

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
April 9th, 2024**

1.0 CALL TO ORDER

**Present:** Jane Bohlman, Sandra Johnson, Lea Schulte, Michael Vourlos, Scott Penney, and Jeff Will

**Also Present:** Jeff Matzke, Planning Consultant; Sahni Moore, Planner/  
Economic Development Specialist

**Absent:** Ray Sandey

Meeting called to order at 6:32 pm.

2.0 ADOPT AGENDA

**Motion by Vourlos to adopt the agenda as amended. Seconded by Bohlman. All commissioners present voted ayes. The motion was declared carried.**

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, March 12<sup>th</sup>, 2024

**Motion by Johnson to approve of the March 12th, 2024 Minutes as presented. Seconded by Schulte. All other commissioners present voted ayes. The motion was declared carried.**

4.0 NEW BUSINESS

A. Planned Unit Development Amendment (Beaumont Bluffs 3<sup>rd</sup> Addition)

Matzke presented the application for Beaumont Bluffs 3<sup>rd</sup> Addition planned unit development amendments regarding changing lots from twin homes to the same number of single-family detached homes. Matzke recommended the Planning Commission discuss the item, hold the public hearing and provide a recommendation to City Council.

Will opened the public hearing at 6:40pm.

No public comments were made.

Will closed the public hearing at 6:41pm.

Will asked for comments or a motion to approve ordinance amendment.

## Planning Commission Minutes – April 9th, 2024

Bohlman asked if there was a reason the applicant preferred these single-family homes over twin-homes. Matzke stated it is likely due to market demand.

**Motion by Johnson to approve the planned unit development amendment as presented. Seconded by Vourlos. All other commissioners present voted ayes. The motion was declared carried.**

### 5.0 OLD BUSINESS

No old business was discussed.

### 6.0 PLANNERS REPORT

#### A. General Updates

Matzke stated Moore was hired as a new full-time planner at the April 8<sup>th</sup> City Council meeting.

#### B. Next Meeting – Tuesday, May 4<sup>th</sup>, 2024

### 7.0 CITY COUNCIL MEMBER UPDATE

Council Member Penny stated that the Council reviewed the amendment to allow outdoor seating as a permitted use in the C-2 and C-3 zoning districts at the April 8<sup>th</sup> City Council meeting.

### 8.0 COMMISSIONER MEMBER UPDATE

No updates.

### 9.0 ADJORNMENT

**Motion by Johnson to adjourn. Seconded by Schulte. The meeting was adjourned at 7:15 p.m.**