

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
July 8th, 2025**

1.0 CALL TO ORDER

Present: Jeff Will, Jane Bohlman, Scott Penney, Ray Sandey, Michael Vourlos, Travis Fremming, Lea Schulte

Also Present: Jeff Matzke, Planning Consultant; Sahni Moore, Planner/Economic Development Specialist, Luke Wheeler, City Engineer

Absent: Jeremiah Monyok

Meeting called to order at 6:33 pm.

2.0 ADOPT AGENDA

Motion by Bohlman to adopt the agenda as amended. Seconded by Sandey. All commissioners present voted ayes. The motion was declared carried.

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, June 10th, 2025

Motion by Schulte to approve of the June 10th Minutes as presented. Seconded by Bohlman. All commissioners present voted ayes, and the motion was declared carried.

4.0 PUBLIC HEARING

A. Preliminary Plat, Variance, CUP, and Site Plan Review (6305 190th Street- IDP Industrial Development)

Matzke presented information on the 6305 190th Street IDP Preliminary Plat, Variance, CUP, and Site Plan Review and suggested to open for a public hearing to discuss questions and concerns.

Tom Shaver, Managing Partner at Inland Development Partners stated that the company reviewed several sites before the City of Jordan was earmarked for the project due to the new infrastructure improvements along 169 and strategic location by nearby locations and would mainly be potatoes and eggs stored there. Shaver stated there would be two shifts with 25 employees per shift from 6am to 10pm five days a week and that it is a cold storage facility it wouldn't have as many trips as a normal distribution center and anticipate daily trip traffic would be on average 70 trucks per day. Shaver stated they are seeking the height

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variance for rooftop mechanical areas for the refrigeration and cooling systems and access for the safety of workers.

Wheeler stated traffic studies have been done in the area and is approximately around 2000 cars per day and the capacity with the future improvements can facilitate roughly 12,000 to 14,000 per day.

Motion by Penney to open the public hearing. Seconded by Bohlman. All other commissioners present voted ayes, and the motion was declared carried.

Will opened the public hearing at 7:08 pm.

Phil Mitchell, 6380 190th St W, presented concerns of increased of traffic, parking spaces allowed within the space and the possibility of being assessed for roadway improvements again.

Pete Giancola, 18281 East Sioux Vista Drive, presented concerns of trucks not being able to stop, and how the increased traffic may affect the safety of the public and that it could make it more difficult to get someone to the hospital.

Ramona Bischoff, 6511 W 190th Street, presented concerns including noise and air pollution and the height along with concerns of the speed limit, angles of the roadway, as well as how this will affect out fire department and that it would be 30' from her house.

Lana Plashchynskaya, 18260 East Sioux Vista Drive, presented concerns on who was all notified and why it was only 350' from the site, as well as the amount of power being drawn, and what would happen on a power outage and how loud it would be/concern for hearing damage.

Michael Trujillo, 729 Heritage Trail, stated he basically had just questions on if the weight limit for the road would be raised and if there would be room with trails on both sides of the road and what type of fence would be installed or if no fence would be installed, amount of trees, and if there would be any light saturation from the business or truck headlights when parked.

Trisha Hardy, presented concerns about noise and if there would be any barriers or fuel stations on the property relating to the Scott Carver Threshers at 19375 Fairview Lane.

Thomas Leclair, 18260 East Sioux Vista, asked if the access was considered to be on the southern side and if it is on the northern side, what would the traffic control be for access.

Darren Troseth, 913 Heritage Trail, stated the whole development included Sioux Vista should have been notified as everyone there needs to drive down 185th and had concerns about trucks.

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Grant Tilus, 955 Dakota Point, stated he just wanted to say to the commission to not rush into this without thinking about the entire area and not properly planning layouts and that the company has to adjust to us and not us to them and stated he thought the amount of truck stalls was excessive and wanted to see if there could be an economic impact study.

Kerrie Troseth, 912 Heritage Trail, stated if there is a downwind plume of ammonia it is poisonous and an environmental concern and questioned the amount and type of traffic.

Jake Bischoff, 6511 W 190th St, stated he was against the project and had concerns with the bike path near the traffic with auxiliary power units and noise and speed.

Sylvia Hawkins, 815 Dakota Point, presented concerns about why all of Timberline wasn't notified.

Lisa Backlund, 801 Heritage Trail, presented concerns on the weight limit of trucks and if the community will have to pay for a change to the roads and stated this was a residential area and not an industrial business.

Lawrence Jirjis, 502 Lodge Drive, presented concerns about the traffic, lights noise, property values and environmental and location.

Brandon Factor, 317 1st Street, presented concerns of fuel locations as well as where the people driving the trucks will sleep, eat, and go to the bathroom and will be supplied.

Harlan Backlund, 801 Heritage Trail, stated he would like there to be another meeting for others to have time to research, as well as be prepared to come to the meeting with enough time in advance.

Tina Schiffman, 904 Heritage Trail, presented concerns of the city not having a strategy or plans.

Gary Bischoff, 6511 190th St. W, presented concerns about the distance from his house and wasn't going to sell.

Corey Bargmann, 701 Heritage Trail, stated that residential shouldn't have ever been allowed in the first place next to industrial and now wants to move due to the peace being disturbed and was concerned about ammonia.

Melissa Trujillo, 729 Heritage Trail, presented concerns about not all of Timberline being notified.

Thomas Jelkin, 600 Heritage Trail, presented concerns of the neighborhood being residential and how industrial development may affect them.

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John Sable, 6645 190th Street West, stated he would like to know the impact of the flow and pattern of traffic and there is an atheistic plan.

Megan Bargmann, 701 Heritage Trail, questioned all commissioner and council reps if they lived near the project, requesting each of them to put themselves in the shoes of being a neighbor of the possible development.

Will closed the public hearing at 7:53 pm.

Shulte stated she thought the 2040 plan needs to be looked at and changed, and would suggest this item be put on hold until they look at more information and stated she doesn't think it's a good fit for that plat of land.

Fremming stated the questions people asked at the public hearing would need to be addressed for the upcoming City Council meeting.

Matzke stated staff could address the questions asked for City Council and many of the questions asked would be addressed by state standards such as MPCA air and noise pollution and electrical are set in city codes, state regulations and building codes.

Motion by Bohlman to table the 6305 190th Street- IDP item as presented to have more answers questioned. Seconded by Schulte, stating she wasn't against the building itself but just the location. Will stated the Commission could simply look at what was being requested, such as if it meets the setbacks and screening and parking, and whether it's an industrial building in an industrial lot, and does the plan conform to city standards

Sandy stated the action being requested here is a preliminary plat, 10' height variance and CUP.

Penney asked if they could do something about that if there wasn't anything wrong with the plans.

Matzke stated there is an application for variance for building height for an extra 10', but the rest of the site has been evaluated and meets the comprehensive plan and zoning requirements and the standards of city code and is a valid application to consider. The Council or Planning Commission can offer recommendations and comments to those guidelines as well, especially the variance height.

Will stated if they don't act on it, the city could be held liable as it's a valid plan.

Penney stated he didn't think they could do deny the industrial land use as there was nothing legally wrong with the zoning but they could add conditions for the plan design.

Vote 2 ayes, 5 nays, Will, Penney, Sandey, Vourlos, and Fremming voted no, and the motion failed.

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Motion by Sandey to approve the Preliminary Plat, Conditional Use Permit, Variance, and Site Plan at of the 6305 190th Street as presented with the additional questions from the public be answered at the City Council Meeting. Seconded by Penney. All commissioners present voted ayes and the motion was declared carried.

B. 313 1st ST E Zoning Amendment and Drive Aisle Variance

Moore presented information regarding the request for a zoning amendment from Neighborhood Business District (C-1) to Central Business District (C-2) and a variance from the minimum required 24-foot 2-way drive aisle for 90-degree parking stalls at 313 1st St E and recommended the Planning Commission discuss the item, hold the public hearing and provide a recommendation to City Council.

Motion by Vourlos to open the public hearing. Seconded by Bohlman. All other commissioners present voted ayes, and the motion was declared carried.

Will opened the public hearing at 9:00 pm.

Alexis Factor, 317 1st St. E stated she supports the parking lot as they have had some issues with previous tenants and would prefer a parking lot as long as any significant environmental impact, any negative impact on their property, and any lighting issues be looked at.

Brandon Factor, 317 1st St E asked if garbage would be staying where it was currently at and if there would be any more lighting.

Will closed the public hearing at 9:06 pm.

Motion by Sandey to approve the 625 Broadway St S Variance as presented. Seconded by Bohlman. All commissioners present voted ayes and the motion was declared carried.

C. Managed Native Landscapes on City-Owned Boulevards Code Text Amendment

Moore presented information regarding the request for allowing for Managed Native Landscapes on City-Owned Boulevards and recommended the Planning Commission discuss the item, hold the public hearing and provide a recommendation to City Council.

Motion by Vourlos to open the public hearing. Seconded by Bohlman. All other commissioners present voted ayes, and the motion was declared carried.

Will opened the public hearing at 9:21 pm.

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Matt Gens, 210 Varner Street N, stated he was the applicant and has had the native plantings in the boulevard for about five years and didn't mind the permit aspect and would like to use theirs as the standard for what to do stating there's no feeling of congestion on the sidewalk and people can get out of their cars.

Grant Tilus, 955 Dakota Point, stated he suggested the rules and guidelines are incredibly clear so there's clarity within city code.

Jessica Gens, 210 Varner Street N, stated with the state code change for allowing native plantings in their yard there is room to be able to add it in the boulevard also and asked for consideration to allow for this and with more prairie plantings there would be more bees and butterflies.

Will closed the public hearing at 9:29 pm.

Motion by Penney to approve of the Managed Native Landscapes on City-Owned Boulevards Code Text Amendment as presented with the following additions:

- **Vegetation in the boulevard may have a maximum height of 4 feet.**
- **1 foot of clear space required from sidewalks and streets instead of 3 feet.**
- **3 feet of clear space is required from neighboring properties boulevards.**

Seconded by Schulte. All commissioners present voted ayes and the motion was declared carried.

5.0 NEW BUSINESS

No new business was discussed.

6.0 OLD BUSINESS

No old business was discussed.

7.0 PLANNERS REPORT

A. General Update

Moore stated the they had no update.

B. Next Meeting – Tuesday, August 12th, 2025

8.0 CITY COUNCIL MEMBER UPDATE

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Fremming stated construction was going well on 190th Street and also at the Roundabout by the school and that Delaware Avenue should be open for the Scott County Fair.

Penney stated that they had no update.

9.0 COMMISSIONER MEMBER UPDATE

Bohlman stated they had no update.

Sandey stated that they had no update.

Vourlos stated that they had no update.

Will stated that they had no update.

10.0 ADJORNMENT

Motion by Fremming to adjourn. Seconded by Schulte. The meeting was adjourned at 9:52 pm.