

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
JUNE 14, 2022**

1.0 CALL TO ORDER

Present: Jeff Will, Bob Bergquist, Brenda Lieske, Jane Bohlman, Scott Penney, Bill Heimkes

Absent: Tom Sand

Also Present: Barrett Voigt, Planner/Economic Development Specialist, TJ Hofer, Planning Consultant

Meeting called to order at 6:31 pm.

2.0 ADOPT AGENDA

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

3.0 APPROVAL OF MINUTES

A. April 12, 2022

Motion Lieske, second Heimkes to approve minutes as presented. Vote all ayes. Motion carried 6-0.

4.0 Discussion

A. The Bluffs At Cedar Ridge: Variance

Planner and Economic Development Specialist Voigt presented the staff report for a variance to allow for a 6.5-foot fence in the R-1 zoning district. Voigt stated that all approval criteria have been met and staff is recommending approval.

Jan Gilmer, the property owner of 112 Arabian Court, presented information of the history of the commercial lease on the property as well as past interaction with the commercial lease holder.

The Planning Commission discussed fence height standards, future development concerns, and the proposed location of the fence panels.

Commissioner Bergquist stated that he felt all residents should adhere to zoning ordinance fence requirements and that property owner purchased property with knowledge that commercial lease was on the property. Commissioner Bohlman stated

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that she concurred.

Motion Lieske to recommend approval of the variance. Second by Heimkes. Will, Lieske, Penney, Heimkes vote aye. Bohlman and Bergquist vote nay. Motion was declared carried by a vote of 4-2.

B. Ordinance Amendment to Allow for Private Parks in the C-2 Central Business District.

Planning Consultant Hofer presented the staff report for an ordinance amendment to allow private parks in the C-2 zoning district as a conditional use.

The Planning Commission discussed parking lot coverage percentage conditional use permit standards. Will stated that there were concerns with the proposal to allow for 50% parking lot coverage as lot size increased. Hofer proposed that 30% coverage should be permitted, as already permitted ordinance, however an increase up to 50% could be approved with Planning Commission and City Council approval.

Motion by Heimkes to approve of the ordinance amendment with staff recommended changes. Seconded by Lieske. All Commissioners present voted aye and the motion was declared carried by a vote of 6-0.

5.0 PLANNERS REPORT

A. Shoreland Overlay Impervious Surface Ordinance Amendment Discussion

Hofer presented on a draft ordinance amendment to increase impervious surface coverage maximum requirements in the C-2 zoning district and solicited feedback.

The planning commission directed staff to provide the Economic Development Authority the opportunity to review the draft language.

B. Next Meeting

- 1) Joint City Council/Planning Commission Meeting on Monday, July 11, 2022
- 2) Planning Commission Meeting on Tuesday, July 12, 2022

6.0 CITY COUNCIL MEMBER UPDATE

7.0 COMMISSION MEMBER REPORT

Heimkes provided an update on City Council items recently approved.

Will requested the City Council to investigate how to retain Jordan brick from buildings that are demolished in the downtown area so that they can be used to repair remaining buildings in the downtown area and possibly incentivize reinvestment in properties.

8.0 ADJOURNMENT

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Motion Heimkes, second Bergquist, to adjourn at 8:03 p.m. All Commissioners present voted aye and the motion was declared carried by a vote of 6-0.