

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
JANUARY 9, 2018**

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

Absent: None

Also Present: Lucinda Meyers, Planner

1.0 CALL TO ORDER

6:30 p.m.

2.0 APPROVE AGENDA

Motion Walsh second Bohlman to approve agenda. Vote all ayes. Motion approved.

3.0 ELECTION OF OFFICERS

Motion Bohlman second Walsh to nominate Tom Sand for position of Chair. Vote all ayes.
Motion approved.

Motion Walsh second Whipps to nominate Toni Walsh for position of Vice Chair. Vote all ayes.
Motion approved.

4.0 APPROVAL OF MINUTES

A. December 12, 2017

Motion Whipps second Schultz to approve minutes. Vote all ayes. Motion approved.

5.0 NEW BUSINESS

A. Public Hearing: Comprehensive Plan Map and Zoning Map Amendment

Applications for Comprehensive Plan Map and Zoning Map Amendment, submitted by Ken Dowell, presented by Planner Meyers.

Commission opened the hearing at 6:45pm.

Dale Moe, attorney representing the business directly north of the subject properties- Fertimix, addressed the commission. Moe expressed opposition to the request(s), on behalf of his client, on the grounds that 1.) the proposed residential zoning would be incompatible with the existing industrial land use adjacent to and north of the subject properties, and 2.) that the proposed

development would eliminate Fertimix's existing access to Fourth Street, which is necessary for business operations. Moe stated that Fertimix has been utilizing this access for a number of years and that sustained access is essential to their business operations. Moe informed the commission of the existing truck traffic patterns, describing how the layout of the Fertimix site prohibits the trucks from turning around on site and thus necessitating the secondary access.

Robn Jabs, 217 Juergens Circle, addressed the commission. Jabs expressed opposition to the application requests, stating he is in support of redevelopment of the area, however does not believe that the application at hand is suitable. Jabs informed the commission that his mother owns the property located at 404 N Broadway and the property fronting fourth street and adjacent to the railroad. Jabs provided a history of the area. Jabs expressed desire to see the area developed in accordance with the existing (Highway Commercial) zoning, expressing preference for a mixed-use building that allows commercial on the first floor and residential above. Jabs stated concern over losing an existing business (Fertimix) if the applications were to be approved as presented. Jabs indicated that his mother is readying to sell her property.

Commissioner Will inquired upon the two properties owned by Jabs' mother. Jabs stated that the parcel adjacent to the railroad was purchased from the railroad in 1960 and that it was used by the family as a garden and play area.

Chair Sand inquired whether his mother intends on selling the properties together or separate. Jabs stated that she would likely sell them together if provided the opportunity.

Public hearing closed at 6:55

Motion Whipps second Walsh to table applications until provided with additional information pertaining to the impact that the proposed residential development will have on the availability of access to adjacent commercial/industrial and residential properties. Vote all ayes. Motion approved.

The commission directed the applicant to enter into discussion with Fertimix to determine an arrangement that would allow for Fertimix to have a continued secondary access.

Commissioner Walsh stated she would like to see both parties present at the next Planning Commission meeting.

Commissioner Sand stated that he would like to see how the applicant will address the comments received by MnDOT on the concept plan for the townhome development.

Commissioner Will inquired upon the distance between the lot line shared between the subject property and Fertimix and Fertimix's building. An individual answering for Fertimix believes the distance to be approximately 40 feet. Will inquired upon whether Fertimix's trucks are able to turn around on their property. The individual representing Fertimix stated that their trucks are unable to turn around within the bounds of their property.

Commissioner Shultz stated that she would like there to be a discussion between all of the area property owners regarding its redevelopment, with consideration to the fact that most of them are dependent on another for access.

Commissioner Will expressed his belief that the current zoning, Highway Commercial, is the highest and best use of the land.

Commissioner Walsh indicated that is not in the best interest of the City to lose another business downtown.

B. Discussion of Goals for 2018

Planner Meyers requested the commission discuss their goals for 2018 and consider articulating their desired outcomes. Meyers provided examples of potential goals.

The commission discussed the exercise and requested that the item be placed on the agenda for February. The commission agreed to bring with them one (1) goal and two (2) to three (3) objectives each to the February meeting.

6.0 OLD BUSINESS

A. Commercial Expansion on Edges of Downtown

Planner Meyers requested the commission discuss possible changes to the existing Neighborhood Commercial (C-1) zoning district, incorporating uses that will be compatible with the surrounding districts. Meyers detailed the process for reguiding land in the Comprehensive plan update and the subsequent rezoning as well as background on the decision to expand the downtown through reguiding and rezoning a selection of parcels adjacent to downtown.

Chair Sand recommended the addition of the following conditional uses to the C-1 zoning district: bicycle sales and indoor repairs, day care facilities, art studio, off-sale liquor, therapeutic massage, fitness or wellness-oriented business, health clinics.

Commissioner Walsh recommended the addition of the following conditional uses to the C-1 zoning district: tattoo shop.

Commissioner Bohlman recommended the addition of the following conditional uses to the C-1 zoning district: storage sheds.

The commission was in favor of expanding the districts commercial uses as conditional uses.

6.0 PLANNER'S REPORT

A. Next Regular Meeting- February 13, 2018

B. General Update

Planner Meyers provided an update to the commission on recent planning activities, and applications that have been acted upon by the City Council since the previous Planning Commission meeting.

7.0 CITY COUNCIL UPDATE

8.0 COMMISSIONER MEMBER UPDATE

9.0 ADJOURNMENT

Motion Bohlman second Schultz to adjourn. Motion approved. Vote all ayes. Meeting adjourned at 8:30 pm.

Tanya Velishek, Mayor

ATTEST:

Tom Nikunen, City Administrator