

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
October 13, 2020**

1.0 CALL TO ORDER

Present: Tom Sand, Brenda Lieske, Jane Bohlman, Robert Whipps, Bill Heimkes
Also Present: Nathan Fuerst, Planner/Economic Development Specialist; Ben Schneider, Planner; Reeve Needham, Planning Intern; Jane Kansier, Bolton & Menk Planning Consultant; Terry Hartman, Jerry Hartman, and Monica Hartman, Hartman Communities

Meeting called to order at 6:35 pm.

2.0 ADOPT AGENDA

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

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, August 12, 2020

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

4.0 NEW BUSINESS

A. Sketch Plan Review- Dakota

Jane Kansier, Planning Consultant, presents the sketch plan review submitted by Hartman Communities. This process is designed to get feedback from the Planning Commission in a non-binding and informal fashion. The development is 227 acres total with 120 developable acres situated with wetlands and bluffs to the north. Currently, the parcel is in St. Lawrence Township under an orderly annexation agreement and is recommended to be zoned as low density residential in the Comprehensive Plan. The concept plan includes 389 homes in varying lot sizes ranging from 45ft to 65ft lot widths. The net density of 3.6 units per acre is consistent with R-2 zoning. The development would likely require a PUD as there are deviations in lot widths, lot sizes, and setbacks. There are 12 acres of planned parkland in the concept plan and under the current parkland dedication ordinance, the development would require 18 total acres of parkland or some combination with cash-in-lieu. If the parkland dedication ordinance is updated to reflect current population trends, this would require an additional 2 acres of parkland. Aberdeen Avenue and County Highway 66 are both major collector streets and would not have driveway access as such. Belmont Avenue is identified as a minor collector street and should limit driveway access as such. The concept plan shows moving Belmont Ave about 100 ft. The County has sent comments on the sketch plan recommending turn lanes on Highway 66 and a traffic study. This will require a tree inventory to assess the impacts, although it is mainly agricultural land currently.

Sand inquired if the townhomes are single level. Kansier left that up to the developer to answer later.

Kansier detailed the process for this development explaining that it would require an Environmental Assessment Worksheet (EAW) due to the size of the development. This will also require annexation, rezoning, a preliminary plat, and final plat. The developer would like to the EAW first before annexation, which is allowable, and the City will be the Responsible Governmental Unit. Some of these requirements can run concurrently, but the City cannot make final decisions until the EAW and annexation are complete. The development will be staged and has been proposed over 10 years. The City-Lead process is new and was adopted by the City Council a few months ago. The City will design the public infrastructure which can save money due to the reduced back-and-forth between the developer and the City.

Whipps asked who is saving money and if the City is reimbursed for the work. Kansier explained that this process saves money for both the developer and the City and the City will be reimbursed. During sketch plan review, there is no formal application and public hearing.

Heimkes asked if the development was short in dedicated parkland. Whipps explained that 18 is required and the development has 12 proposed. Heimkes suggested incorporating the trails into parkland acreage and asked how the lot size compared to nearby developments. Fuerst replied that the lots are smaller than the River Ridge subdivision nearby and are similar to some lot sizes downtown. Heimkes asked about the home values.

Terry Hartman, the developer, presents the application. Hartman explained that they work with large and small homebuilders and they produce finished lots. Talking with homebuilders, a variety of lot sizes and values is desired along with more affordable housing. The entire development will include a variety, so not every home will be affordable. It's likely the homes would go for \$200,000 to \$500,000 in current dollars. All of the homes would be detached as that is what consumers desire. There are many empty-nesters on the market looking for smaller lots along with younger families looking for starter houses with a yard for their dog. It's possible a homeowners association would maintain the yards for parts of the development. Many homebuilders are interested, but we won't know more until the process is farther along. The pictures shown were the types of homes that would fit on the smaller 45-55ft width lots. Lennar, a builder in Jordan, has expressed interest in building in the development.

Sand said he recently moved into a Lennar home in Stonebridge and is happy with the smaller size and high quality. Hartman explained that the smaller lots are needed to make the houses affordable. Sand said that there is a desire for affordable housing among baby boomers especially.

Whipps asked if ponds were accepted as dedicated parkland. Fuerst replied that staff would look into what's been accepted in the past. Whipps said he didn't think ponds were accepted but isn't opposed to the idea. Whipps wanted public works to comment on the cul de sacs and plowing and wanted to ensure there was sufficient driveway space so that cars weren't backed up on roads. Whipps was happy with the price points and noted Jordan hasn't seen affordable entry-level housing like this since the early 2000s.

Hartman explained that the entire development is almost 50% open space with the wetlands and bluffs that will not be developed. Trails could be built with the possibility of a regional connector to downtown. Whipps expressed hesitation over another splash pad given the proximity to the Lagoon Park splash pad and the required maintenance, but liked the idea of a dog park. Hartman explained the sketch plan included many park features that may not all be included.

Lieske asked if the slab houses would be the villas and townhomes. Hartman explained that different homebuilders would propose different homes but it's possible that the villas/townhomes would have no basements. Hartman explained that no basements relieve worries about radon, sump pumps, mold etc. but that the entire development will include a

variety of houses, not all will be slab. Whipps asked about feedback from the County on this development. Hartman explained that they are preparing a response to County comments already. Hartman expressed interest in using a traffic study to see if turn lanes are necessary. Sand thanked the developer and welcomed him back to Jordan.

B. CUP Request + Public Hearing- 860 Quaker Avenue

Fuerst presents the CUP as vehicle sales to accompany auto repair and is similar to another CUP presented in February at the same location. Whipps asked why a new permit is required. Fuerst explained that the first CUP is specific to that tenant and this CUP is occupying a new space on the property with a new tenant. The space is currently a cheerleading training facility in the I-2 district nearby other I-2 parcels with R-2 across the road. There has been no feedback from the public on this CUP and it appears to meet code requirements. The application is for storage of 12 cars at a time, with appointment-based sales and a maximum of 30 cars sold per year. There is no proposed additional signage and there is currently evergreen and fencing screening the property. Whipps asked if this is a new owner of the previous CUP or will two tenants both have auto sales businesses. Fuerst explained that there will be two tenants and showed how the CUPs work together, citing enough parking on the site to accommodate both. Fuerst showed the conditions for general CUP approval along with recommended conditions for this CUP. Sand asked if this would conflict with the current tenant. Fuerst explained that this is a different part of the site. Whipps asked staff to report on the parking permitted for the Siwek permit but is otherwise in favor of the CUP, citing concern with the parking available and the number of cars permitted at a time.

Chair Sand opens the public hearing at 7:42pm. No public were present. Chair Sand closes the public hearing closed at 7:43pm.

Motion by Heimkes, second Whipps to approve the CUP subject to conditions 1-11. Vote all ayes. Motion approved.

C. Livable Communities Act Reenrollment

Fuerst presents the Livable Community Act (LCA), something the City last enrolled in 2009. This gives the City the ability to apply for grant funds. In the past, the City received a LCA grant for the Jordan Valley Townhomes. Some potential sites that the City could apply for grants include the old St. Johns site, the post office building, and Broadway St. N. The City needs to enroll every 10 years and the City first joined in 1995. The LCA includes 3 requirements: a housing action plan, housing and affordable lifecycle amount, and affordable and lifecycle housing goals. The City could submit the housing implementation plan from the Comprehensive Plan to meet the first goal, TIFF payments would meet the second goal, and the Met Council provided affordable housing goals to the City based on the developable land zoned for multifamily housing. Affordable housing is defined as affordable to those making 80% of the median income (\$78,000) with less than 30% of income spent on housing. Lifecycle housing goals refer to a variety of types and sizes of homes for those of all ages. To reenroll, this will need to get passed by the Planning Commission, the City Council, and then the Met Council and finally the City will need to submit a Housing Implementation Plan by next year. Whipps asked if this dictates what the City does or supports the work the City does. Fuerst replied that this allows the City to apply for grant funds and there is no punishment for

Motion by Whipps, second Heimkes to approve the reenrollment of the LCA. Vote all ayes. Motion approved.

5.0 OLD BUSINESS

Whipps asked about the CUP status of the Pearson greenhouse property as it appears to have a lot of outdoor storage on site.

6.0 PLANNERS REPORT

A. General Updates

Ben Schneider, Planner and Revee Needham, Planning Intern have joined City staff. Fuerst reports that the City has received the last two permit applications for Stonebridge homes and the development season is starting to wind down. There will be two upcoming text amendments: the Floodplain Ordinance, as required by state statute, and the C-1 District after adoption of the Comprehensive Plan in April.

B. Next Meeting- November 10th, 2020

7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSION MEMBER REPORT

9.0 ADJOURNMENT

Motion by Whipps, second Heimkes, to adjourn at 7:58 pm. Vote all ayes. Motion carried.