

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
April 11, 2023**

1.0 CALL TO ORDER

Present: Jane Bohlman, Brenda Lieske, Sandra Johnson, Scott Penney, Ray Sandey, and Jeff Will

Also Present: T.J. Hofer, Planning Consultant, Mike Waltman, City Engineer

Absent: Bill Heimkes

Meeting called to order at 6:32 pm by Chair Will.

2.0 ADOPT AGENDA

Motion by Lieske to adopt the agenda as presented. Seconded Penney. All commissioners present voted ayes. And the motion was declared carried.

3.0 APPROVAL OF MINUTES

A. January 10, 2023

Motion by Bohlman to approve of the January 10, 2023 Minutes as presented. Seconded by Penney. All commissioners present voted ayes. And the motion was declared carried.

4.0 NEW BUSINESS

A. Pauly Park – Preliminary Plat, Final Plat

Waltman presented the history of the Pauly Park project. Bohlman asked if the park was open to anyone, which Waltman confirmed. Will asked what was done with the parkland dedication from The Bluffs of Cedar Ridge. Hofer and Waltman were unsure. Will asked what determined the parking for the park. Waltman and Hofer explained that there was no standard established in the zoning ordinance and they believed the number was based on reference materials such as trip generation manuals. Will stated they believed there would be a need for more parking. Sandey asked if the park design would come back to the Planning Commission, which Waltman confirmed that it would not.

Hofer presented the information regarding the Pauly Park preliminary plat. Hofer recommended opening the public hearing.

Kathleen Colling, 199 Maple Lane, asked if commissioners visited the site. Colling stated that the existing house on Maple Lane is an eyesore. Johnson noted that the Parks and Recreation Advisory Commission and City Council reviewed the plan for Pauly Park, but was unaware if the City Council had visited the site.

Sandey noted that they visited the area before the meeting. Will noted that the Planning Commission reviews the plats and Sandey stated that the Planning Commission will provide a recommendation to the City Council who ultimately approves or denies the project.

Jeff Peters, 313 Arabian Drive, stated he believes that if the City is going to act as a developer they should be required to pay Homeowner's Association fees. Peters noted that there are multiple regulations within the Association that are important to the neighborhood.

Larry Lalim, 324 Arabian Drive, stated that they have been in the neighborhood since it began and was concerned about the architectural standards of the new houses. Lalim noted that there were limitations on houses based on the lots when they built. Lalim also noted they disliked the tapering lots.

Jes Schwingler, 328 Arabian Drive, stated he chose the neighborhood because of the Homeowner's Association. Schwingler noted the streets in the neighborhood have one way in and out which is along where the new lots are proposed. Schwingler stated that there was a large mailbox project next year to bring the neighborhood into compliance. Schwingler noted that the new lots change the character of the neighborhood.

Peter Welle, 224 Clover Court, stated that he lives adjacent to the proposed park and hopes that trees will be preserved to the maximum extent possible. Welle also asked that the existing barb wire fence be removed. Welle stated that Homestead Drive currently has large pot holes and the proposal would increase traffic in the area.

Jan Gilmer, 112 Arabian Court, stated that they fully support the proposed Pauly Park and that the proposed amenities are great. Gilmer stated that the proposal should not happen at the expense of Cedar Ridge. Gilmer stated that the fields to the south were supposed to be a part of the development. Gilmer stated that the Homeowner's Association had hired a property management company and that a certain standard of upkeep was expected in the neighborhood. Gilmer stated the Homeowner's Association had standards for square footage of a house, what kind of shingles can be used, and what percentage of the home can have a specific building material. Gilmer stated the proposal was a money grab by the City at the expense of the neighborhood and was offended by the little regard the City had for the owners in the area. Gilmer stated the proposed lots were small and were not the same aesthetic. Gilmer stated that in 2001, Dick Ames paid park dedication for the development. Gilmer stated that the proposal was equivalent to constructing a hunting shed in the middle of Edina.

Dave Kahn, 107 Homestead Drive, stated that parking for the park would be a concern with parking backing up into the neighborhood. Kahn stated there should

be a barrier for the park and lots and that bathrooms should be considered. Kahn asked what the hours at the park would be.

Emily Fratzke, 220 Firewatch Drive, stated that they have worked with special education needs and that two accessible parking stalls was not enough.

George Colling, 199 Maple Lane, asked if the funds the City was estimating for the sale of the proposed lots was realistic. Penney asked Waltman to explain and Waltman stated it the expected return was \$85,000 and it was estimated based on comparable lots in the market. Penney noted that the City Council is very unlikely to bond for the park and that the park will either be awarded a grant to complete it or not be completed.

Larry Lalim, 324 Arabian Drive, asked if the City would develop the lots. Hofer responded that the City is not developing the lots, but would be improving the lots to create buildable sites. Sandey asked if the utilities would be in and the grading would be done. Waltman confirmed this. Lalim asked if the driveways would be steep or if the lots would be lowered. Sandey noted it would be similar to other developments and asked Waltman to clarify. Waltman stated the lots will step down and the Arabian Drive side of the development is more a berm rather than a slope. Waltman noted developers will have to conform with development plans. Bohlman asked if the proposed lots would be developed with houses similar to what is in the area. Waltman stated that the dimensions of the lots were different, but that the proposed lots met the standards of the district. Will stated that the Planning Commission is not considering the aesthetics of eventual development, but the proposed plat. Will noted that the City Council could approve two lots along Arabian Drive instead of three.

Jan Gilmer, 112 Arabian Drive, asked if the proposed lots are not sold, is it the City's responsibility to maintain them. Sandey asked that the rest of the public comments be received before asking staff about items not related to the plat.

Jes Schwingler, 328 Arabian Drive, stated that they were for the park, but restated their belief that the new lots should be in the Homeowner's Association. Schwingler stated that \$40,000 had recently been spent to update mailboxes in the area and that the proposed lots change the character of the neighborhood.

Will closed the public hearing at 7:34 p.m.

Will thanked the public for the comments and noted that not every question may get answered.

Sandey asked if the application was for preliminary and final plat. Hofer explained that the application is for preliminary and final plat, but the Planning Commission only reviews the preliminary plat.

Lieske asked what the cost was to incorporate the proposed lots into the Homeowner's Association. Hofer stated that an estimate around \$10,000 had been provided.

Sandey stated that only the lots on the south side of the plat were being considered to add to the Homeowner's Association.

Sandey stated that the existing structure on proposed Lot 1, Block 1 should be removed. Penney and Johnson stated that they did not remember the City Council expressing interest in keeping the building.

Johnson stated that they saw the issues as the inclusion into the Homeowner's Association, the parking lot in the park, and removing the existing structure. Sandey noted that they are reviewing the plat, but not designing the park. Bohlman asked if calculations were done for parking in the park. Waltman stated that a landscape architect with Bolton & Menk did perform calculations. Waltman also stated that they believed the parks like Lagoon Park with the splash pad and Grassman Park have more traffic, but staff will review the proposed parking. Penney noted that he was at Lion's Park in Shakopee which is similar to the proposed park and there were five vehicles there.

Penney stated that pickleball could create a need for more parking and that some parking could be left as gravel. Johnson stated there was room to expand the parking.

Bohlman asked if any other parks have fencing. Waltman stated other parks do not and that trees would be left in the park as buffers. Sandey asked if the barbed wire would be removed. Waltman confirmed it would be.

Penney asked if the City would maintain the area. Waltman confirmed.

Penney stated that the three lots along Arabian felt small. Hofer confirmed that recommendations and discussion topics will be given to City Council in a staff report. Penney asked if there were any undeveloped lots within the existing neighborhood and confirmed that there are not.

Will state that the City Council is after a specific return for the development of the park. Sandey state that if the lots along Arabian Drive were reduced to two, they would sell.

Will asked for the process to propose the discussion as an amendment. Hofer explained the process and language needed.

Motion by Lieske to recommend approval of the preliminary plat with amendments to reduce the lots on Arabian Drive from three to two, to incorporate the lots along Arabian into the Homeowner's Association, to

consider additional parking in Pauly Park, and to remove the existing dwelling, Seconded by Penney.

Sandey stated that addressing the parking should be removed from the amendment as the parking wasn't being constructed with the plat. Will motioned to remove the amendment to consider additional parking in Pauly Park. Johnson seconded.

Motion by Will to remove amendment to consider additional parking in Pauly Park from the motion, Second by Johnson. All commissioners present vote aye and the motion was declared carried by a vote of 6-0.

Motion by Lieske to recommend approval of the preliminary plat with amendments to reduce the lots on Arabian Drive from three to two, to incorporate the lots along Arabian into the Homeowner's Association, and to remove the existing dwelling, Seconded by Penney. All commissioners present vote aye and the motion was declared carried by a vote of 6-0.

B. 2023 Planning Commission Work Plan

Hofer presented the 2023 Planning Commission work Plan.

Bohlman stated that the Planning Commission has recently reviewed the design standards.

Sandey stated they had no issues.

Will noted they would like to work with Planner Barrett Voigt on how to identify issues with applications early on. Will stated as staff notices conflict, to note them. Lieske stated that item two in the work plan covers this issue. Bohlman noted the intent to make interpretation easier for staff. Will noted that they were not saying the plan did not address this, but that the issues should be brought forward as soon as possible.

Will asked if a motion was required. Hofer stated a motion was not required as it was an administrative action, but the Planning Commission should take a vote.

Sandey motioned to approve the work plan as presented, Seconded by Penney. All commissioners present vote aye and the motion was declared carried by a vote of 6-0.

5.0 OLD BUSINESS

No old business was discussed.

6.0 PLANNERS REPORT

A. General Updates

Hofer stated that they were aware of one item on the May agenda and was aware of others that may still be added. Hofer stated that development was moving along in Beaumont Bluffs and the Planning Department was receiving multiple building permits.

B. Next Meeting – Tuesday May 9, 2023

7.0 CITY COUNCIL MEMBER UPDATE

Council Member Penney stated that the Empire Wok was planning on reopening as the same business, but run by a different family. Penney stated that there was potentially problematic language going through the Minnesota legislature that could impact the interchange project on TH 169. Penney asked Waltman to elaborate. Waltman stated that the legislation changed how emissions from road improvements impacted cities. Johnson stated that electric vehicles need roads too. Penney stated that the interchange improvements are a safety issue.

Council Member Johnson stated that the All Night Grad Party was on April 22nd. Johnson stated that a new internet provider, Nuvera, was going to be bringing fiber optic services into the City.

8.0 COMMISSION MEMBER UPDATE

Lieske asked about the Cinco de Mayo event that previously was in the City. Johnson stated that the event moved to Prior Lake and that the City of Jordan was not consulted or contacted. Penney noted that there had been discussion on social media about the City that was untrue.

Bohlman asked staff to look into grants provided by the Historical Society. Bohlman asked about compensation for serving on the Planning Commission and when they were paid. Hofer stated they would look into it.

Sandey asked about an issue with the packet. Hofer noted that originally the wrong version was uploaded and a correction email was sent. Sandey stated that they don't believe the Planning Commission should be canceled because of a lack of items and Will concurred.

Will stated that the Pauly Park will depend on funding and while they personally believed there were many questions left, the plat won't change based on the park.

9.0 ADJOURNMENT

Motion by Sandey to adjourn, Second by Johnson. The meeting was adjourned at 8:13 p.m.