

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
SEPTEMBER 11, 2018**

1.0 CALL TO ORDER

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

Also Present: Addison Lewis, Planner/Economic Development Specialist, Lucinda Meyers,

Planner

Absent: Toni Walsh

Meeting called to order at 6:30

2.0 ADOPT AGENDA

Motion Bohlman second Whipps to approve agenda. Vote all ayes. Motion Approved.

3.0 APPROVAL OF MINUTES

A. August 28, 2018 Meeting Minutes

Motion Bohlman, second Schultz to approve minutes as presented, Vote all ayes (Whipps abstained). Motion Approved.

4.0 NEW BUSINESS

A. PUBLIC HEARING: Ordinance Amendment to Allow Off-street parking as an Interim Principal Use in the C-2 Central Business District

Planner Lewis stated that St. John the Baptist Catholic Church previously approached city staff regarding their intention to demolish the old school building at 210 Broadway Street North and create a gravel parking lot to serve the church building at 313 2<sup>nd</sup> Street East. The City's zoning ordinance does not currently allow parking as a principal use. Staff is proposing a text amendment to allow off-street parking as an interim principal use in the C-2 District to allow St. John's to use the old school site as a gravel parking lot until the site is redeveloped.

Chair Sand opens public hearing at 6:37p.m.

Commissioner Bohlman asks Jim Colling, 109 Marlene Circle, who is on the maintenance committee at the parish, how snow removal is planned to be handled. She stated concern with snow drifting onto the adjacent single-family residential properties because their elevation is lower.

Jim Colling, 109 Marlene Circle, who is on the maintenance committee at the parish states that snow removal has been considered. Snow will be stored on site and drift should be prevented by the addition of trees along the northern property line. Snow removal and storage issues are not anticipated.

Commissioner Whipps inquired about the grading of the lot. Planner Lewis indicated that the lot is proposed to drain toward Rice Street. The existing retaining wall will remain and the lot will be flush with Broadway Street to the east.

Commissioner Schultz inquired whether the Council reviews Conditional Use Permits and Interim Use Permits on an annual basis. Planner Meyers stated that City Staff monitor permits with associated timelines such as Home Occupation Permits. The Council has reviewed similar permits in the past.

Chair Sand closes public hearing at 6:41p.m.

Motion Whipps, second Masloski to recommend approval of the ordinance amendment. Vote all ayes. Motion Approved.

B. PUBLIC HEARING: Request for Interim Use Permit to Allow for a Gravel Off-street Parking Lot as a Principal Use in the C-2 Central Business District

Planner Lewis presented the request for an interim use permit from St. John the Baptist Catholic Church to allow for a gravel off-street parking lot as a principal use in the C-2 district. The parking would mostly be utilized to meet the demand of weekend services at the church. The permit would be good for two years while the church works to find a developer for the property. At the end of two years, the church can reapply for a new permit if they have not found a developer. The church intends to screen the lot from the residential properties to the north by planting several arborvitae trees along the north property line.

Chair Sand opens public hearing at 6:46p.m., closes at 6:47 p.m.

Commissioner Whipps asked that public works staff be consulted regarding any concern about gravel washing out to the street.

Motion Masloski, second Bohlman to recommend approval of IUP to allow for a gravel parking lot as a principal use in the C-2 district. Vote all ayes. Motion Approved.

C. PUBLIC HEARING: Request for Preliminary Plat, Final Plat and Vacation of Easements at 520 Cedar Lane Drive.

Planner Lewis presented the request for preliminary and final plat for Pekarna's Pond View Estates. Lewis noted that the vacation of drainage and utility easements is no longer being requested by the applicant. The property is 3.87 acres and was originally platted as part of the

Sunset Heights Addition in 1968. A single family home exists on the property today. The applicants are proposing to subdivide the property to create three additional single family residential lots with frontage along Rustle Road. Staff finds that the proposed plat meets the requirements of the subdivision ordinance and all lot requirements of the R-2 district. The parkland dedication required totals 0.14 acres. The applicants are proposing cash in lieu of parkland dedication. Staff is recommending approval of the requests, subject to the conditions outlined in the staff report.

Chair Sand opens public hearing at 6:56p.m.

Kate Wesenberg, 500 Cedar Lane Circle, lives north of the property and inquired about the impact the subdivision will have on her property, specifically, regarding the vacation of drainage and utility easements and whether there would be trees removed on the north end of the subdivision. Planner Lewis stated that there are no longer any drainage and utility easements proposed to be vacated and indicated the trees that are proposed to be removed according to the applicants' tree preservation plan.

Motion Schultz, second Bohlman to recommend approval of Pekarna Pondview Estates preliminary plat for. Vote all ayes. Motion Approved.

D. Request for Final Plat and PUD – Pineview Addition

Planner Meyers provided an overview of the request for final plat and final PUD approval for Pineview Addition. The Planning Commission previously reviewed the preliminary plat and preliminary PUD on the 28th of August. The City Council voted to approve the preliminary plat and preliminary PUD. Originally the applicant requested a total of four deviations from the R-3 zoning standards. The applicant is now only requesting three due to a reconfiguration of the site that allows for the side yard setback requirement to be met. The three deviations requested are as follows- more than one principal building, garages that are smaller than required in R-3 (width is 12 feet instead of 14 feet) and the length of the building façade. Building facades are allowed to be up to 120 feet in length. The PUD proposes an 8 unit building measuring 176 feet and two six-unit buildings each measuring 132 feet.

Planning Commission is required to review the final PUD but not the final plat. Developer will enter a PUD agreement with the city which will be public record acknowledging the deviations from the R-3 district standards. Applicant is hoping to be on City Council agenda for next week but a couple of items still need to be worked out in the development agreement.

Motion Schultz, second Whipps to recommend final plat approval of Pineview Addition. Vote all ayes. Motion Approved.

Motion Whipps, second Masloski to recommend final PUD approval of Pineview Addition. Vote all ayes. Motion Approved.

E. Concept Plan – 30 Single Family Homes at 6380 190th Street W

Planner Lewis stated that the property owners, Dave and Lisa Siwek, are requesting concept plan review for a proposed 30 lot single family residential development. The property is on a roughly 10 acre parcel that is currently zoned for industrial use. The developer proposes smaller lot sizes than are allowed in the R-2 district. Villa-style slab-on-grade homes are proposed for the development. The development would not meet access spacing requirements that are in place for 190<sup>th</sup> street. Further, the development proposed shows only one access, which is a noted safety concern. The Siweks would likely pursue a PUD to accommodate their request for deviations from the zoning standards. Staff also has concerns regarding the conversion of limited industrial land to residential use.

Commissioner Bohlman inquired whether the houses would be townhomes. Butch Mamer, representative for the applicant replied that the houses would be owned but the ground would be owned and maintained by an association. Mamer states that the product has been constructed in the City of Carver. It is an attractive model intended for seniors, with a price point around \$280,000.

Chair Sand stated that he believes it is a needed housing type, however he is concerned about the single access proposed. Commissioner Schultz raised concern with emergency vehicles accessing properties.

Commissioner Masloski noted that if a second access were to connect with Corporate Drive, it would effectively split the neighboring industrial lot in half, which may not necessarily be desirable. Masloski asks how the lot width is measured. Lewis explained that the lot width is measured from the front yard setback, which in this case is 30 feet into the interior from the front lot line. Masloski is concerned with the lot width proposed as it relate to driveway separation around the cul-de-sac. Lewis notes that the City Engineer raised the same concern. Lewis also notes that the zoning code requires a minimum of 20 feet between driveways.

Lewis shows future land use map to highlight areas guided for industrial and residential land use noting that industrial is guided north of 169 and residential is guided south of 169. Aside from the subject property, there are less than 20 acres of land available for industrial development.

Commissioner Whipps would like to know how many existing I-2 uses would be permitted in the I-1 district. Lewis indicates that any of the uses with large amounts of outdoor storage would not be permitted in the I-1 district.

Masloski reiterated his reservations with lot width and states that the reduction is too severe, especially the interior lot side yard setback reduction. It seems as though they're just trying to make as much money as possible with the development, as there is no other reason to shrink the lots so severely. Mamer states that because the Villa-style homes are smaller, they require smaller lots. Bohlman asked whether the development in Carver features the same lot sizes. Mamer indicated that they are. Whipps inquired whether a turn-lane is proposed. Lewis stated that there is.

The Commission did not take any formal action regarding the concept plan and Mamer thanked the Commission for the feedback.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSION MEMBER REPORT

9.0 ADJOURNMENT

Motion by Masloski second by Bohlman to adjourn at 7:46pm

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Tanya Velishek  
Mayor

ATTEST:

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Tom Nikunen  
City Administrator