

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
December 12, 2023**

1.0 CALL TO ORDER

Present: Jane Bohlman, Sandra Johnson, Scott Penney, Lea Schulte, and Jeff Will
Absent: Brenda Lieske and Ray Sandey

Meeting called to order at 6:30 pm by Chair Will.

2.0 ADOPT AGENDA

Motion by Bohlman to adopt the agenda as presented. Seconded Johnson. All commissioners present voted ayes. And the motion was declared carried.

3.0 APPROVAL OF MINUTES

A. November 14, 2023

Motion by Bohlman to approve of the November 14, 2023 Minutes as presented. Seconded by Schulte. All commissioners present voted ayes. And the motion was declared carried.

4.0 NEW BUSINESS

A. Whispering Meadows (Design Review) – 390 Seville Drive

Planner/Economic Development Specialist, Barrett Voigt, presented the staff report for the design review application of the proposed wall sign for Birdie’s Sports Bar & Golf Lounge located at 390 Seville Drive. Voigt recommended approval.

Penney inquired if the applicant was aware of the façade matching grant program.

Voigt stated that they were and that a façade matching grant will be evaluated in tandem with the design review application during the next upcoming City Council Meeting.

Motion by Penney to recommend approval of the Design Review as detailed in the staff report. Seconded by Bohlman. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

B. The Village of Jordan City (Design Review) – 230 Broadway Street South

Planning Consultant, TJ Hofer, presented the staff report for the design review application for a mural sign and paint trim color change for Brew d’Etat located at 230 Broadway Street South. Hofer recommended approval of the mural sign and recommended denial of the trim color stating that the color did not match the colors provided in the code adopted downtown color palette. Hofer also stated that remnants of a previous sign were still attached to the façade of the building.

Penney inquired about the blue color that was painted on the trim of the building.

Hofer explained the color palette and determination of staff that the trim color does not match colors on the code adopted color palette.

Penney suggested that double sign permit fines for completing mural prior to sign permit approval were not necessary.

Bohlman stated that she was concerned about setting a precedence if double fees were not implemented.

Schulte stated that she felt the double fee amount was not substantial.

Will advised of past history of charging double fees for those that did work prior to permit issuance and the precedent that it set.

Bohlman stated that she liked the mural sign.

Will stated that 2 motions would be needed. 1 for the sign and the other for the trim color.

Johnson stated that the lettering “Jordan Brewery” should remain if the applicant wanted it to because the business is located in Jordan and is a brewery.

Penney stated that the bracket of the previous sign should be removed.

Motion by Johnson to recommend approval of the mural sign with double fees as detailed in the staff report. Seconded by Bohlman. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

Motion by Johnson to recommend denial of the trim color as detailed in the staff report. Seconded by Schulte. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

Penney stated that the vote was not intended to drive away business, but rather maintain the same rules of enforcement for everyone.

C. Michael Vourlos Planning Commission Application

Voigt presented the staff report for the for the Planning Commission application submitted by Michael Vourlos.

The Planning Commission conducted an interview by asking Mr. Vourlos several questions.

Motion by Penney to recommend approval of the Michael Vourlos application as detailed in the staff report. Seconded by Johnson. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

D. Jeff Will Planning Commission Application

Voigt presented the staff report for the Planning Commission application submitted by Jeff Will.

The Planning Commission conducted an interview by asking Mr. Will several questions.

Motion by Johnson to recommend approval of the Jeff Will application as detailed in the staff report. Seconded by Penney. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

E. Jane Bohlman Planning Commission Application

Voigt presented the staff report for the Planning Commission application submitted by Jane Bohlman.

The Planning Commission conducted an interview by asking Ms. Bohlman several questions.

Motion by Johnson to recommend approval of the Jane Bohlman application as detailed in the staff report. Seconded by Schulte. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

F. Clint Mack Planning Commission Application

Voigt presented the staff report for the Planning Commission application submitted by Clint Mack.

The Planning Commission conducted an interview by asking Mr. Mack several questions.

Motion by Johnson to recommend approval of the Clint Mack application as detailed in the staff report. Seconded by Schulte. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

G. Proposed 2024 Planning Commission Meeting Dates

Voigt presented the proposed Planning Commission meeting dates for the 2024 calendar year.

Penney stated that there would be a City Council meeting conflict on November 12th due to Veteran’s Day and suggested to change the meeting date to Tuesday, November 19th.

Motion by Penney to recommend approval of the Planning Commission meeting dates for the 2024 calendar year. Seconded by Bohlman. All commissioners present vote aye and the motion was declared carried by a vote of 5-0.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. General Updates

Voigt provided an update on the upcoming subdivision ordinance amendment application, end of the year reporting, and City Council voting results on previous applications evaluated by the Planning Commission.

B. Next Meeting – January 9, 2024

7.0 CITY COUNCIL MEMBER UPDATE

Council Member Penney provided an update on the city budget and land development in the City subdivision extraterritorial area.

8.0 COMMISSION MEMBER UPDATE

Schulte stated that she would be interested in being on the next subcommittee for the next Comprehensive Plan update in the future.

Bohlman inquired about the City Ash borer pilot program. Hofer provided the details of the program.

9.0 ADJOURNMENT

Motion by Penney to adjourn, Second by Johnson. The meeting was adjourned at 7:53 pm.