



**City of Jordan
City Planning Commission
Meeting December 9, 2008**

Members present: Chair Terry Jeffrey, Rolf Hafslund, Dawn Benko, Rob Mishica, John Watkins, Jeanne Marnoff.
Official representatives: Rita Tauer, Sand Creek Secretary; Cy Wolf Sand Creek Township Chair, Mayor Elect Pete Ewals
Staff present: Senior Planner Joe Janish, Planner Casey MacCallum, and Joanne Foust of MDG, Inc.
Others present: Dan Schmidt.

1.0 *Call to Order.* Chair Jeffrey called the Planning Commission to order at 6:02 p.m.

2.0 **Adopt Agenda.**

Staff noted the applicant for the proposed code amendment would not be able to arrive until approximately 6:30 p.m. so the commission should move agenda item 6.0 business prior to the public hearing.

Motion Hafslund, second by Mishica to approve agenda as amended. Unanimous approval.

3.0 **Minutes.**

Motion Hafslund, second by Watkins, to accept the November 10, 2008, Planning Commission Minutes as revised. Unanimous approval. Jeffrey abstained.

4.0 **Public Hearings:**

A. Code Amendment – Proposal to Allow for a Rental Business in Industrial Zoned Property.
(This item had been moved to a later time in the meeting at the applicant's request.)

Senior Planner Janish stated the City of Jordan received a request from Dan Schmidt to allow for a rental business within property zoned Industrial. Staff provided information from Montrose, Shakopee, Hanover, Rockford, Prior Lake, New Prague and Belle Plaine. Some of the communities did require the use to be a conditional use however Jordan staff was recommending the use be permitted with the following conditions: An area limit of 15% of the gross land area is utilized for rental equipment sale and display; Outside sales areas shall be screened from view of abutting residential uses; Rental area shall be surfaced with asphalt or concrete to control dust, mud and to provide clean and usable surface; The display area of rental equipment shall not interfere with or reduce the number of required parking stalls; Materials for rent shall be displayed in a n orderly manner and shall not constitute junk as defined by ordinance.

Chair Jeffery opened the Public Hearing at 6:45 pm.

Mr. Schmidt addressed the Planning Commission and stated that DALCO desires to open a rental center at 424 N. Broadway.

Chair Jeffery closed the Public Hearing at 6:47 pm.

Commissioner Mishica indicated he has concerns that if the ordinance receives a positive recommendation and is approved the rental center would be able to be located in all Industrial properties and if the zoning would change in the future the rental center would then be grandfathered in. Mr. Mishica noted that the amendment should be viewed in a long term approach.

Chair Jeffery commented a rental center would be a compatible use with Industrial.

Commissioner Hafslund noted that a Interim Use to allow for a sunset of the use may be more appropriate in this particular case with the property potentially having its zoning changed when the 2008 Comprehensive Plan is updated.

Commissioner Watkins commented a rental center would seem appropriate within Industrial however shares some concerns over this particular site and potentially others and perhaps a Conditional or Interim Use permit would more appropriate for rental centers in Industrial zoning.

Motion Hafslund seconded Mishica to deny the text amendment as proposed and noted that staff should work with the property owner and consider allowing for rental centers as an interim use in Industrial zoning. Unanimous approval.

5.0 New Business.

No items were discussed.

6.0 Old Business.

A. Sign Ordinance Discussion.

Planner MacCallum indicated the Jordan Economic Development Authority (JEDA) would like to allow for businesses to obtain a 6 month temporary sign permit as long as one sign is not visible for more than 60 days and the permit would apply to the specific property not to a specific sign. The Planning Commission indicated that the temporary signage should be regulated by number of signs and amount of footage along with the number of times in which the temporary signage could be displayed. Planning Commissioners noted the way JEDA has proposed the temporary signage should actually be permanent signage. The Planning Commission requested staff provide an overview of how other communities in Scott County are handling the temporary signage.

Senior Planner Janish indicated the sign ordinance adoption process should include at least one open house preferable two and a public hearing in order to obtain input from the business community and residents prior to adoption. This probably will lead to additional changes within the ordinance prior to formal adoption.

B. Comprehensive Plan Discussion.

Joanne Foust of MDG, Inc indicated the DRAFT 2030 Comprehensive Plan were distributed to the Metropolitan Council and local government units August 1, 2008. The review period extends until February 1, 2009; however, we are hopeful the townships will submit comments prior to the end of the calendar year to allow official submittal to the Met Council. Foust on provided an overview of comments provided to date. Foust indicated responses have not yet been received from the two adjacent townships or school district at this time. Foust did note that Staff had met with the School District on October 13, 2008 and expected comments soon and staff has established a meeting with Sand Creek Township for January 8, 2008 at 7:30 p.m. Staff is still in the process of establishing a meeting time with St. Lawrence Township.

Sand Creek Chairman Cy Wolf indicated he would be unable to attend the rest of the meeting due to another commitment.

Foust indicated that some of the comments received included comments in regards to typos, including additional maps such as: aggregate resources, updated draft FEMA/floodplain maps along with a few clarifications.

Foust indicated the Met Council provided updated numbers for affordable housing which was updated from 37 to 114 affordable units. Met Council indicated the number of jobs (5,200) the city is planning for is higher than the projected met council number (3,400). Staff proposed to agree to disagree with the Met Council in order to preserve land for future commercial and industrial development. Met Council also noted the Cities population number of 15,000 was higher than the Met Council's population number of 13,500. Staff proposed to agree to disagree with the Met Council in order to allow more flexibility in the future.

Staff noted in a future meeting the Planning Commission will review the other comments submitted and the City Council will also review the comments prior to 2008 Comprehensive Plan Update final adoption and submittal to the Met Council.

7.0 Planners Report.

- A. Time Change Reminder.** Staff had previously submitted a request on behalf of the Planning Commission to the City Council in order to change the start of the Planning Commission meetings from 6:00 p.m. to 6:30 p.m. Staff reminded the Planning Commission the purpose of the change was to allow for commissioners to have more time to arrive at the meeting and also it is hoped the later start time could allow for more individuals to attend the Planning Commissions in the future for Public Hearings or for individuals interest. This change of start time would begin on January 13, 2009. *No action required.*

9.0 Commissioners report. No reports where provided.

10.0 Adjournment. *Moved by Hafslund, seconded by Watkins, to adjourn at 7:55pm. Motion unanimously approved.*

Respectfully Submitted,

Joe Janish
Senior Planner