

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
April 12, 2022**

1.0 CALL TO ORDER

Present: Scott Penney, Jane Bohlman, Tom Sand, Brenda Lieske, Bill Schuh, Jeff Will

Also Present: Barrett Voigt, Planner; Corrin Bemis, Planner; Mike Waltman, City Engineer; Luke Wheeler, City Engineer

Absent: Bob Bergquist

Meeting called to order at 6:30 pm.

2.0 ADOPT AGENDA

No additions to agenda.

Motion by Lieske, second Schuh to adopt the agenda as presented. Vote all ayes. Motion carried 5-0.

3.0 APPROVAL OF MINUTES

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

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

4.0 NEW BUSINESS

A. Beaumont Bluffs – Final PUD and Final Plat

Planner/Economic Specialist, Barrett Voigt, presented on the Final PUD and Final Plat applications for Beaumont Bluffs. Mr. Voigt provided summary of the phases of the Beaumont Bluffs development and comparisons between the preliminary and final plat. He stated that phase 1 would include 55 residential units and that a Developer's Agreement will require sidewalk throughout the development. A breakdown of housing types within the development was provided along with land dedication requirements. Mr. Voigt stated that 5.08 acres will be dedicated along with cash-in-lieu and that the details will be finalized in the Developer's Agreement.

Mr. Voigt presented on the details of the Final PUD and noted that no changes had occurred since the approval of the Preliminary PUD. Mr.

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Voigt discussed next steps for the development applications for the development.

Commissioner Will asked about land dedication and easements. Mr. Voigt explained the easements that exist within the development. Commissioner Will inquired about access to existing properties as a result of the proposed changes to Beaumont Boulevard. Mr. Voigt explained that this detail will be worked out in the Developer's Agreement.

Commissioner Penny asked whether the intersection leading into the development will be redeveloped as a right-in/right-out intersection. Mike Waltman explained that the intersection will be a full-access intersection. Waltman explained that all access points into the development will be full-access intersections.

Motion by Will, second Lieske to recommend approval of the motion as recommended by staff. Vote all ayes, Motion carried 5-0.

B. Whispering Meadows – Final PUD and Minor Subdivision Lot Combination

Mr. Voigt presented on the Whispering Meadows Final PUD and Minor Subdivision applications to allow for a mixed use multi-family and commercial building. Mr. Voigt stated that the development proposes a mixed use building of 72 market rate housing units and 8,551 square feet of retail space. The building would be 67 feet tall (4 stories), include 58 underground parking spaces and 99 surface parking spaces for a total of 150 parking spaces proposed. The first floor would have retail and residential units and the remaining three floors would have multi-family units.

Mr. Voigt discussed that the site was occupied by floodway and wetlands that place constraints on the property. The underground parking floor would be built above the previous base flood elevation and staff does not have any concerns about flooding.

Mr. Voigt provided details on the applicant request to deviate from underlying zoning requirements for building height, side yard setbacks, off-street parking minimums, and parking stall planter requirements.

Mr. Voigt presented on the proposal to combine the two subject parcels via minor subdivision. He stated that cash-in-lieu and a Developer's Agreement will be required as part of this application.

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Commissioner Lieske asked about the formula used to determine the necessary parking stalls. Voigt explained that the commercial parking is determined by square footage of the retail space.

Commissioner Bohlman asked if shoppers would be able to park in other parking lots around the development. Mr. Voigt answered yes and explained the difficulties of fitting parking on the property.

Commissioner Penney asked if shoppers would be able to park in the street. Mr. Voigt answered that parking in the street is allowed. The applicant explained the parking formulas used to determine the necessary amount of parking.

Council Member Schuh asked what regulations exist for rooftop patios. The applicant answered by explaining the safety components of the patio.

Commissioner Will asked about rules and guidelines for rooftop patios. He asked how the Commission could recommend denial of the rooftop patio feature at this time. Mr. Voigt explained that the patio is allowed by right. Commissioner Will asked about the increase in roof height. Mr. Voigt explained that the increase is due to the rooftop patio staircase.

Motion by Penney, second Bohlman to recommend approval of the motion as recommended by staff. Vote all ayes, Motion carried 5-0.

C. Minger Business Park – Zoning Amendment, CUP, CUP, Preliminary Plat, and Final Plat

Mr. Voigt presented on the Zoning Amendment, CUP, CUP, Preliminary Plat, and Final Plat development applications. He stated that the Applicant proposes to use the property as a boat repair, storage, and sales facility. He stated that the land uses that are being proposed are assembly and storage operations, outdoor storage, outdoor sales accessory use, accessory use commercial sales, automobile repair, and motor vehicle sales.

Mr. Voigt stated that the Applicant is proposing a subdivision of the parcel to create three separate parcels and that the property was currently governed by a Developer's Agreement that requires the developer to complete the construction of Corporate Drive northward and that the details would be specified in the Developer's Agreement.

Mr. Voigt discussed site plan updates since the previous Planning Commission Meeting. He stated that the applicant is proposing to

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rezone the southernmost parcel to I-2. The two other parcels would remain I-1. The business hours would be from 8 to 5pm and would employ about 15 employees.

City Engineer, Mike Waltman explained that the applicant is interested in pursuing a pre-treatment structure consistent with other industrial sites around the area.

Mr. Voigt stated that staff received multiple public comments concerning aesthetics of the site. Mr. Voigt stated that staff believe the conditions proposed in the Condition Use Permit language would most likely mitigate public concerns.

Commissioner Will asked whether the word “pontoon” should be changed to “watercraft” in the recommended conditions of approval. Voigt explained that this language is in line with the requirements of the zoning ordinance. Commissioner Will inquired about the possibility of making an ordinance amendment during the meeting. Mr. Voigt explained that a formal public hearing process is required to amend the Zoning Ordinance. Commissioner Sand expressed that he would like to trust staff and proceed with the application and zoning language as it currently stands.

Commissioner Penney asked whether the applicant would be required to comply with the updated zoning ordinance if the City updated it after approval. Mr. Voigt explained how staff would proceed under various scenarios.

Motion by Lieske, second Will to recommend approval of the motion as recommended by staff to approve the zoning amendment application. Vote all ayes, Motion carried 5-0.

Motion by Will, second Bohlman to recommend approval of the motion as recommended by staff to approve the Conditional Use Permit #1 application. Vote all ayes, Motion carried 5-0.

Motion by Will, second Penney to recommend approval of the motion as recommended by staff to approve the Conditional Use Permit #2 application. Motion carried 4-1 with Council Member Schuh voting nay.

Motion by Will, second Lieske to recommend approval of the motion as recommended by staff to approve the preliminary plat application. Motion carried 4-1 with Council Member Schuh voting nay.

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Motion by Will, second Bohlman to recommend approval of the motion as recommended by staff to approve the final plat application. Motion carried 4-1 with Council Member Schuh voting nay.

5.0 OLD BUSINESS

None

6.0 PLANNERS REPORT

A. General Updates

Voigt introduces consultant planner, Corrin Bemis, and states two planning interns have been hired and are set to begin in May.

B. Next Meeting - May 10th, 2022

7.0 CITY COUNCIL MEMBER UPDATE

Schuh – Update on the Highway 169 Project Meeting with MnDOT

8.0 COMMISSION MEMBER UPDATE

Penney – No comments.

Bohlman – No comments.

Sand – No comments.

Lieske – No comments.

Will – Would like to update the definitions in the zoning code in relation to sales of pontoons. Would like to proceed with discussion and would like more information on the procedure.

9.0 ADJOURNMENT

Motion by Schuh, second Penney, to adjourn at 7:40pm. Vote all ayes. Motion carries 5-0.