



**City of Jordan
City Planning Commission
Regular Meeting October 9, 2012**

Members present: Rolf Hafslund, Tom Sand, Jeff Will, Gene Flynn, Sally Schultz, Jeanne Marnoff

Staff present: Corrin Wendell, Senior Planner, Emily Bodeker, Planning Intern and Joanne Foust, Consulting Planner

Others Present: Thom Boncher, Steve Williams, Doug Schmitt, Ruth Schmitt, and representatives of Carol Schmitt.

1.0 Call To Order

Chair Rolf Hafslund called the meeting of the Planning Commission to order at: 6:32 p.m.

2.0 Adopt Agenda.

Motion by Marnoff, seconded by Sand to adopt agenda as presented. With all in favor, the motion carried 6-0.

3.0 Approval of Minutes.

Motion by Schultz seconded by Will to approve the September 11, 2012 meeting minutes, the motion passed 6-0.

4.0 Public Hearings

A. Chapter 11 Zoning Map Amendments to C-3 District

Foust introduced the public hearing to accept public input on the rezoning of 14 parcels to be consistent with the comprehensive plan. The lots are located in three general areas described as: parcels along Broadway Ave. South, are on the south side of Jordan's downtown located west of Broadway St. South and east of Park Drive in the City of Jordan, Parcels along Creek Lane, and Parcels south of 190th St. W and N Valley View Drive.

Chair Hafslund opened the public hearing at 6:40 p.m.

Steve Williams, Bobby and Steves Auto World, wanted to let the commission know that he felt that the land should remain how it is currently zoned, industrial. He owns vacant land and doesn't want to pay more money in taxes when he is already in tax court. His realtors also believe it is in the City's best interest to keep it to industrial rather than have to change it back to industrial if the interchange never moves forward. He stated he believed that there would be a significant property tax increase on his property and would like to keep the versatility of the land.

Doug Schmitt, 19250 Valley View Drive, wanted to share his feelings on wanting to keep his land zoned the way it is. He was concerned that the mailing notice meant that his property would be annexed into the City. The property Schmitt was concerned about is not in City limits but there is a piece of the land he was concerned with that is annexed into the City-the driveway of the property that is not within City limits.

An unidentified audience member, 504 S. Broadway, wanted to express their concern with the amount of space available per lot in the area south of Broadway. He wasn't sure it would make sense to make commercial if the space wasn't available.

The commission noted that it was a possibility. A developer might come and want to buy all of the lots and develop the lots into one commercial lot.

Commissioner Schultz commented that after the election City Council needs to make decisions regarding the 169 overpass.

Attendance members asked the Planning Commission when the recommendation made at this meeting would be heard at City Council.

Staff let the audience know that if action was taken, it would be heard at the November 5th City Council meeting.

Chair Hafslund closed the public hearing at 7:15p.m.

Motion Will, second Sand, to recommend City Council rezone area one, described as the parcels along Broadway Ave. South on the south side of Jordan's downtown located west of Broadway St. South and east of Park Drive, to be consistent with the comprehensive plan. With all in favor the motion passed 6-0.

Motion Sand, second Flynn to recommend City Council rezone are two, parcels along Creek Lane, to be consistent with the comprehensive plan. With all in favor, the motion passed 6-0.

Commissioner Flynn left at 7:27 p.m.

The Commission discussed area three and asked staff to research if taxes on vacant land would change if the vacant land was rezoned.

Motion Sand, second Will to recommend to City Council that area three, parcels south of 190th St. W. and N. Valley View Drive, be rezoned C-3 to be consistent with the comprehensive plan, and Staff present the answer to the tax question when its presented at City Council. With all in favor the motion passed 5-0.

Steve Williams, Bobby and Steve's Auto World stated that he appreciated the motion including the answer to the tax question.

5.0 New Business

There was no new business.

6.0 Old Business.

A. Zoning Code Section 11.16/11.17

Bodeker presented this item for the Planning Commissioner's information. Staff is working on re-codifying the zoning chapter in the City Code to reduce redundancies within the chapter

and make updates according to Minnesota State Statutes and Metropolitan Council guidelines.

The changes in 11.16 work on consolidating information found in the City Code and in Chapter eleven. Changes in 11.16 are required so it complies with current state law, such as the procedural steps taken to acquire a zoning amendment.

The City previously approved the establishment of the Design Review Committee and the Design Permit Process by Ordinance 2009-14. Staff is including it in Chapter 11 as section 11.17 Design Review Committee.

This information was just for the Planning Commission's Information staff will make slight changes with state statute and it will be brought back to the Planning Commission with the rest of Chapter 11.

B. Highway Commercial Design Standards

Wendell introduced this draft of the Highway Commercial Design Standards Manual. She introduced the different sections and presented a draft of the laid out version with some pictures and examples included.

Flynn returned at 7:40 p.m.

Wendell went through the layout of the Design Standards and asked whether the Planning Commission would like to include a minimum height requirement for developments. Wendell gave examples and led the discussion around minimum heights. The commission discussed and decided that if a building is over 100 ft long then it should be at least one and a half stories but no more than three stories.

The Planning Commission also discussed window requirements for all commercial buildings or if they should separate the two areas on 169 and 21 commercial buildings. Different types of buildings were discussed and it was decided that staff would gather some information from surrounding cities and communities that have these types of design standards to see how they deal with different types of buildings and window requirements.

Wendell also presented a Highway Commercial Design Gallery showcasing examples of different standards discussed in the Highway Commercial Design Guidelines. It was suggested that the photo gallery should be added as an appendix in the guidelines manual to show good examples of the guidelines that are from the region to different developers that come into the Community.

The Planning Commission expressed that they are happy with the work completed so far.

7.0 Planner's Report.

The next regular meeting is scheduled for Tuesday, November 13th, 2012.

8.0 City Council Member Update

None.

9.0 Commissioner Member Report

Commissioner Will let the rest of the Commission know about the first reading of the Subdivision Ordinance. City Council made a slight change to include a GIS formatted copy of the as built grading plan and or an electric AUTOCAD file.

10.0 Adjournment

Member Sand made a Motion, Marnoff seconded, to adjourn the meeting at 9:40 p.m. The Motion was approved unanimously.

Respectfully Submitted,
Emily Bodeker, Planning Intern