



**City of Jordan  
City Planning Commission  
November 10, 2009**

**Members Present:** Chair Terry Jeffery, Vice-Chair Rolf Hafslund; Council Representative Jeanne Marnoff; John Watkins, Dawn Benko

**Staff Present:** Senior Planner Joe Janish; Planning Consultant, Joanne Foust, MDG Inc, City Administrator Ed Shukle, City Engineer Carol Caron, and City Attorney Annette Margarit.

**Others Present:** Mayor, Pete Ewals; Ray Sandey; Jim Fink, Barbara Johnston, Pat Johnston, Al Weierke, Terri Knox, and Thom Boncher.

**1.0 Call to Order.**

*Chair Jeffery called the Planning Commission to order at 6:36 pm.*

**2.0 Adopt Agenda.**

*Motion Watkins seconded by Benko to approve agenda as presented. Motion unanimously approved.*

**3.0 Approval of Minutes.**

*Motion Hafslund seconded by Watkins to approve the October 13, 2009 minutes as presented. Motion unanimously approved.*

**4.0 CGO Discussion.**

**A. Downtown Discussions.**

**(This item was discussed after item 5.0 A Variance Request – 512 Broadway “Fertimix” and 7.A Central Business District (C2) Amendments).**

Planning Commissioners and people attending the meeting watched the Randall Arndt DVD on “Redesigning the Commercial Strip.” The meeting was then adjourned (please see below).

**5.0 Public Hearings.**

**A. Variance Request – Fertimix**

Planner Janish noted that Daren Klegstad, Fertimix, is requesting a side yard setback variance in order to construct an addition onto an existing structure. The new addition would allow for items currently stored outside to be moved indoors and also allow for expansion of the business operations. Janish noted the variance would be 13.5 feet allowing for the proposed

addition to be located 1.6 feet away from the west property line. Janish noted that in 1994 the property received a side-yard variance to construct an addition onto the building that it wishes to expand once again. The lot can be described as long and narrow since the approximate dimensions are 100 feet by 750 feet. Janish noted that variances need to meet certain criteria and indicated what criteria are needed for approval.

*Chair Jeffery opened the hearing at 6:49 p.m.*

Ron Jabs, 217 Juergens Circle, indicated that his parents reside at 404 N. Broadway asked that he speak on their behalf. Mr. Jabs indicated that he realizes that the “roadway” that runs through the property at 512 Broadway is not officially a road but has been utilized as one over the many years and this expansion encroaches into that area. Mr. Jabs noted his largest concern is possible changes to the drainage in this particular site and area. Currently a large watershed flows into the area and the current 12 inch culvert seems as though it may not be adequate for the area. Jabs also noted he did not see elevation numbers on the survey making it difficult to determine where the water will run.

*Chair Jeffery closed the hearing at 6:59 p.m.*

Chair Jeffery questioned if the City Engineer could take a look at the culvert condition and size. Staff noted that it could be added as a contingency to the variance and the culvert condition and size would be reviewed.

Commissioner Watkins questioned that if the building is no longer utilizing the rail service would it be possible to shift the building further to the East? Mr. Klegstad indicated that he could use the rail spur if it was upgraded. Shifting the building to the East would prevent future use of the spur and would change access for the loading bays and how the business functions within the interior of the building because the two parts of the building would be offset. The shifting would also cause the loss of the second loading dock.

*Motion Hafslund, Seconded by Benko to make a positive recommendation to the Jordan City Council based on the findings noted in the staff write up and contingent upon the inspection of the culvert to be certain it is in adequate condition and sized properly. Motion unanimously approved.*

## **6.0 New Business.**

None.

## **7.0 Old Business.**

- A. Planning Consultant Foust provided a PowerPoint overview of the changes from the last meeting which included, language to allow for first floor apartments at the rear of buildings within Central Business District as a Conditional Use Permit and noted the eight criteria. Language to allow for single-family residential dwellings provided the structure intended to be used is the structure originally constructed on the lot, the original historic use of the structure was residential, off-street parking is provided in conformance with Section 11.60 of this ordinance, and the impervious surface of the site is not increased. Language was also added in regards to Interim uses as it relates to refuse, toxic or noxious matter and air pollution. Foust also noted the City Council asked the Planning Commission to consider

allowing for Pawn shops within the Central Business District and it has been listed as a conditional use for discussion purposes.

Chair Jeffery indicated that people in the audience have indicated a desire for some of the proposed changes presented tonight and it may be appropriate to hear from those individuals.

Commissioners agreed that it would be appropriate to hear from the people in attendance.

Jim Fink, 204 1<sup>st</sup> Street East, noted he had a couple of comments and questions. Mr. Fink indicated an error in the ordinance on the effective date and staff indicated that it should read to become effective on January 1, 2010. Mr. Fink indicated that the Design Standards, and zoning amendments will make it different from the other commercial areas and may prevent individuals from locating downtown. Mr. Fink also questioned where the New City Hall, Library, and Police Department would be located.

Commissioners indicated that the Downtown Design Standards were the first to be reviewed and others will be reviewed as the Community Growth Options program continues, and the intent is to revisit all the zoning districts for review relatively soon. EDA Member Ray Sandey indicated that the EDA has wanted to implement a program to help improve the Downtown District and noted that the City Council will also review an incentive program to help property owners and business owners make improvements to their buildings.

Thom Boncher, 113 Marlane Circle, questioned what the program will cost and where is the money coming from. Janish indicated that the EDA is working on a grant program that would utilize Housing and Redevelopment Funds that have limitations on their use. One of the uses for the funds is a program such as the financial incentive program the EDA is working on. Currently the EDA has proposed to set aside \$20,000 for the program which would involve four \$2,500 grants, and two \$5,000 grants. The EDA would also be able to adjust the fund levels if a demand for smaller grants was needed or could combine the two \$5,000 grants into one \$10,000.

Terri Knox, questioned the wording for the single family use and asked if the wording could be altered slightly to clarify the intent.

Ron Jabs, 217 Juergens, noted that he thinks that the Code Amendment and Design Standards will help out the downtown. Mr. Jabs also noted that it is nice to see the inclusion of language for health and safety issues within the Downtown area. Jabs also noted that any use that is currently operating would still be able to operate under grandfathering of the use.

*Motion Hafslund, Seconded by Benko to make a positive recommendation to the Jordan City Council to amend the Central Business (C2) Zoning District with the clarification language to the single family home and updates as noted during the meeting. Motion unanimously approved.*

## **8.0 Planners Report.**

Janish noted that the Park and Recreation Commission will have a meeting on November 23, which will begin the discussion about a Master Parks and Trail Plan. This meeting will consist of having representatives from Scott County, Minnesota DNR, U.S. Fish Wildlife

**9.0 Commissioner Report.**  
None.

**10.0 Adjournment.**

*Motion, Marnoff, Seconded Mishica to adjourn the Planning Commission meeting at 9:10 p.m.  
Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner