



**City of Jordan  
City Planning Commission  
April 13, 2010**

**Members Present:** Vice Chair Rolf Hafslund, Rob Mishica, John Watkins, John Levar, Jeanne Marnoff (6:35 p.m.),

**Staff Present:** City Administrator, Ed Shukle; Senior Planner, Joe Janish; Planning Consultant, Joanne Foust, MDG Inc,

**Others Present:** Pete Ewals, Mayor; Ray Sandey, EDA Chair; Randy Kaiser, Wes Hallberg, Ron Jabs, Ruth Schmitt, Doug Schmitt, Carol Schmitt, Kris Beuch, Roger Beuch, Dean Morlock, Matt Jirik, Nancy Tech, Thom Boncher, Dave Wolf, and Lee Radermacher.

*An open house to present the proposed highway commercial zoning changes was held from 6:00 P.M. to 6:30 P.M. prior to the meeting.*

**1.0 Call to Order.**

*Vice - Chair Hafslund called the Planning Commission to order at 6:33 pm.*

**2.0 Adopt Agenda.**

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

**3.0 Approval of Minutes.**

*Motion Watkins, seconded Levar by to approve the March 9, 2010 minutes as presented. Motion unanimously approved.*

**4.0 CGO Discussion.**

**A. Commercial/Industrial Zoning Districts and Performance Standards**

Foust provided an overview of the process and proposed changes to the C-3, Highway Commercial District.

Janish noted he has received two emails with comments on the proposed document. One has expressed concerns that standards may be more restrictive than neighboring communities. The other has concerns with the proposed limitation for the use of the front yard for outdoor sales for vehicle sales, and has requested the amount be increased from 40% to 80%. This individual has

also requested the 15 foot setback for parking lots be reduced as some roadways may be setback 50 feet from a property line, depending on the platted right-of-way width.

It was noted existing lots of record and buildings already constructed would be grandfathered in. The proposed regulations would only apply to new plats, new construction or additions or in the event a property is vacant for one year.

Matt Jirik, noted his residential home is guided C-3 zoned area. He inquired about the timeframe for rezoning his home and impacts on resale. It was noted the City will be conducting a public hearing to zone properties to match the future land use map in the near future. At time of sale a zoning letter may be required which explains the home is a legal non-conforming use.

Wes Halberg with Yocum Oil/Holiday noted he is trying to sell property adjacent to McDonalds on Triangle Lane. He expressed a need for flexibility in the ordinance to allow lots to sell. He also inquired if there has been a cost analysis on the impact of landscaping and asked what the city will do to incent other businesses to come to Jordan.

Doug Schmidt inquired if areas outside the city limits that are guided highway commercial will be annexed into the city or remain in the township. It was noted the City does not plan to annex, rather as property is about to become urban in nature or developed with utilities, a petition for annexation would be most likely.

Car lot sales were discussed. Requiring setbacks for parking lots as they relate to the road classification was discussed as an option. Landscaping requirements within car sales lots were also discussed. The Commission felt the regulations may be too intense for this type of use. Ron Jabs noted he was concerned the landscaping and perimeter trees may block the visibility of highway commercial sites from Highway 169. He expressed a need to develop a way to attract people to destination sites.

Commissioner Levar referenced the proposed purpose statement for the highway commercial district and the need to coordinate concept plans with future trail and sidewalk plans, etc.

Tom Boncher inquired if the zoning ordinance addresses sidewalk and trail connections. It was noted the proposed requirements address needed links.

Wes Halberg expressed support for improved facades on the backsides of buildings.

Ron Jabs inquired about the vision for the proposed commercial area by the OK Corral intersection. Commissioners noted they foresee more destination retail, potentially an outlet center, college, or similar use.

Tom Boncher noted his support of requiring sidewalks, similar streetlights, and architectural elements to stretch the fabric or Jordan from the downtown to the highway commercial areas.

Janish noted the EDA will be reviewing and commenting on the proposed ordinance at their April 20, 2010 meeting.

Planning Commissioner requested additional research be completed on the following seven areas; with review at the May meeting and a possible public hearing at the June 8, 2010 meeting: (1) Conditions for automobile sales (% of front lot, etc.), (2) Landscaping requirements (10%, perimeter plantings, plantings with outdoor sales display lots), (3) Parking lot setback

requirements, as they relate to the classification of the adjacent roadway, (4) Seasonal /Temporary Sales Stands (e.g. Vegetable stands, fireworks sales stands, etc). (5) Ensuring there is text to allow flexibility to adjust standards based on the lot, (6) Adding in the ability to have a transit station or park-and-ride in the highway commercial district. And (7) Allowing colleges or universities to be included in the highway commercial district.

## **5.0 Public Hearings.**

Janish stated that tonight's meeting had scheduled public hearings however the items had been removed from the agenda because the developer was revising the plans.

## **6.0 New Business.**

### **A. Strategic Planning**

Administrator Shukle addressed the Planning Commission. He noted that at the last meeting the Commission discussed a mission statement and goals. Mr. Shukle requested the Commission fine tune these items for a workshop with the City Council on May 17, 2010.

#### Mission Statement

To proactively guide the growth of Jordan while preserving its natural and historic assets.

#### Primary Goals (On Going)

1. To advise the City Council relating to land use issues.
2. Provide guidance to the City Council relating to the long-rang planning.
3. To coordinate land usage with community & intergovernmental entities.
4. To provide a forum to educate and engage the public in the planning process.
5. Service planning requests in a timely fashion.

#### Goals (1-3 years)

1. Complete Zoning Ordinance review/update.
2. Review annual CUP's, IUP's.
3. Increase collaboration with the Council and other advisory commissions.
4. To identify the Planning Commissions role in the Marketability of Jordan.
5. Work with adjacent townships to develop orderly annexation agreements.
6. Expand Planning Commission educational opportunities.
7. Recruit volunteers to serve on the Planning Commission.

## **7.0 Old Business.**

None.

## **8.0 Planners Report.**

Janish reported the CGO program is being funded for two years but will not be available in 2011.

## **9.0 Commissioner Report.**

Mayor Ewals informed the Commission of a workshop discussion on Monday, April 19<sup>th</sup> at 7:30 P.M. at the High School Auditorium regarding the proposed mining EAW being conducted for Jordan Aggregates.

**10.0 Adjournment.**

*Motion Mishica, Seconded Watkins to adjourn the Planning Commission meeting at 9:35 p.m.  
Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner