

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
OCTOBER 12, 2021**

1.0 CALL TO ORDER

Present: Robert Whipps, Jane Bohman, Bob Bergquist, Brenda Lieske, Bill Heimkes

Also Present: Ian Cochran, Planner; Anna Watson, Planning Intern; Chris Albrecht

Absent: Tom Sand, Jeff Will

Meeting called to order at 6:38 pm.

2.0 ADOPT AGENDA

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

Motion carried 5-0.

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, September 14th, 2021

Motion by Lieske, second Heimkes to approve the minutes as presented. Vote all ayes, Motion carried 5-0.

4.0 NEW BUSINESS

A. Variance Application – 371 Ervin Industrial Blvd

Chris Albrecht attended the meeting to speak about the variance application.

Albrecht's father owns the property currently, but he is in the process of buying it himself. Albrecht explains that the property isn't big enough to carry out their desired expansions without encroaching on the setback. The back side of the property has a steep drop off into a holding pond, therefore their only choice is to build toward the front. The variance application accounts for 50 feet of expansion space, which would equal 15.4 feet over the front setback. Expansion would be the same type of material as the existing building, along with a front façade that is made to look nice from the street. The expansion would contain new offices and showroom space. There is currently enough parking for employees and several guests, and Albrecht does not anticipate parking becoming an issue. Façade has yet to be designed but they would like to have two stories, large windows. Whipps asks Albrecht if the property owner can send a letter of approval at the next meeting since Albrecht is not technically the owner yet. Albrecht obliges.

Motion by Whipps, Second Lieske to recommend approval of Variance application.

Vote: all ayes. Motion carried 5-0.

5.0 OLD BUSINESS

A. Discussion Item – Tobacco Zoning Regulations

Watson presents an updated report on possible ways to regulate tobacco sales in the City of Jordan. At the September meeting, Commission members concluded that they would like to see regulations limiting future tobacco sales to the Commercial Highway zone and the Industrial zones. The Commission entertains the idea of an additional distance requirement on top of zoning restrictions, but end up agreeing that it would be redundant. Whipps mentions that specific distance requirements have been grounds for other cities to face lawsuits, so Jordan may want to abstain from similar measures. Heimkes mentions limiting the number of tobacco licenses that the City issues. The commission would like to move forward with a draft ordinance that contains both a zoning restriction and a limit on the number of licenses issued.

6.0 PLANNERS REPORT

A. General Updates

Cochran shares that the developers for the City-owned lots are not yet ready to move on with the tax abatement application process, but are still putting together an updated concept plan that will be shared at the October 18th City Council meeting. There is a possible new buyer for Bridle Creek lots. “South House” code enforcement will hopefully begin soon with an updated fee schedule. Thursday will be filming for Jordan’s new promotional video.

B. Next Meeting- November 9th, 2021

7.0 CITY COUNCIL MEMBER UPDATE

Heimkes expresses excitement that many new small businesses seem to be coming to Jordan. The ordinance allowing a second driveway access has been completed. The City is having issues with the Pack Rat Garage, but so far zoning regulations don’t seem capable of solving the problem.

8.0 COMMISSION MEMBER UPDATE

9.0 ADJOURNMENT

Motion by Heimkes, second Bergquist, to adjourn at 7:10pm. Vote all ayes. Motion carried 5-0.