

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
October 10, 2023**

1.0 CALL TO ORDER

**Present:** Jane Bohlman, Sandra Johnson, Brenda Lieske, Scott Penney, Lea Schulte, and Jeff Will

**Also Present:** Sahni Moore, Intern; T.J. Hofer, Planning Consultant

**Absent:** Ray Sandey (arrived during meeting)

Meeting called to order at 6:31 pm by Chair Will.

2.0 ADOPT AGENDA

**Motion by Bohlman 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. September 12, 2023

**Motion by Lieske to approve of the September 12, 2023 Minutes as presented. Seconded by Bohlman. All commissioners present voted ayes. And the motion was declared carried.**

4.0 NEW BUSINESS

A. Gosse on Helena – Preliminary and Final Plat

Hofer presented the application for a Preliminary and Final Plat for a subdivision to be known as “Gosse on Helena.” Hofer recommended approval with conditions

Commissioner Sandey arrived during the presentation.

Will opened the public hearing and no comments were received. The public hearing was then closed.

Will stated that the plat was straightforward.

**Motion by Lieske to recommend approval of the Preliminary and Final Plat as detailed in the staff report. Seconded by Bohlman. All commissioners present vote aye and the motion was declared carried by a vote of 7-0.**

B. City of Jordan – Design Review (121 1st St. E)

Hofer presented the application for design review for an exterior staircase. Hofer recommended approval.

Sandey asked for clarification on the building and if the application was just replacing the existing staircase. Larry Wolf, representing the applicant, confirmed that it was just a replacement and that the replacement would submit for a building permit.

Will asked for clarification on the standards for staircases. Hofer clarified that the Central Business District Design Standards Manual does not have design standards for staircases. Will stated that the standards for the City would not dictate safety requirements. Hofer confirmed that design review only reviews aesthetic features as described in the Central Business District Design Standards Manual.

Penney asked if the applicant would be able to use the City's façade matching grant. Hofer stated he was unaware if this would be covered. Wolf confirmed that the applicant was aware and had made an application for the grant.

Schulte asked if there was any impact to the historical building. Wolf confirmed that the staircase was a safety improvement and would be an improvement to the appearance as well.

**Motion by Sandey to recommend approval of the design review as detailed in the staff report. Seconded by Penney. All commissioners present vote aye and the motion was declared carried by a vote of 7-0.**

C. Heritage Hills 2nd Addition – Special Home Occupation Permit

Hofer presented the application for a special home occupation permit. Hofer recommended approval.

Penney asked for clarification regarding the alarm system. Hofer confirmed that alarm system would be required to be inspected by the City and that the City had been notified that the system had been installed.

Will opened the public hearing.

Jan Gilmer, 112 Arabian Court, expressed gratitude for having a law enforcement officer in the neighborhood and stated that she was concerned about the proximity of the home occupation to the planned Pauly Park. Gilmer stated that there were commercial buildings downtown that could accommodate the use.

Lee Kline, whose address was not provided, stated there was a large amount of pedestrian traffic and that the use was dangerous to the neighborhood. Klein stated that there were several ATVs on the roads in the area.

Jason Ehlers, the applicant, stated they have had their Federal Firearms License for approximately twelve years and described the process for obtaining the license. Ehlers stated that the home occupation was already operational at another residence, however, the residence was no longer viable to be used. Ehlers clarified the use and stated that in the last year, they had processed five purchases. Ehlers stated they previously had a storefront in New Prague. Ehlers stated that they do not advertise the business. Penney asked if Ehlers still had the storefront. Ehlers stated that they closed the storefront in 2017. Penney stated that the use didn't seem viable to support a commercial space. Bohlman asked clarifying questions regarding the process of the business. Ehlers clarified that he is a dealer for the firearms sale and a majority of the business is finalizing the paperwork. Schulte asked what kind of safety measures are in place. Ehlers stated that the federal government has standards that dictate how the purchases are processed and the safety measures incorporated within the sales. Schulte asked how long the firearms are in the residence. Ehlers stated that it depends on scheduling, but often does not exceed one or two weeks. Lieske stated that in the past a similar home occupation was approved that had conditions around advertising and asked about the applicant's advertising. Ehlers stated that the business has an online presence, but does not actively advertise in other ways.

Gilmer asked about the delivery process of the firearms and if they would ever be not attended to during the process. Will stated that only specific package carriers will deliver firearms and that an in-person signature is always required.

Larry Harmon, 221 Lydia Road, stated that children could be scared.

The public hearing was then closed.

Will stated that they remembered a past approval for a similar use that was approved in the past.

Hofer clarified that there was no condition included in the draft resolution that addressed advertising.

Penney stated that they understood the concerns regarding the park and noted that without advertising there would be no way to know that the use was there for someone passing by.

Johnson stated that many homes in the neighborhood likely have guns and considering the use and experience of the applicant, firearms in the applicant's home are likely safer than most.

Schulte asked if there was any requirement for a gun safe or other security measures. Hofer stated that the zoning ordinance does not regulate this, but there may be requirements from the federal government or the applicant's license

related to storage. Ehlers stated that there is are federal regulations regarding storage and there are state regulations related to the storage of firearms as well.

**Motion by Sandey to recommend approval of the special home occupation as detailed in the staff report. Seconded by Johnson.**

Will asked for discussion.

Lieske stated they would want to include a condition restricting signage. Penney noted that they were unaware of the previous approval but would want to remain consistent if done in the past. Will stated they he did not remember that requirement. Lieske stated they remembered the requirement because they reported the violation. Sandey stated that they believed the sign or advertising issue was a non-factor.

**Commissioners Bohlman, Johnson, Penney, Schulte, and Will voted aye. Commissioner Lieske voted nay. The motion was declared carried by a vote of 6-1.**

D. Pauly Park – Zoning Amendment

Moore presented the application for a zoning map amendment. Moore recommended approval.

Sandey asked why the rezoning was not done with the plat. Moore stated that they were not with the City when the plat was approved.

Will opened the public hearing.

Jan Gilmer, 112 Arabian Court, asked to which lots the rezoning applied. Moore provided clarification.

Walter Mehsikomer, 908 Arabian Drive, asked why the area was zoned R-2 when the rest of the area was R-1. Mehsikomer asked who zoned the area R-2. Penney and Johnson stated that it was likely a result of the original plat of the area. Mehsikomer stated there were no multi-family homes in the area. Sandey stated that it was one-to-two-unit dwellings that would be allowed. Mehsikomer stated he would strongly oppose multi-family dwellings. Sandey stated that the amendment changed the zoning to allow single-family dwellings. Mehsikomer asked what the minimum lot size was for the district. Sandey explained the previous Pauly Plat lots. Sandey asked what the minimum lot size was. Hofer stated they did not know the lot size from memory, but that the lot size was not relevant to the proposed amendment as the lots are already platted. Sandey asked why it was not done with the plat. Hofer stated that it was an oversight and was left out. Schulte asked if this was administrative cleanup. Hofer stated that it was. Penney asked about the existing R-2 zoning. Hofer stated that they were unaware

of the history of how the lots were zoned R-2 as they were not buildable lots. Penney stated that the lots along Arabian Drive from the Pauly Plat would need to meet the homeowners association requirements. Mehsikomer asked about fencing regarding the lots in Pauly Park and the park itself. Sandey stated that the approval for the lots was done months ago. Mehsikomer stated they were unaware of the plat. Hofer stated that the conversation was not relevant to the rezoning, however, the plat was duly noticed as required by the City Code. Hofer stated that the remaining parcel to the west that is zoned R-2 is an outlot and undevelopable. Penney asked about the tree line that exists on the property and if it will be impacted. Hofer stated that the intent was for the trees to remain, however, some were removed for grading and site work.

Lee Kline, whose address was not provided, stated that people were building in the City without permits and there was nothing to stop someone from building until someone reported it.

The public hearing was then closed.

**Motion by Johnson to recommend approval of the special home occupation as detailed in the staff report. Seconded by Sandey. All commissioners present vote aye and the motion was declared carried by a vote of 7-0.**

## 5.0 OLD BUSINESS

No old business was discussed.

## 6.0 PLANNERS REPORT

- A. General Updates  
Hofer stated they did not have an update.

Will asked if there was any upcoming applications. Hofer stated that they had discussed a planned unit development recently, but did not expect the application by November.

- B. Next Meeting – November 14, 2023

## 7.0 CITY COUNCIL MEMBER UPDATE

Council Member Johnson stated they did not have any updates.

Council Member Penney stated that a home downtown was for sale that had previous approvals.

8.0 COMMISSION MEMBER UPDATE

Lieske stated that they had no update.

Sandey apologized for being late.

Bohlman stated that they had no update.

Schulte stated that they had no update.

9.0 ADJOURNMENT

**Motion by Sandey to adjourn, Second by Penney. The meeting was adjourned at 7:29 pm.**