

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
NOVEMBER 12, 2019**

1.0 CALL TO ORDER

Present: Tom Sand, Jane Bohlman, Bob Bergquist, Robert Whipps, Brenda Lieske, Terry Stier

Also Present: Lucinda Meyers, Senior Planner, Nathan Fuerst, Planner/Economic Development Specialist, Dave Siwek, Owner of Siwek Lumber

Meeting called to order at 6:35 pm.

2.0 ADOPT AGENDA

Motion by Bohlman, second Whipps to adopt the agenda as presented. Vote all ayes. Motion carried.

3.0 APPROVAL OF MINUTES

A. October 8, 2019

Motion Bohlman, second Bergquist to approve minutes as presented. Stier Abstains. Vote all ayes. Motion Approved.

4.0 NEW BUSINESS

A. PUBLIC HEARING: Request for zoning text amendment to allow vehicle sales as a conditional use in the General Industrial (I-2) District

Meyers presents application to allow vehicle sales in the I-2 district.

Commissioner Lieske enters chambers at 6:38 p.m.

Meyers advises the commission to determine whether the proposed use is in harmony with the goals for the General Industrial District (I-2).

Public Hearing opened at 6:40 p.m.

Chair Sand begins the public hearing by inviting the applicant to the podium.

Siwek stated that his business has operated in Jordan for 30 years. Occasionally, the

business takes vehicles to allow customers to pay for debts related to the main business of selling lumber. Vehicles that accumulate as a result of business are either sold online or via auction at Scott County fairgrounds. Siwek stated that he was notified that they need a license to continue these operations. The main operation is in Jordan so they would like to have the license associated the 350 Valley View Drive property.

Commissioner Lieske asked where the applicant stores the vehicles for sale.

Siwek stated that vehicles are stored indoors and trailers are stored off-site, on an adjacent property owned by the Ames estate. Some nicer vehicles are stored offsite. The vehicles don't stand out due to the large number of employees.

Meyers read aloud the public input received via email from resident Dave Wolf:

I am responding to a letter sent to us re the Siwek request. My comment would be for the city to only allow vehicle sales in industrial zoning areas on a case by case basis only. If it were a permanent blanket change, I think the result may be 100's of wrecked and salvage cars mixed in with the normal desired quality industrial park look. One way may be to restrict the vehicles on hand to a small number and have it come up for review yearly. I think Siwek lumber is a long-time great Jordan business that brings jobs and customers to Jordan daily.

Lieske asked whether the text amendment, if granted, would allow the same use for all properties within the I-2 District. Meyers affirmed that is correct. All properties within the district that are able to meet the zoning code conditions, could apply for a conditional use permit to vehicle sales.

Whipps asked for clarification about whether general conditions will be established or if they're determined on a case-by-case basis. Meyers stated that they are both possible; general requirements are applied to all conditional uses; however, applications are also reviewed on a case by case basis allowing for any context specific requirements that may be deemed necessary.

Public Hearing closed at 6:50 p.m.

Chair Sand indicated that he is concerned that anyone in a General Industrial district would be able to sell vehicles.

Whipps asked for clarification about how armored personnel carriers can be sold without a similar CUP to what is proposed by the applicant. Meyers stated that an armory is a permitted use in the General Industrial district.

Motion Whipps, second Bohlman, to recommend approval of the application to amend the zoning code to allow vehicle sales as a conditional use in the I-2 district, provided the use is accompanied by a permitted use and is subject to the conditions

established for the use in the Highway Commercial district. Vote all ayes. Motion carried.

B. Design Review for Façade Improvements at 221-225 First Street East

Planner and Economic Development Specialist Fuerst presented the information compiled in the staff report and provided a review of the Design Review application to replace siding on the rear, alley facing façade at 221-225 1st St E.

Bergquist inquired, had the property owners installed the same color of siding, would a permit have been required? Meyers responded that a building permit would be required, although the design review process would not be necessary.

The commission discussed the alternatives presented by the Applicants for color. The consensus of the commission is that the building should have the same color siding on all three sides visible from the public right of way.

Whipps asked whether the Applicants would be able to apply for a facade matching grant to help offset the costs associated with the improvements. Fuerst confirmed that the Applicants are eligible to apply for the Downtown Matching Grant.

Whipps reiterated that consistency of color on all three sides is preferred. Bergquist expresses his favor for Whipps' idea to have staff inform the Applicants of the option to pursue the facade improvement grant to paint all three sides.

Stier asked what would have happened if the applicants had just painted the façade. Fuerst informed him that is essentially what has occurred in this instance. If the color were to be changed without the property owner having filed an application for design review, they would be in violation of the City Code and would receive a code violation and potentially a citation.

Motion Lieske, second Whipps to recommend the proposed design review alternatives to the City Council for approval. Vote all ayes. Motion carried.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

Fuerst announced the opening of the Caribou Coffee Cabin, and the Groundbreaking ceremony for the Scott County CDA Brentwood Terrace senior living complex. Fuerst also informed the Planning Commission that the planning department has a new planning intern, Elliot Mohler.

Meyers informed the commission of recent land use decisions of the City Council including the approval of the CUP amendment for the Ballard-Sunder Funeral home and the denial

of the zoning text amendment request to allow a tow yard in the Highway Commercial District. The commission expressed their desire to conduct a thorough review of the Ballard-Sunder Funeral home CUP this year during the annual CUP review. The commission also discussed the poor news coverage that the Bobby and Steve’s application received, expressing concern over the misleading nature of both the headline and the article.

7.0 CITY COUNCIL MEMBER UPDATE

Whipps announced that the trail going up to 282 is projected to be constructed at a fraction of the anticipated cost.

Steir is welcomed to the commission, as Will’s replacement, for the remainder of 2019. The City Council will appoint a permanent council liaison January 2020.

8.0 COMMISSION MEMBER REPORT

Commission members discussed their excitement relating to the updates provided during the Planner’s Report.

Whipps stated that the CUP for the funeral home needs to be closely reviewed in order to be confident that they are meeting the requirements for the operation of their business. Bergquist and Bohlman indicated their concern regarding the fumes emitted by the cremation facility. Whipps stated that the operations vary from day-to-day. A 12-hour cremation process will give off fewer emissions than an 8-hour process, which would likely produce visible emissions.

9.0 ADJOURNMENT

Motion Bohlman, second Bergquist, to adjourn at 7:59 p.m. Vote all ayes. Motion carried.

Tanya Velishek, Mayor

ATTEST:

Tom Nikunen, City Administrator