

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
JULY 9, 2019**

1.0 CALL TO ORDER

Present: Tom Sand, Jane Bohlman, Jesse Masloski, Bob Bergquist, Jeff Will  
Also Present: Alternate Terry Stier, Lucinda Meyers, Senior Planner, Nathan Fuerst,  
Planner/Economic Development Specialist  
Absent: Robert Whipps, Brenda Lieske

Meeting called to order at 6:32pm

2.0 ADOPT AGENDA

Motion by Bohlman, second Bergquist to adopt the agenda as presented. Vote all ayes.  
Motion carried.

3.0 APPROVAL OF MINUTES

A. June 11, 2019

Motion by Bergquist, second Bohlman to adopt the agenda as presented. Abstain: Stier.  
Aye: Sand, Masloski, Will. Motion carried.

4.0 NEW BUSINESS

5.0 OLD BUSINESS

A. Signage Discussion – Signs Painted on Buildings

Planner/Economic Development Specialist Fuerst presents item regarding signs painted on buildings. Planner Fuerst reviews the background of previous planning commission meetings, the discussion had up to this point, and the current code language. Fuerst discusses example language and outlines three alternatives for the commission to consider and requests a recommendation from the commission for City Council review.

Alternative A- allow commercial murals in commercial districts through CUP

- Possible conditions:
  - High-quality (porous) paint
  - Minimum standards for maintenance
  - Requirements for when removal becomes required

Alternative B- prohibit commercial murals

Alternative C- prohibit commercial murals on unpainted surfaces

Fuerst's research showed that painting historical brick buildings can be detrimental to them if the wrong type of paint is used. When water gets into brick it evaporates, but paint traps moisture and reduces the bricks ability to release the moisture, which causes a freeze thaw cycle that reduces durability of the brick over time. If painting on brick, porous paint is recommended.

Sand and Stier discuss reasons for prohibiting paint, indicate that the code currently allow nazi symbols to be painted on buildings.

Masloski indicates preference for Alternative A, allowing commercial murals as a Conditional Use in commercial districts.

Fuerst informs that sandblasting is not desirable because it causes removal of a protective seal/layer from the brick. Masloski indicates that a layer of chemicals would need to be applied in order to reseal the brick.

Will indicates that the tenant is the one who paints the mural and the property owner is stuck with the sign once the tenant moves out. Meyers indicates that the owner is both required to sign off on the sign permit application thereby authorizing the proposed signage, and responsible for property maintenance.

The commission discussed the city's code enforcement policy (complaint based) and its applicability to painted signs. Bohlman states that property owners are fined when in violation with city code. Will asserts that assessments can be deferred until the sale of the property. Stier adds that people like the weathered signs because they show the city's character and history. Fuerst notes that the EDA will discuss options for either painting or removing existing painted signage in the C-2 (the "welcome to Jordan" sign) located on Broadway Street, at their upcoming meeting. Meyers details the implications of Alternative A and adding requirements for maintenance. Will states that it appears no one is opposed to painted signs. Stier expresses preference for ordinances.

Motion Bergquist, second Masloski to recommend Alternative A, with conditions provided in staff report. Vote all ayes. Motion carried.

## 6.0 PLANNERS REPORT

A. General Updates

B. Next Meeting- August 13, 2019

## 7.0 CITY COUNCIL MEMBER UPDATE

There were no Council Updates.

8.0 COMMISSION MEMBER REPORT

Masloski inquired upon the status of the Pekarna Plat. Meyers indicated that the property owner has requested a second extension to work out the particulars of the development contract and financing for the public improvements that are required.

9.0 ADJOURNMENT

Motion by Masloski, second by Stier to adjourn at 7:36pm. Vote all ayes. Motion carried.

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Tanya Velishek, Mayor

ATTEST:

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Tom Nikunen  
City Administrator