

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
February 9, 2021**

1.0 CALL TO ORDER

Present: Tom Sand, Brenda Lieske, Robert Whipps, Bill Heimkes, Jane Bohlman, Bob Bergquist, Jeff Will

Also Present: Nathan Fuerst, Planner/Economic Development Specialist; Ben Schneider, Planner; Revée Needham, Planning Intern; Jeff May, Jason Witt

Meeting called to order at 6:31 pm.

2.0 ADOPT AGENDA

Motion by Lieske, second Whipps to adopt the agenda as presented. Vote all ayes. Motion carried 7-0.

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, January 12, 2021

Motion by Heimkes, second Bergquist to approve the minutes as presented. Vote all ayes. Motion carried 7-0.

4.0 NEW BUSINESS

A. Site Plan Review – 150 El Dorado Dr.

Fuerst presents the site plan review for the half acre parcel in the Whispering Meadows Subdivision. Jason Witt of KA Witt has applied on behalf of Dr. Jeff May and Total Health Advantage. There have been no comments received about the project. The proposed site plan shows a setback from El Dorado Dr. with 19 parking stalls in the front. There are 23 required parking stalls and the applicant plans to enter a shared parking agreement with the neighboring owner to make up for the deficit in parking required and supplied. The landscape plan and lighting plan all meet the adequate requirements. The structure appears to meet the design requirements of the Highway Commercial Design Manual including materials and color. Fuerst asks the Planning Commission to discuss the conformance within the C-3 District.

May notes he has been in Jordan for 13 years and is excited to bring his big vision to life. Lieske comments the building looks beautiful. May offers a tour for the Commission members once it is completed. Bergquist asks what is on the second floor. May replies it is a doctor's office with patient space and that there is a media studio for planned YouTube and podcast opportunities.

Motion by Lieske to recommend approval of the Site Plan application to City Council with conditions outlined by staff. Second Bohlman. Vote: all ayes. Motion carried 7-0.

B. Minor Subdivision – 209 Broadway St. S.

Fuerst presents that this was a late addition to the agenda. It is a minor subdivision required for the City to purchase the property associated with a parking lot downtown. This is in the C-2 District and the legal descriptions are attached. The property won't be in violation of any codes due to the subdivision and the survey shows the proposed parking lot.

Sand asks how many parking stalls there will be. Fuerst replies 34. Sand agrees we need more parking. Fuerst notes it is a beneficial location for parking as it maintains the historic structures along Broadway and hides the parking off the commercial corridor.

Motion by Bergquist to approve the minor subdivision. Second Bohlman. Vote: all ayes. Motion carried 7-0.

Whipps asks if the purchase of the parking lot has been completed yet. Fuerst replied that this lot split is required before the sale can proceed. Whipps asks who is paying for all of this work, the minor subdivision application and fees. Fuerst replies this request is on behalf of the City. Whipps asks who paid for the survey, noting that a lot of money has been spent on this in preparation for the City to purchase. Fuerst says he can follow up with that answer. Whipps states the Council approved the purchase and now the conditions are being met and wants to see where the fees are being split.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. General Updates

Fuerst reports that there will be a site plan review in March and that the floodplain and parkland text amendments passed. Schneider reports that the DNR caught a difference in a definition for the Floodplain Ordinance that they didn't previously see, so they have required an amendment which staff will follow up with at City Council.

B. Next Meeting- March 9, 2021

7.0 CITY COUNCIL MEMBER UPDATE

Whipps reports that the parking lot was approved subject to conditions and the parkland text amendment was adopted with some modifications.

Heimkes says there are exciting things on the horizon and is happy to see new businesses in Jordan.

8.0 COMMISSION MEMBER UPDATE

9.0 ADJOURNMENT

Motion by Heimkes, second Whipps, to adjourn at 6:54pm. Vote all ayes. Motion carried 7-0.