet, will likely result in a reduction of the amount of lots platted. Caswell stated the engineering comment requesting a ten (10) foot wide flat area intended for maintenance vehicle access to the sedimentation ponds is unfeasible due to the slope in that area being 4:1. Caswell asserted that these requirements (providing for on-site infiltration, compliance with wetland regulations pertaining to buffer and setback, and the grading necessary for vehicular access to maintain the sediment pond) forces the engineer to redesign the site and eliminate lots. Caswell stated that he is willing to work with staff to negotiate items.

Planning Commission Chair, Tom Sand, asked Caswell if he had talked to the City Engineer about issues. Caswell stated that he had not spoken with him, but had received the engineering review of the proposed plat.

Commissioner Will asked Caswell to clarify exactly which lots are constrained. Caswell replied that lots 19, 20, 21, 10, 11 and possibly 8 and 9.

Sally Schulz asked Caswell to sit down with staff to consider the engineering comments.

Steve Henteges inquired upon the existence of plans for a large regional park within the area, stating he heard rumor of it.

Al Weierke, owner of the subject property, explained there is an outlot, Outlot A, and three (3) lots surrounding Outlot A were designated for parkland, however when the bank foreclosed the three (3) lots were sold. Weierke indicated that former Jordan City Planner, Joe Janish, had stated that a regional park in close proximity to the Stonebridge development was planned for future development. At the time of Stonebridge of Jordan approval, however, the City Council was in favor of cash for future development of a regional park as opposed to dedicated parkland within Stonebridge of Jordan.

Planning Chair, Tom Sand, clarified that that option (of giving money for a regional park) would still require residents to wait for future development before they're served by a nearby park.

Steve Henteges stated the whole development is sold to a national builder, with the lowest price for a home set at \$350,000. Steve stated that there had been no architectural considerations yet. Henteges asked if the southern access to was a requirement of the County. Planner Kansier stated that it is a requirement of the County, however Henteges might be able to negotiate with the County to keep it open during construction. Chair Sand asked why the County wants it closed.

Commissioner Will asked if the possible lost lots could be converted to parks. Steve said he would need to look into it. Sally Schulz stated it would be a great selling point for families.

Tim Loose, City Engineer, Bolton and Menk, explained the new wetland ordinance, stating that it has been dictated to the City from the State and other organizations. The comments written in the plan review by the City Engineers follow the standards set by agencies outside of the City. Loose indicated that the Council has the authority to change the policy, however the other agencies require permits and the City is audited to see if they are following the requirements imposed on the City.

Caswell inquired upon the feasibility of addressing some of the issues with the PUD, stating that the lot requirements can be varied by the City. Planner Kansier stated that the engineering comments are beyond that and include the State and County and before approvals or agreements the City needs to explore those impacts. Kansier suggested moving forward with the conditions in place so staff is able to explore the issues and have better answers for the City Council at that time.

Public hearing closed at 7:21 p.m.

Chair Sand asked the two (2) Council members on the Planning Commission, Robert Whipps and Jeff Will, the Council is able to work through the issues if the Planning Commission were to approve it.

Robbie Whippps asked staff how many vacant lots are existing in the old development. Planner Meyers stated she did not have an updated number on hand.

Chair Sand noted that the consensus of new residential development was good judging by the feedback received during the public hearing.

Robert Whipps asked if the lots could support additions such as decks if the required wetland setbacks were decreased. Planner Meyers stated that a variance would be an option but the request would have to be reviewed by DNR.

Commissioner Schulz motioned to recommend approval of the Preliminary Plat and PUD subject to the conditions outlined in the staff report and include 1.) a requirement to address the lack of parkland, and 2.) for staff to negotiate with Scott County on their request to close the southern access off to construction vehicles. Jeff Will seconded.

Robert Whipps mentioned including a crossing for the existing trail.

5-0 Approved. Motion approved. Vote all ayes.

4.0 B. – SolSmart

Planner Hammer presented proposed language amending the Alternative Energy Ordinance.

Robert Whipps noted that fifteen (15) feet above a rooftop is awfully high and should be reconsidered. Perhaps five (5) feet above the roofline and not to exceed maximum allowed building height for residential districts and structures, and the City Council would exercise discretion for commercial districts. Another consideration would be to have separate requirements for commercial and residential.

Whipps stated that screening should be required for ground mounted panels, and that those panels should not exceed six (6) feet in height. (Residential fences are permitted up to six (6) feet in height).

Planner Hammer asked the Commission whether the space under a ground mounted panel should be considered to be an impervious surface. Commissioners agreed that the Council will decide.

Commissioners recommended that staff conduct research on other cities with established solar ordinances and experience with permitting.

Planner Hammer stated that the timeline for achievement of bronze program designation is summer 2018.

4.0 C. – Bee Ordinance, Chicken Ordinance Amendment

Planner Hammer presented the proposed Bee Ordinance to the Commission.

Bohlman inquired about the possibility of home daycares being sited next door to a bee keeper. Planner Hammer stated that the City Council would have the authority to revoke the permit if they determine it to be necessary.

Chair Sand expressed that fencing would be an integral consideration in addressing safety concerns.

Whipps inquired upon the difference between a bee house and a bird house.

The Commission discussed the feasibility of conditionally permitting the use, stating that the CUP process provides for greater communication opportunities.

Sally Shultz motion for approval, second Jane Bohlman. Vote all ayes. Motion approved.

Planner Hammer presented the proposed Chicken Ordinance Amendment to the Commission, increasing the number of backyard chickens allowed from four (4) to six (6).

Sally Shultz motion for approval, second Jane Bohlman. Vote all ayes. Motion approved.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

- A. Next Regular Meeting- November 14, 2017
- B. General Update

7.0 CITY COUNCIL UPDATE

Will inquired upon staff's decision to bring the bee ordinance to the City Council initially instead of the Planning Commission per policy, with consideration to the fact that the ordinance was tabled by the Planning Commission.

Robert Whipps updated the Commission on the progressing discussion of configuring the intersection of creek lane and 282 to support a roundabout. Chair Sand expressed his preference for roundabouts, remarking on their high level safety (vehicles cannot be t-boned).

Sally Schulz inquired about future development related to the renaissance festival.

Jane Bohlman asked staff to bring the ATV ordinance to Council.

8.0 COMMISSIONER MEMBER UPDATE

9.0 ADJOURNMENT

Motion Robert Whipps second Jane Bohlman to adjourn. Motion approved. Vote all ayes.
Meeting adjourned at 8: 43 p.m.