

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
February 8, 2022**

1.0 CALL TO ORDER

Present: Scott Penney, Jane Bohlman, Bob Bergquist, Brenda Lieske, Tom Sand, Jeff Will
Also Present: Ian Cochran, Planner; Barrett Voigt, Planner, Mike Waltman, City Engineer,
Representatives from JMH Land Development, M/I Homes, Westwood Professional Services
Absent: Bill Heimkes

Meeting called to order at 6:31 pm.

2.0 ADOPT AGENDA

No additions to agenda.

**Motion by Bohlman, second Lieske to adopt the agenda as presented. Vote all ayes.
Motion carried 6-0.**

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, December 14th, 2021
No discussion.

**Motion by Penney, second Will to approve the minutes as presented. Vote all ayes,
Motion carried 6-0.**

4.0 NEW BUSINESS

A. Public Hearing - Orderly Annexation, Preliminary Plat, Zone Change, Preliminary PUD, Subdivision Variance Requests – Beaumont Bluffs
Voigt summarizes content of agenda item, including prominent abutting land uses, roadways, location of various home styles (villas, single family detached), proposed parks, outlots, sidewalks, trail networks. Property currently outside city limits, which creates need for annexation. Development did require EAW but not an EIS. Subdivision will be developed in six phases over six years. Parcel to the north has shoreland overlay, bluff impact, and floodplains so that parcel will remain undeveloped. Future land use map deems this land use low density residential. Preliminary Plat and PUD must be approved or denied in tandem as the plat does not conform with current R-1 zoning standards. Vacation will come with the final plat. Explains various housing structures to showcase proposed dimensional standards compared to current R-2 standards. Voigt also explains subdivision variances and that they align with cities comprehensive plan and general nature of subdivision standards. Voigt explains staff would like to hear input on several features of the various applications, including design of outlot B,

intersection of Beaumont boulevard and old highway 169, vacation of roadway currently located on western side of development, impervious surface coverage standards deviations, potential deviation of future plats due to bluff impact zone and potential development challenges.

Intersection of Old 169 and Beaumont Bluffs. Penney asks to clarify full access. Will asks to confirm vacation plan of attack. Voigt says it will be easiest to vacate after the land has been annexed from the township. Bergquist feels unsure due to number of unknowns. Voigt offers to move forward with vacation first if it allows for an expedited process. Commission discusses options of outlot B, would like to hear more from applicant on that. Bergquist mentions that impervious surface increases are a sticking point. Penney clarifies that would be a few of the outliers, not an average.

PUBLIC HEARING

Sonstegard explains background of development and how M/I Homes has come into agreement to purchase all lots. Representatives from M/I Homes and Westwood Professional Services, Inc. Sonstegard talks about giving Outlot 3 to city as the land is virtually unbuildable. Site plan includes 72 twin homes, 70 fifty-five detached, 111 sixty-five foot homes, and 128 Villa homesites included. Sonstegard goes through examples of the various styles of homes and how they are designed for various types of demographics (singles, retirees, first time home buyers, step-up buyers, and large families). Discusses timing, phase 1 final plat coming in April 2022, phase 2-6 final plats in Feb 2023, 2024, 2025, 2026, 2027. Regarding areas that Voigt wanted to get feedback on, discusses plan to provide easement for driveway on Outlot B and make that lot the size of a full lot so that one day it could be a home. Discusses plan for vacation. Will clarifies the issue of half of the current road that is Beaumont Blvd belonging to the city vs half to the township. We would need the township to vacate the land after annexation. Discusses impervious surface examples and how they've planned for worst case scenario when calculating needing higher impervious surface standards. Majority of homes will remain in the low 40% range. Lieske asks if the phasing will include a variety of homes in each phase.

Jabolonsky's ask to confirm that the annexation would not include their property, council confirms. They also ask about trail connection going down west side of Aberdeen. Engineer Waltman explains that the trail connection is a part of ongoing discussions. Penney shares concerns that he would not want Jablonski's land to be taken. Will explains they would need to pay for it. Waltman explains that it'd be unlikely there would be a 75-foot easement that would necessitate that.

HEARING CLOSES

Will asks about 35-foot height variance. Sonstegard explains how building height is calculated. Will asks Waltman where southwest interceptor sewer is, Waltman shows on plat map where it is and explains. Bergquist asks about street width, Waltman explains proposed street widths are the same as what was proposed in the concept plan. He also explains sidewalk and trails in reference to other

neighborhoods in Jordan. Will asks about annexation, Voigt explains there is a process for forced annexation for once the property owner sell, and that there has been discussion about how to go about annexing property. Sand requests that there been some sort of timeline related to property being annexed into city upon sale of the property.

Motion by Lieske, second Penney to make motion as presented by staff. Vote carries 6-0.

- B. Zoning Ordinance Amendment – Storm Water Requirements
Waltman explains comprehensive planning processes and the need to update the cities storm water ordinance.

Motion by Bergquist, second Bohlman to recommend approval of draft ordinance 2022-01. Vote carries 6-0.

5.0 OLD BUSINESS

- A. 2022 Planning Commission Strategic Plan
Voigt discusses reasoning for delay in executing this exercise, primarily due to wanting to wait until City Council completes its strategic planning, which was originally scheduled for November 2021 but was delayed due to Covid.
- B. Tobacco Sales Land Use Update
Voigt provides update that staff is waiting on Scott County to compile maps and connect staff with legal counsel. The county has provided maps showing 500 and 1000 foot buffers and potential issues with those. Commission asks questions about different options for tackling this issue.

6.0 PLANNERS REPORT

- A. General Updates
Voigt states there will likely be some more development applications coming in the next couple of meetings.
- B. Next Meeting - March 8th, 2022

7.0 CITY COUNCIL MEMBER UPDATE

None

8.0 COMMISSION MEMBER UPDATE

None

9.0 ADJOURNMENT

Motion by Will, second Bergquist, to adjourn at 8:31pm. Vote all ayes. Motion carries 6-0.