

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
AUGUST 12, 2020**

1.0 CALL TO ORDER

**Present:** Tom Sand, Brenda Lieske, Jane Bohlman, Dr. Amanda Schuh, Bill Heimkes  
**Also Present:** Lucinda Meyers, Senior Planner, Nathan Fuerst, Planner/Economic Development Specialist

Meeting called to order at 6:35 pm.

2.0 ADOPT AGENDA

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

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, July14, 2020

**Motion by Schuh, second Heimkes to approve the minutes as presented. Vote all ayes. Motion approved.**

4.0 NEW BUSINESS

A. PUBLIC HEARING: Request for Variance to City Code Section 154.214(B)(1) for the property located at 413 Wood St. N.

The owner of 413 Wood Street N. has applied for a variance to the floodplain regulation requiring 15' surrounding structures to be at or above the base flood elevation. The property owner is able to meet the requirement for three of the four sides of the principal structure but is unable to meet the requirement north of the structure due to practical difficulties.

Chair Sand opened the public hearing at 6:41 pm

Tom Laska, applicant and owner of ICC Cleaning and Restoration Services, LLC indicated he and the Elke family have been working with city staff on the project and are able to meet all of the requirements for of bringing the structure into compliance with the floodplain regulations, with the exception of City Code Section 154.214(B)(1).

Commissioner Heimkes inquired about the impact that the fill will have on the existing basement windows. Laska indicated that the basement of the structure is going to be filled and the windows will be removed and replaced with block.

Commissioner Bohlman inquired whether the variance would have a negative impact on the value of the home. Laska indicated that the value of the home may increase since the improvements required by the floodplain ordinance will likely remove it from the floodplain and at the very least bring it closer into conformance with the floodplain regulations.

Public hearing closed 6:46

**Motion Heimkes to recommend approval of the variance with the conditions stipulated by the City Engineer, Second Bohlman, Votes all ayes. Motion carried.**

## 5.0 OLD BUSINESS

### A. Zoning Amendment – I-2 Outdoor Storage and Display Areas

Planner Fuerst presents proposed amendments to I-2 code sections seeking to clarify the intent of the zoning district and reduce inconsistencies.

Schuh Motion to recommend changes to City Council for approval. Second Lieske. Vote all ayes, motion carried.

## 6.0 PLANNERS REPORT

### A. General Updates

Planners reported that the City has received an application for Sketch Plan Review from a developer. The proposed development, the Dakota, will consist of roughly 400 single family homes on varying lot sizes with varying degrees of affordability. This item is expected to be on the October Planning Commission Meeting

Senior Planner Meyers shared that this would be her last Planning Commission Meeting as a staff member with the City of Jordan. She has accepted a Planner position with the City of Big Lake.

### B. Next Meeting- September 9<sup>th</sup>, 2020

## 7.0 CITY COUNCIL MEMBER UPDATE

Councilor Heimkes thanked Senior Planner Meyers for her service to the City of Jordan.

Councilor Schuh also thanked Senior Planner Meyers for her service to the City. Councilor Schuh also provided an update on a presentation that she gave to the SCALE Housing Committee.

8.0 COMMISSION MEMBER REPORT

Commissioners joined in thanking Senior Planner Meyers for her service.

Chair Sand and Commissioner Lieske discussed the need for affordable senior housing and the opportunity to incorporate different types of lifecycle housing into the community.

9.0 ADJOURNMENT

**Motion by Heimkes, second Bohlman, to adjourn at 7:05. Vote all ayes. Motion carried.**