

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
Tuesday, April 11, 2017**

Present: Tom Sand, Sally Schultz, Jeff Will, Jane Bohlman, Robert Whipps, Toni Walsh.

Absent: Jesse Soller

Also Present: Laura Oakden, Nathan Fuerst

1.0 CALL TO ORDER

2.0 APPROVE AGENDA

Motion Robert Whipps second Sally Schultz to approve agenda. Motion Approved. Vote all ayes.

3.0 APPROVAL OF MINUTES

A. February 14, 2017

Motion Jane Bohlman second Toni Walsh to approve February Minutes. Motion Approved. Vote all ayes.

4.0 NEW BUSINESS

A. GreenStep Cities Update

Planning Intern Fuerst gave a brief description of the Minnesota GreenStep Cities program. It is a voluntary challenge program for cities to participate in, which involves different levels of recognition for sustainable best practices. Jordan is currently a step 1 city, but will be well positioned for step 2 or step 3 at the June League of Minnesota Cities conference. Jordan has already completed many best practices for which it can claim credit for. Commissioner Jeff Will noted the solid waste bag designed by Public Works Director Haas could play a role in future GreenStep submissions. Commissioner Sally Schultz asked what benefits the program affords the city. Planning Intern Fuerst explained that the city has access to experts and technical assistance across state departments, agencies, and non-profits.

5.0 OLD BUSINESS

A. Comprehensive Plan –Public Facilities draft

Planner Oakden explained that the Planning Commission is responsible for reviewing parts of the Comprehensive plan. A draft chapter of the Public Facilities was presented to the commissioners for review and comments. Commissioner Sand asking about a Cable Commission and if it still existed. Commissioners had no other comments on changes to the chapter as drafted.

B. Comprehensive Plan- C-1 Land use change discussion

Planner Oakden presented possible changes to the Comprehensive Plan Chapter on Land Use. The main change in the chapter is a potential change from R-2 to C-1 in areas surrounding downtown which is zoned as C-2. Commissioner Schultz noted that she liked the idea because it

would be good to expand potential uses in the potential C-1 areas – offering the community amenities. Commissioner Walsh noted a concern for how the change could affect existing vacant businesses in the downtown area. Commissioner Sand asked if the proposed C-1 area could be amended to include senior housing, addressing a large need for such housing proximate to downtown shops and services. All commissioners agreed that walkability to the downtown areas are an important factor in future housing in the proposed C-1 areas. Commissioner Whipps noted concern for how much a potential change might increase taxes for residents of the proposed C-1 area. Additional concerns were raised about parking for potential businesses and how the commission might be able to control uses considered non-conforming. Commissioner Whipps also voiced concern for how “leapfrogging” might be controlled so that businesses develop close to the downtown and not randomly. Planner Oakden noted that the new commercial uses could be reviewed s CUPs for this new district.

#### 6.0 PLANNERS REPORT

- A. Next Regular Meeting- May 9, 2016
- B. General Update

#### 7.0 CITY COUNCIL UPDATE

Commissioner Whipps gave an update about the Southwest Interceptor project and updated the Commission on the low interest loan program offered to help businesses buy commercial kitchen equipment. Commissioner Will stated that the city has already had some inquiries about the loan program. Commissioner Will also updated the Commission on annexation discussions between Jordan and Trails. The agreement is almost to a point where it can be finalized.

#### 8.0 COMMISSIONER MEMBER UPDATE

Commissioner Sally Schultz asked about any progress on the hotel development on Triangle Lane. Planner Oakden informed the Commission that the developer still had some time to get the funding before the project’s deadline.

#### 9.0 ADJOURNMENT

Motion Toni Walsh second Sally Schultz to adjourn the April Planning Commission Meeting. Motion Approved. Vote all ayes.