



**City of Jordan  
City Planning Commission  
Regular Meeting July 9, 2013  
Jordan Council Chambers**

**Members present:** Chair, Tom Sand, Vice Chair, Gene Flynn, Rolf Hafslund, Jeanne Marnoff, Lance Schmitt, Sally Schultz and Council Representative, Jeff Will

**Staff present:** Corrin Wendell, Senior Planner, and Emily Bodeker, Planning Intern

**Others Present:** Kathy Lopic, Tim Bischke, Sally Voss, and Thom Boncher.

**1.0 Call to Order**

Chair Tom Sand called the meeting of the Planning Commission to order at: 6:30 p.m.

**2.0 Adopt Agenda**

*Motion by Marnoff, seconded by Will to adopt agenda as presented. With all in favor, the motion carried 7-0.*

**3.0 Approval of Minutes**

**A. June 11, 2013 Regular Meeting Minutes**

*Motion by Schmitt seconded by Flynn to approve the June 11, 2013 meeting minutes as presented, the motion passed 7-0.*

**4.0 Public Hearings**

**A. Zoning Map Amendments-Proposed RR to R-1 and R-3 to R-2**

Staff introduced the proposed zoning map amendments in accordance to the comprehensive plan.

<b>PID #</b>	<b>Address</b>	<b>Legal Description</b>	<b>Current/Proposed Zoning</b>
220011250	305 5 <sup>th</sup> Street West	Lot 4, Block 00J, Subd. Cd 20001	R-3 to R-2
220420010	500 Wood Street North	Lot 1, Block 1, Subd Cd 22042 Wood Circle	R-3 to R-2
229300100	102 Sawmill Rd	Section 30 Township 114 Range 023 2.26A IN NE1/4 NE1/4 EX THAT PART TAKEN AS PARCEL 3 & PARCEL T.E. 3 CITY OF JORDAN ROW MAP #3.	RR to R-1
220080050	523 Broadway St. S	SubdivisionName NICOLIN'S PARK ADDN Block 003 SubdivisionCd 22008 LOTS 12-17 (EX W 75' OF 12-14)	RR to R-1

*Chair Sand opened the public hearing at 6:35pm.*

Kathy Lopic, 102 Sawmill Rd, asked the commission if she would be able to continue to use her property in the same way she has been with the rezoning. She also asked about multiple water shut offs that were installed when Sawmill Rd was constructed. She recalled the City wanting her property to be R-4 and wanted to know if she could redevelop her property into higher density housing.

Staff responded and told Lopic that they would have to gather information on why multiple water shut offs were installed. Staff explained that her property would be zoned R-1 single family residential.

*The public hearing closed at 6:39.*

Commissioners commented stating that they receive a lot of questions asking if property can continue current use once they are rezoned. Staff assured the Commission that they questions about rezoning in the office as well as at the meetings.

*Motion Hafslund second by Schutz to recommend approval of the proposed zoning map changes. With all in favor the motion passed 7-0.*

## **5.0 New Business**

No new business.

## **6.0 Old Business**

No old business.

## **7.0 Planners Report**

There will be a Special Planning Commission meeting on Tuesday July 30, 2013.

The next Planning Commission Meeting is Tuesday, August 13, 2013.

## **8.0 City Council Member Update**

Council Representative Will informed the Planning Commission that he had requested information on Site Plans. He let them know that Site Plan approvals are good for one year. He also informed the Planning Commission that City Council held the first reading for the accessory structure height text amendment. Will informed the Planning Commission that there is an industrial piece of land in Jordan that went into tax forfeiture and Council sent the information to the EDA to see if they can get another business into town.

## **9.0 Commissioner Report**

Commissioner Flynn informed the Planning Commission that he and some of the other Planning Commissioners received an email from Tim Bischke about a project he is looking at doing on the property next to his residence.

Staff informed the Planning Commissioners that they have been in contact with Mr. Bischke for over a year about the project or project options for his property. Staff also explained an application hasn't been submitted and the Planning Commission meetings are for applications submitted.

Commissioner Hafslund thanked Planning Intern Emily Bodeker with her time in Jordan and wished her luck with her new position with the City of Ankeny.

**10.0 Adjournment**

*Member Hafslund made a Motion, Will seconded, to adjourn the meeting at 7:10p.m. The Motion was approved unanimously.*

Respectfully Submitted,  
Emily Bodeker, Planning Intern