

**Minutes of the September 14, 2010 Jordan Planning Commission/CGO Meeting  
6:30 p.m. Jordan City Hall**

**Present:** Rolf Hafslund, Guy Beck, John Levar, Jeanne Marnoff and Mayor Pete Ewals, City Planner Joe Janish, Planning Consultant Joanne Foust of MDG, Inc. Also present were twenty-five (25) members of the public.

The Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chair Hafslund..

**Agenda:** Moved by Beck seconded by Levar to approve the agenda, as presented. Motion Carried 5-0.

**Minutes:** Moved by Levar, seconded by Marnoff to approve the minutes of the August 10, 2010 meeting as presented. Motion carried 4-0.

**Design Review for 231 Broadway:** Janish introduced the agenda item, noting that Kim Hanner has applied for Design Review as it relates to the Downtown Design Standards for the replacement of 14 windows in the two-story building located at 231 Broadway, referred to as "The Hub". Existing windows with plywood filler will be replaced with a bronze frame and bronze glass on the two street sides. A new limestone window sill will also be installed.

Janish noted that the applicant has applied to the EDA for a matching grant to complete the project. The EDA will review the request at their September 21, 2010 meeting, with Council action on the recommendations of the Planning Commission and ED at their October 4, 2010 meeting.

Commissioner Levar expressed concern that the bronze glass may look too modern, especially given the white paint currently on the building. Hanner noted that he selected the proposed window style with the grid based on old pictures of the building. He stated that the windows will appear to be double hung windows, but the new bottom will be a casing. The plywood on the tops will be removed and an arch filler will match to open up the window. He noted that while bronze glass did not exist at the time of the original construction, it helps with energy efficiency. He also added that the front door is bronze. The alternative which was offered was an aluminum frame which would not match the door. Hanner stated that the existing limestone sills are falling apart. A solid limestone will replace the existing.

Commissioners asked about the long term plan for the building. Hanner indicated that he is working on the building in phases. He has already fixed the roof. He would like to chemically strip the white paint to expose the original brick.

Moved by Levar, seconded by Marnoff to approve the application for design review for the replacement of 14 windows, and the limestone sills, in the building located at 231 Broadway, noting that this is one phase of building improvements, understanding that a chemical peel of the white paint to reveal the original brick is a long term plan, which will result in the proposed bronze frame matching the building. Motion carried 4-0.

**Community Growth Options (CGO) – Visioning Session Industrial Zoning District:** Foust welcomed the public to the Visioning Session for the update to the Industrial Zoning Ordinance. She presented a PowerPoint which provided an overview of the locations of existing and future industrial areas, photos of existing industrial areas in Jordan and the 2008 Comprehensive Plan recommendations relating to the industrial zoning regulations. She referenced documents which are available to the public including the current Zoning Regulations which are Section 11.41 of the Zoning Ordinance and a summary of industrial zoning regulations in area cities.

Foust stated that as a part of the Visioning Session the Commission would like input on Purpose Statements for the industrial areas, locations for future I-1, light industrial and I-2, general industrial

district, completion of a worksheet on permitted and conditional uses and input on various performance standards including minimum lot size, type of buildings, landscaping requirements, etc.

It was noted that the Zoning Ordinance currently requires a lot in the industrial district to be a minimum 10,000 square feet. There are currently two lots which are less than 10,000 square feet and six lots under one-half acre (21,780 square feet). These six lots are either city owned, county owned or fragments adjacent to lots owned by the same owner.

Sample façade types, outdoor storage and landscape requirements were also discussed. Those in attendance completed survey forms relating to the permitted and conditional uses and performance standards. Foust noted the surveys are also available on-line and may be accessed through the City's website. Results of the surveys and community input will be incorporated into draft ordinances to be reviewed by the Planning Commission at their October 12, 2010 meeting.

Public input included modifying the term "non-intrusive" in the purpose statement as it is too vague and subjective. It was suggested examples of acceptable businesses be provided.

Relating to locations of industrial zoning district, it was suggested I-2 or general industrial be located adjacent to the railroad spur to allow future industrial to utilize this transportation resource. It was also suggested I-1 or lighter industrial be adjacent to the residential development in Wexford Square.

**Old Business.** There was no old business.

**Planners Report.** Janish noted he had no additional reports.

**Commissioner Reports.**

Beck reported on a speaker that was present at the last Park and Recreation Advisory Board meeting, who addressed Complete Streets. He would like the Planning Commission to work with the Park and Recreation Advisory Commission in the future on a Complete Street Ordinance. He suggested Commissioners visit the web site: [www.walkscore.com](http://www.walkscore.com). He noted a need for crosswalks on Highway 282.

Ewals reported he has received many calls relating to the crematorium. He requested topics such as this be given additional time by the Planning Commission. Commissioners noted they reviewed the data presented by the Department of Health, MPCA and considered testimony and felt due diligence was given to the request.

**Adjournment.** Moved by Marnoff, seconded by Levar to adjourn the meeting at 9:15 p.m. Motion carried 4-0.

Respectfully Submitted,

Joe Janish

Senior Planner