

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
March 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,

Absent: Bill Heimkes

Meeting called to order at 6:30 pm.

2.0 ADOPT AGENDA

No additions to agenda.

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

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, February 8th, 2022
No discussion.

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

4.0 NEW BUSINESS

A. Site Plan Review – Minger Business Park – Zoning Amendment & Two Conditional Use Permits

Voigt provides summary of property, proposed land use and business operations. Explains that staff couldn't find an exact fit for the proposed use and that to accommodate the proposed land use that a re-zone and conditional use permits for motor vehicle sales. Explains that staff is looking for comments on proposed recommendation to re-plat the outlot and re-zone the southernmost parcel to be I-2 and leave the top two parcels I-1. Voigt explains development agreement requires any development on this outlot requires connecting the southern and northern sections of corporate drive. Voigt explains conditions of conditional use permit.

Planning Commission Minutes – March 8th, 2022

Commissioner Penney asks about outdoor storage and noise considerations. Applicant confirms questions from Penney. Chairman Sand explains he likes the proposed conditions of the CUP's. Will asks about previous proposed developments on the lot to the west of the parcels in question.

Resident, Andy Breegeeman (725 Copper Ct), provides comment on distance on lots from buffer zone, biggest concerns are outdoor storage of the boats, especially if they are going to be there for extended periods of time. Stated that he has no concerns if buffer proposed by Voigt is implemented in conditional use permit.

B. Whispering Meadows – Preliminary Planned Unit Development

Cochran summarizes staff report as presented.

Commissioner Will confirms how building heights are measured and asks about differences between water table and floodplain. City Engineer Mike Waltman explains water table and floodplain are not the same thing, water tables are everywhere, floodplain is area that will be covered by surface water in the event of a 100-year flood event.

Motion by Lieske, second Penney to recommend approval of the motion as recommended by staff.

5.0 OLD BUSINESS

None

6.0 PLANNERS REPORT

A. General Updates

Voigt states that Planner Cochran and Planning Intern Watson will be leaving the city at the end of this week, and next week, respectively.

B. Next Meeting - April 12th, 2022

7.0 CITY COUNCIL MEMBER UPDATE

Penney – Visioning session was a success.

Heimkes – Visioning session was great. Focus will be on attracting more business and commercial opportunities,

8.0 COMMISSION MEMBER UPDATE

Planning Commission Minutes – March 8th, 2022

Bohlman – No comments.

Bergquist – No comments.

Lieske – No comments.

Will – Would like to see us continue to bring small / medium sized businesses to the city.

9.0 ADJOURNMENT

**Motion by Heimkes, second Bohlman, to adjourn at 7:24pm. Vote all ayes.
Motion carries 6-0.**