

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
September 12, 2023**

1.0 CALL TO ORDER

Present: Jane Bohlman, Bill Heimkes, Sandra Johnson, Brenda Lieske, Scott Penney, and Jeff Will

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

Absent: Ray Sandey

Meeting called to order at 6:30 pm by Chair Will.

2.0 ADOPT AGENDA

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

3.0 APPROVAL OF MINUTES

A. August 8, 2023

Motion by Lieske to approve of the August 8, 2023 Minutes as presented. Seconded by Bohlman. All commissioners present voted ayes. And the motion was declared carried.

4.0 NEW BUSINESS

A. New Member Application – Lea Schulte

Barrett Voigt, Planner/Economic Development Specialist, presented the staff report for the Lea Schulte application.

The Planning Commission conducted an interview by asking Ms. Schulte several questions.

Will stated that Heimkes would need to resign before a recommendation for Schulte could be implemented.

Heimkes stated that he was verbally providing a formal statement of resignation after the adjournment of the Planning Commission meeting and that the September 12th 2023 meeting would be the last Planning Commission meeting that he would attend.

Motion by Lieske to recommend the Lea Schulte application for approval. Seconded by Bohlman. Heimkes abstained. All commissioners present voted aye and the motion was declared carried 5-0.

B. City of Jordan - Conditional Use Permit and Design Review (214 1st Street East)

TJ Hofer, Planning Consultant, presented the application for a Conditional Use Permit (CUP) for the property located at 214 1st Street East. Hofer requested for a discussion on removing CUP requirements to outdoor dining from the zoning ordinance. Hofer recommended approval.

Will opened the public hearing. No comments were received. Will closed the public hearing.

Penney stated that he supports the CUP application and the fence design.

Bohlman inquired if live music would be allowed outside. Voigt stated that conditions of permit do not allow for amplified sound and would require a special event permit. Applicant, Donovan Tegg, stated that the patio will be small and he only anticipated acoustic performances in the future.

Will stated that he would like to see conditions that limit operation times that are consistent with other conditional use permits. Lieske stated that she prefers time limits that align with business hours.

Voigt stated that he would like Planning Commission discussion feedback on removing CUP requirements for outdoor dining as well as direction for staff. Voigt stated that City staff have felt that they would like to be consistent with other cities where a CUP is not needed and proposals can be evaluated administratively.

Penney and Heimkes stated that they did not see a need for a CUP for outdoor dining and would be interested to see what staff would propose.

Motion by Johnson to recommend approval of the conditional use permit for outdoor dining as detailed in the staff report. Seconded by Lieske. All commissioners present voted ayes. And the motion was declared carried with a vote of 6-0.

Motion by Johnson to recommend approval of the design review as detailed in the staff report. Seconded by Lieske. All commissioners present voted ayes. And the motion was declared carried with a vote of 6-0.

Motion by Penney to have staff move forward with an ordinance amendment application to remove conditional use permit requirements for outdoor dining. Seconded by Johnson. All commissioners present voted ayes. And the motion was declared carried with a vote of 6-0.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. General Updates

Voigt provided updates on planning intern interviews, upcoming applications for the October meeting, and the status of cannabis and substantial improvement ordinance amendments.

B. Next Meeting – October 10, 2023

7.0 CITY COUNCIL MEMBER UPDATE

Council Member Penney and Johnson provided updates on the proposed improvements to the property located at 216 Broadway Street South, the Interstate 169 overpass celebration event, the Highway 21 project anticipated completion date of September 29th, and the conversion of the former Roets Brewery building located at an update on the previous City Council meeting agenda items regarding emerald ash bore tree removal policy discussion and the residential structure located at 230 Broadway Street South.

COMMISSION MEMBER UPDATE

Lieske stated that she had compliments for Heimatfest.

Bohlman stated that the Planning Commission application should be corrected to show correct per diem amount.

Heimkes stated that he wanted to thank Frankie's Wunder Bar for all of the work that was done to improve the building and he thanked the Commission for the opportunity to serve.

Will stated that he wanted to thank Heimkes for his service.

8.0 ADJOURNMENT

Motion by Bohlman to adjourn. Second by Lieske. The meeting was adjourned at 7:12 pm.