

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
AUGUST 28, 2018**

1.0 CALL TO ORDER

Present: Tom Sand, Toni Walsh, Jane Bohlman, Jesse Masloski, Jeff Will, Sally Schultz
Also Present: Addison Lewis, Planner/Economic Development Specialist, Lucinda Meyers,
Planner
Absent: Robert Whipps

2.0 ADOPT AGENDA

Motion Will second Walsh to approve agenda. Vote all ayes. Motion Approved.

3.0 APPROVAL OF MINUTES

A. July, 10 2018 Meeting Minutes

Motion Bohlman, second Masloski to approve minutes as presented, Vote all ayes. Motion Approved.

4.0 NEW BUSINESS

A. PUBLIC HEARING: Preliminary Plat and PUD – Pineview Addition

Planner Meyers presents the agenda item to the commission. Applicant, PineView Townhomes LLC, requests the following: Preliminary Plat and PUD for Pineview Addition.

The plat consists of three lots, one for medium density residential development and two for public parkland. The property is zoned R-3 and has a PUD overlay district as part of the original Wexford Square development. The property was originally supposed to be built out as part of the Wexford Square development.

Lot 1, containing the proposed residential development, contains a total of five buildings with 28 townhome units and one small office on 2.84 acres. Both ends of the lot have proposed parkland. A playground is proposed for the south and an athletic court for the north. The development would be accessed from a private street. The density proposed is similar to what exists in Wexford Square Buildings would be slab-on-grade and feature two and three bedroom units with single stall garages and rear patios.

The PUD is necessary to address deviations requested from the R-3 zoning district, including number of principal buildings allowed on a lot, garage dimensions, setback requirements from low density residential land uses, and length of building faces.

Chair Sand opened public hearing at 6:43p.m.

Mike St. John, 109 Dover Court in Wexford Square addressed the commission. St. John inquired whether the units would be rental and if so if there would be bylaws for tenants.

Troy Schrom, PineView Townhomes LLC, 704 Parkway Avenue, Eagle Lake, stated that the units will be rental and that there are indeed bylaws that include rules and regulations that tenants will be required to follow.

St. John expressed concern about traffic levels and parking on 185th Street. St. John asked the commission whether the City would ever consider looking into redirecting industrial traffic to Ervin Industrial Drive. St. John stated that parking along 185th reduces visibility.

Chair Sand closed the public hearing at 6:47p.m.

Sand inquired about traffic on 185th and whether staff are aware of any issues or concerns. Planner Meyers replied that staff have been looking into pedestrian safety with the added development, more specifically the parks. Meyers stated that the location proposed for the private drive is at a two-stop intersection, with the second stop being one of the points of access to Wexford Square. Pedestrian traffic is anticipated at this intersection and staff is evaluating implementation of potential safety measures.

Commissioner Will inquired whether 185th is a gravel road and stated that the road is in the township and that there have been talks between the city and the township to annex it. Will commented that all rentals are now required to be licensed by the City. Meyers added that the City's license requirements apply to both the landlords and tenants and are geared toward ensuring the maintenance and safety of rental properties.

Commissioner Masloski indicated that there could be enough space on Lot 1 to comply with the setback requirements. Meyers stated that staff is working with the applicant to address that.

Will inquired the rationale behind the reduced garage dimensions, stating that it will be nearly impossible to use the space for vehicle parking as well as storage. Schrom indicated that maintenance will be performed by property management so that eliminates the need for many of the items that are typically stored in a garage. Meyers added that trash cans will be required to be stored in the garage.

Motion Schultz, second Walsh to recommend approval the preliminary plat. Vote all ayes.
Motion Approved.

Motion Walsh, second Masloski to recommend approval the preliminary PUD. Vote all ayes.
Motion Approved.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSION MEMBER REPORT

9.0 ADJOURNMENT

Motion by Walsh second by Bohlman to adjourn at 7:38pm

Tanya Velishek
Mayor

ATTEST:

Tom Nikunen
City Administrator