

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
FEBRUARY 9, 2016**

Present: Tom Sand, Sally Schultz, Brenda Lieske, Jeff Will (6:38 p.m.), Absent: Gene Flynn,
Also Present: Laura Holey, Jo Foust

1.0 CALL TO ORDER

2.0 ADOPT AGENDA

Motion by Sally Schultz seconded by Brenda Lieske to adopt the agenda. Opposed: None.
Motion approved 3-0.

3.0 COMMISSIONER INTERVIEW

A. Toni Walsh

Commissioners interviewed Toni Walsh and discussed her vision for the City of Jordan and her interest in serving on the Commission. Commissioners thanked Mrs. Walsh for her application.

4.0 APPROVAL OF MINUTES

A. January 12, 2016

Motion by Brenda Lieske, seconded by Sally Schultz to approve the January 12, 2016 Planning Commission Minutes. Opposed: None. Motion approved 3-0.

Commissioner Will arrived at 6:39 pm.

5.0 PUBLIC HEARINGS

A. Special Home Occupation Permit- Hair Salon, 227 Maple Lane.

Chair Sand opened the Public Hearing at 6:39 pm.

Holey reported she received one written comment from Jan Gilmer. While she supports business development she expressed concerns with businesses in residential areas and felt they would be more successful in a commercial district.

Chairman Sand closed the Public Hearing at 6:44 pm.

Holey provided a background of the application for a special home occupation permit from applicant Amiee Weckmann to operate a hair salon in 170 square feet of her home. Holey noted it meets the Ordinance requirements for employment, size of space, etc. Commissioners discussed the business hours and parking in the residential area. Mrs. Weckmann noted that this will be a business which operates two to three days per week and by appointment only. She will be the only employee; therefore the off-street parking requirements will be very limited.

Motion by Sally Schultz seconded by Brenda Lieske to recommend to the City Council the approval of the Special Home Occupation Permit for a Hair Salon at 227 Maple Ln. Opposed: None. Motion approved 4-0.

6.0 NEW BUSINESS

A. Police Department Site Plan Review, 705 Syndicate

Planning Commissioners reviewed the site plan for the proposed Police Station. Holey explained that a 1003.36 square foot addition is proposed to the north side of the existing facility located at 705 Syndicate. The addition will consist of office space and a drive-in evidence take in room. The existing building is approximately 8,743 square feet which includes 5,310 square feet of office and 3,433 square feet of garage space, which was constructed in 1986. With the addition, the building will be 9,746.68 square feet. An overview of the C-3, Highway Commercial District requirements as they related to the building and site plan submitted was provided. It was noted all performance standards are met with the exception of impervious surface coverage, which currently exceeds the 70% limit, at 78.1%. The building will be expanded on the existing paved parking lot; therefore there is no increase in impervious surface. This will be a continued non-conforming standard. Commissioners commented on the roof shape and materials. Commissioners noted the lunch room area and the locker room as being great amenities to the building.

Commissioners discussed the front façade. Stucco and stone are proposed. They all agreed that glass windows are an appropriate accent material for the front of the building. The landscape plan was reviewed.

Motion by Brenda Lieske, seconded Sally Schultz to recommend approval of the Building and Site Plan, to the City Council, contingent upon the City Engineer's review. Opposed: None. Motion approved.

7.0 OLD BUSINESS

A. Comprehensive Plan

Jo Foust presented the Natural Resources chapter of the Comprehensive plan. She also provided an update on the community survey noting the City Council and all commissions have commented. The survey will be distributed February 16, 2016. The deadline to be eligible for the drawings is April 4, 2016.

Commissioners commented that the PRAC will be involved when it's time to work on the Parks Chapter of the Comp Plan.

Commissioners discussed the applicant for the Planning Commission.

Motion by Lieske, seconded by Schultz to recommend the City Council the appointment of Toni Walsh. Motion carried 3-1-0 with Will abstaining as he was not present for the interview.

8.0 PLANNERS REPORT

A. Next Regular Meeting- Tuesday, March 8, 2016

B. General Update

9.0 CITY COUNCIL MEMBER UPDATE

Councilmember Will commented on the importance of this survey and obtaining broad-based input. He also noted on the open council seat that is available.

Councilmember Leiske commented on the joy of being a councilmember and encouraged people to apply!

10.0 COMMISSIONER MEMBER REPORT

11.0 ADJOURNMENT

Motion by Sally Schultz seconded by Brenda Lieske to adjourn at 7:52 p.m. Oppose: None. Motion approved.