

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
SEPTEMBER 14th, 2021**

1.0 CALL TO ORDER

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

Also Present: Ben Schneider, Planner; Anna Watson, Planning Intern; Ian Cochran; Planning Intern; Mark Sonstegard, JMH Land Development; Luke Wheeler, Bolton & Menk;

Meeting called to order at 6:32 pm.

2.0 ADOPT AGENDA

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

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, August 10, 2021

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

4.0 NEW BUSINESS

A. Concept Plan Review – Pieper Property

Schneider presents new plan proposal for the Pieper Property. Attached 4-6 unit townhomes are also included in proposal, which would require a comprehensive plan amendment. Mark Sonstegard, the Developer of the new plan discusses their interest in the Jordan area. They have met with staff and builders to review last year’s concept plan, and are still open to input. Aiming to attract first time homebuyers, families, and empty nesters. Lieske asks what a “villa” home is. Sonstegard explains that a villa home would be a 40’ lot with a two car garage, “maintenance free” living with no need to mow or shovel snow. They could potentially be slab houses. Heimkes asks how many builders are involved. Likely one large, national builder will take on project, but multiple builders could take on individual sets of houses or villas. Heimkes states interest in more affordable homes. Sonstegard states \$300,000 as a starting point for villa homes. Heimkes asks about road width. Sonstegard explains that road widths have not been decreased from previous plan. Bohlman asks about noise issues in townhomes with shared walls. Sonstegard states that homes will have a standard air gap. Sand asks why national builders appeal to developers. Sonstegard replies that it is because of efficiency and cash flow. Sand asks when project might start. Sonstegard says tentatively by July, likely by Fall 2022. Schneider adds that the orderly annexation process informs the timeline. Will shares concern whether street width will accommodate city and residential needs. Wheeler clarifies that the city has no concerns with road widths meeting its standards.

B. Concept Plan Review – 201 and 251 Eldorado Drive

Schneider presents the sketch plan for a mixed use development on the City-owned lots in the Whispering Meadows subdivision. The first floor is comprised of a common area, commercial space, and several apartment units. A PUD would be required to have any housing in the commercial-highway district. 40% of the first floor must be commercial, which the plan currently meets. The second floor is entirely residential, with studios, 1,2, and 3 bedroom units. The 50-foot height of the building would also necessitate a PUD. The plan proposes underground parking as well as a surface parking lot. Proof of parking process may be required. Lieske asks what commercial businesses might be included. Schneider replies that the developer is unsure at this point in the process. Developer will apply for tax abatement. Will asks how much will be charged for the lot. Schneider clarifies that the lot will be given to the developer by the City as this was a planned incentive for developers. Will asks if the floodplain adjacent location will be a problem for underground parking. Schneider explains that from a zoning perspective, the lot is not in the floodplain, but Will remains concerned. Wheeler adds that the engineers will continue to consider this. Whipps shares concern about layout of commercial space, number of entrances, and appeal of potential businesses. Wheeler states that there will be time throughout the process to adjust such aspects of the plan. Whipps asks about park land. Schneider replies that parks have not been discussed at this stage in the process.

C. Discussion Item – Tobacco Zoning Regulations

Schneider presents staff report on tobacco sales zoning regulations, as requested by council. Lieske asks if other Minnesota communities the size of Jordan have regulations on distance from schools. Schneider replies that at this time it is not common in Minnesota, but it is common in some communities the size of Jordan in other states. Whipps believes that regulations are worth considering because the City currently has no grounds to prevent shops from opening that sell products which would be harmful to children. Sand believes that implementing a distance requirement from schools will not stop children from accessing products elsewhere. Lieske believes that tightening restrictions would be worthwhile. Will suggests discussing the specific language used to outline restrictions. The Commission entertains the idea of only allowing new tobacco shops to open in certain zoning districts, and directs the staff to continue researching this concept.

5.0 OLD BUSINESS

A. Text Amendment Request – Secondary Driveway Access

Schneider presents staff report on the text amendment regarding secondary driveway accesses. This potential text amendment would not be applicable to a significant number of properties in Jordan, making it a lower stakes amendment. The Staff estimates that roughly 20 properties total would be eligible for a second access under the proposed criteria. Because it is a text amendment proposed by Jordan residents, a decision must be reached within 120 days. Secondary accesses would be limited to properties that would

not interact with busy streets. Additional criteria could include that both access points lead to a garage, or that a site plan must be provided that demonstrates impervious surface percentage. Heimkes asks if the City would have more control by making the second access require a conditional use permit. Schneider replies that by making secondary accesses a conditional use, it would not limit the number of properties further, but rather just add one more step to the approval process for the property owner. Will shares that residents may want to install a second access where an obstruction like a fire hydrant already lies.

Motion by Heimkes, second Sand, to approve the request as a permitted use. Vote all ayes. Motion carried 7-0.

6.0 PLANNERS REPORT

A. General Updates

Schneider introduces two new planning interns, Anna Watson and Ian Cochran. Informs the commission on Nathan's vacancy and upcoming interviews for a new planner.

B. Next Meeting - Tuesday, October 12, 2021

7.0 CITY COUNCIL MEMBER UPDATE

Whipps shares that tax levees have been reduced, which The Council feels was appropriate in comparison to the tax rates of other similarly sized cities.

8.0 COMMISSION MEMBER REPORT

Berquist mentions a new driving range near Talk of the Town. Will voices opinion on previously discussed landscaping dispute, that the area of a typical yard that would be impacted by potential landscaping ordinances should be considered insignificant.

Bohlman suggests that the City should consider environmental circumstances as future decisions are made about the landscaping ordinance.

9.0 ADJOURNMENT

Motion by Will, second Lieske, to adjourn at 8:08 pm. Vote all ayes. Motion carried 7-0.