

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
MAY 10, 2016**

Present: Sally Schultz, Brenda Lieske, Jeff Will, Toni Walsh

Absent: Gene Flynn, Tom Sand

Also Present: Laura Holey Planner, Andrew Barbes Planner, Dylan Roets, Tim Roets, Jesse Soller, Jeff Malic

1. Call To Order 6:30 PM

2. Adopt Agenda

Motion to Adopt Agenda by Will Second Lieske Oppose: None. Motion approved.

3. Approval of Minutes

Motion Approval of February Minutes by Walsh Second Lieske Oppose: Will Abstain Motion approved.

4. Public Hearings

A. CUP 821 Corporate Drive Outdoor Storage

Planner Holey updated the Board that the City of Jordan has received a CUP application from S.M. Hentges & Sons Inc. S.M. Hentges is looking to expand their existing construction company to a neighboring parcel from their current headquarters. They are applying for a conditional use permit to allow outdoor storage on the lot which exceeds a 2:1 land-to-building ratio. This conditional use permit would be conditional on the sale of land of Lots 1 & 2, Block 1 Timberline Business Park Third Addition, the approval of the site plan review and lot combination. The proposed use for this site is a maintenance stop and operations building for S.M. Hentges. They are proposing to build a 4,681 square foot building to accommodate office and maintenance area with the ability to extend the building for the future. The building is proposed to be 21,312 square feet when fully built out (future phases). Upon total build out of the proposed building on the site, the ratio of outdoor storage will be 9:1. Initially with the construction of the first phase of the building, the ratio of outdoor storage to building is 41:1. A total 193,092 square feet (4.4 acres) of outdoor storage is proposed on the 7.89 acre site. One nearby land owner was worried about excessive outdoor storage and requested it to be on record. Two adjacent industrial businesses were not concerned. All landowners within 350 of the parcel were sent notices of the public hearing.

Public Hearing Started 6:40PM

No Comments

Public Hearing Closed at 6:43

Motion by Will to approve with the contingencies and their completion

- This CUP will not take unto affect until a transfer of title of Lots 1&2 Block 1, Timberline Business Park Third Addition from the current owner to SM Hentges.
- This approval will be contingent on the approvals of a Lot combination, Vacation of Easement and Site Plan Review.
- All outdoor storage currently located as a principal use on Lot 5, Block 2, and Jordan Development Corp. 1st Addition shall be removed within three months of issuance of the Certificate of Occupancy for the proposed new building at 821 Corporate Drive.
- No outdoor storage shall be permitted prior to the construction of the principal structure on the site.
- Any loud noises such as back up alarms from vehicles in the outdoor storage area are prohibited between the times of 10 p.m. and 7a.m.

Second by Walsh Oppose: None. Motion approved.

#### B. Amendment Title XI Chapter 124 Mobile Food Units

The Planning Commission is asked to conduct a public hearing on a proposed amendment to the City Code to add Chapter 124 to include regulations for Mobile Food Units. The Planning Commission has discussed Mobile Food Trucks requirements at the last two meetings. Sample ordinance language from Shakopee, Hopkins and Burnsville was reviewed. A draft ordinance was reviewed at the April 12, 2016 meeting. Notice of a public hearing was published in the *Jordan Independent* as well as mailed to all commercial and industrial property owners.

Public Hearing Started 6:53

Tim Roets- 230 South Broadway- Stated he would like to see it happen more than once a month. Food Truck can generate their own travelers with them kind of like a traveling bands. Most people running a truck will want to come in on a Friday- Sunday. These are more like events and get 30-40 people to come to there. I can't make food there but need people to be able to deliver it I think the will generate more traffic to come to Jordan. Once the Brewery opens there will be a big demand to order food here. There is not much for delivery right now and I hope the local businesses will also have a food truck or delivery.

Dylan Roets 113 first street East- Food trucks can seem like it's impeding on brick and mortar but I think it brings more to the downtown and will help generate new business. I think it should be at least 2 weekends or four days a month. I would like to see Clancy's doing their own trucks and delivery. After people have a few beers they will not want to drive to a location they will want food delivered

Jeff Malic- I deal with a lot of small brewers and homebrewers- These food trucks are a destination and follow the taco, wing or gyro trucks. It wouldn't be the same truck over and over the variety is what makes these things happen. Not everyone likes tacos etc. So it doesn't mean it will take away from the existing businesses in Jordan. To me when the JI has talked about wanting different types of food to bring people into the downtown. To bring a truck a nightly difference that will take people from different neighborhoods and bring them to the downtown. They offer variety and I think that what community members want. My wife and I have to go somewhere else in order to get something other. They are very customer friendly and clean up behind themselves and are held to just as high a standard at a brick and mortar building.

Public Hearing Ended 7:05PM

Motion Approval by of Amendment Title XI Chapter 124 Mobile Food Units with language added no Mobile Food Unit can operate during a City Public event unless granted permission, the fee schedule be reviewed by City Council and one truck can only operate in City limits one time per month constituting as Friday, Saturday and Sunday.  
Second by Schultz Oppose: None Motion approved.

#### 5. New Business

A. Lot Combination Lot's 1 and 2 Block 1 Timberline Industrial Development Park  
S. M Hentges have a purchase agreement with landowners to purchase these two lots for the purpose of an industrial development that includes a maintenance shop and screened outdoor storage. S.M. Hentges is requesting the city vacate the drainage and utility easement between the two lots and combine them under one PID number. The City Council will be conducting a public hearing to accept input on the vacation of the utility easement between the existing two lots, at their May 16, 2016 meeting.

Motion to Approve Lot Combination Lot's 1 and 2 Block 1 Timberline Industrial Development Park by Lieske Second Will Oppose: None. Motion approved.

#### B. Lagoon Park Shelter Site Plan

The City of Jordan and the Jordan Lions are proposing a 24' x 32' shelter on the south side of Lagoon Park. The shelter will consist of a bathroom, counter top kitchen space and dining area. There will be garage doors on opposite sides of the building which will allow the building to open to the outdoors. The underlying Zoning is R-2 but the entire area is park land. The enclosed shelter is proposed in a flat grassy area alongside a trail allowing the shelter and bathrooms to be ADA accessible. The shelter will sit over 100 feet from the road. The building will have entrances on opposite sides of the building. The main entrance will be connected to the trail. The east side of the building will have a garage door opening and an extended shelter for covered space. The site plan does not illustrate any external lights. If lights are installed at a later date they will be required to

be down cast light and not be seen from the neighboring lots. The City has applied for a park grant to fund ½ of the \$88,755 project. The Lions Club has committed \$20,000 to the project.

Motion to Approve Lagoon Park Shelter Site Plan by Lieske Second Walsh Oppose: None.  
Motion approved.

#### C. Design Review Matching Grant 110 First St East

The owner of 110 1<sup>st</sup> St. E. has applied for the Downtown Matching Grant to improve the façade. The building is 2 stories, built in the 1900's and is used for office space and an apartment. The current parking lot side of the building is exposed block. The building owner is looking to add stucco to the exposed block to match the rest of the building. The stucco, which is a permitted façade material per the Design Manual, will be a white/off-white color that will fall within the downtown color standards. As part of this update the window panes will be colored to match the awning in the front of the building.

Motion to Approve Design Review Matching Grant 110 First St East by Walsh Second Lieske Oppose: None. Motion approved.

### 6. Interview Application

#### A. Jesse Soller

The Planning Commission interviewed each applicant and asked numerous questions about why they would like to join and how they would be able to help the Commission.

#### B. Jane Bohlman

The Planning Commission interviewed each applicant and asked numerous questions about why they would like to join and how they would be able to help the Commission.

The Planning Commissions discussed the applicants and wanted to have as much civil engagement as possible from the residents. In order to do that Brenda Lieske would step down and stay as an alternate to the Commission.

Motion by Lieske Approval of both candidates to be on the Planning commissions with Brenda Lieske stepping down and becoming the alternate. Second by Will Oppose: None. Motion approved.

### 7. Old Business

None

### 8. Planner Report

The next meeting will take place Tuesday June 14<sup>th</sup> at the Historical Center and Chambers.

### 9. Adjournment

Motion adjournment by Walsh Second by Lieske 8:39PM