

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

1.0 CALL TO ORDER

Present: Tom Sand, Jane Bohlman, Jesse Masloski, Sally Schultz, Robert Whipps, Jeff Will
Also Present: Addison Lewis, Planner/Economic Development Specialist, Lauren Walburg,
Planning Intern

Meeting called to order at 6:30

2.0 ADOPT AGENDA

Motion by Whipps, second by Bohlman, to approve agenda. Vote all ayes. Motion Approved.

3.0 APPROVAL OF MINUTES

- A. September 11, 2018 Meeting Minutes

Motion Bohlman, second Schultz to approve minutes as presented. Vote all ayes. Motion Approved.

4.0 NEW BUSINESS

- A. PUBLIC HEARING: Request for a Conditional Use Permit to allow for a monument sign with an electronic message board at 313 2nd St E

Planning Intern Walburg presented an overview of the requested Conditional Use Permit for a monument sign with an electronic message board at 313 2nd St E by the Church of St. John the Baptist. The sign would be used to communicate information about St. John the Baptist church and school. Within all residential districts, institutional uses, such as churches and schools are allowed up to 120 square feet of signage per street frontage through the issuance of a CUP. The sign would be located five feet from the west property line near the entrance to the church/school building. Walburg provided an overview of the requirements for electronic message board signs and stated that staff finds all of the criteria for issuing conditional use permits to be met. Staff is recommending approval of the CUP.

Commissioner Schultz asked about the sign needing to be lowered. Walburg explained that just the base of the sign needed to be lowered by one foot. The definition of a monument sign states that the sign copy is to be no more than 3 feet above grade and the applicant's sign plan currently shows it as 4 feet above grade.

Commissioner Will asked if the electronic message board would be in color. Walburg stated that she believed it would be in color but that had not been specifically stated by the applicant.

Chair Sand opens public hearing at 6:37p.m.

Two representatives from St. Johns were in attendance and stated that the electronic message board would be in color.

With no other members of the public present, Chair Sand closed public hearing at 6:38p.m.

Masloski noted that although the base of the sign had to be lower, the sign copy could be larger and therefore result in a taller sign up to 8 feet if St. Johns were interested in that.

The representatives from St. Johns stated that with the cost of the sign being what it is, they were likely to keep it as proposed and just lower the base by 1 foot.

Motion Whipps, second by Schultz, to recommend approval of the requested CUP with the conditions outlined in the staff report. Vote all ayes. Motion approved.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. General Updates

Planner Lewis stated that Commissioner Walsh resigned from the Planning Commission due to moving out of the City. Lewis said that staff would post for the opening on the City website and Facebook page.

Lewis stated that the City Council approved the ordinance amendment to allow off-street parking lots as an interim principal use in the C-2 district. The Council also approved the requested IUP from St. Johns to allow for a gravel parking lot on the old school site.

Lewis stated that the plat for Pekarna Pond View Estates is planned to go before the Council on October 15th. Staff has been working with the applicant on the development agreement.

Lewis said that staff has received an application for design review approval and for a façade improvement grant for the property at 209 Broadway St S. It is expected that the request for design review would come before the Planning Commission at the next meeting.

B. Next Meeting – November 13, 2018

7.0 CITY COUNCIL MEMBER UPDATE

Commissioner Will said that the applicant that requested concept plan review for 30 single family homes at the old Pearson Greenhouse may be changing his plan. The Council was not hot

or cold on the idea of rezoning the property from industrial to residential. He may come back with a proposal that fits within the industrial zoning district.

8.0 COMMISSION MEMBER REPORT

Commissioner Bohlman asked what to do if there are trees that extend into the alley that brush against cars that drive by. Planner Lewis said to contact city staff with the location and that staff would follow up with the adjacent property owner.

9.0 ADJOURNMENT

Motion by Whipps, second by Bohlman to adjourn at 6:50pm

Tanya Velishek
Mayor

ATTEST:

Tom Nikunen
City Administrator