

Unapproved Minutes
Vermillion Planning Commission
Tuesday, November 14, 2016 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Vice Chairman Forseth in the Large Conference Room at City Hall on November 14, 2016 at 5:30 p.m.

1. Roll Call

Present: Forseth, Gruhn, Manning, Muenster, Oehler, Tuve and Iverson.
Absent: Fairholm and Wilson

Staff present: Jose Dominguez, City Engineer

2. Minutes

a. October 11, 2016 Regular Meeting.

Moved by Muenster to approve the September 26, 2016 Regular Meeting Minutes, seconded by Oehler. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Manning to adopt the agenda, seconded by Forseth. Motion carried 7-0.

4. Visitors to be Heard

5. Public Hearing

a. Request for Conditional Use Permit to utilize the existing structure located at 104 North University Street as a Sorority House.

Bob Iverson opened the public hearing.

Martha Fagg of 26 N. University was concerned with preserving the historical appearance of the neighborhood. She asked when the permit expires will it go back to a duplex, and the renovations being done won't qualify it to be another fraternity or sorority.

Jose Dominguez responded that the conditional use permit, if approved, would only be for this sorority and the use requested and that City staff recommend an expiration date of the permit.

Tim Shumaker of 18 N. University asked for clarification regarding the eight parking stalls.

Jose Dominguez responded that eight stalls would be the maximum allowed on the property. The property owners are going to be expanding the area of concrete and are working with the City at balancing the needs of parking and not impacting the neighborhood appearance by putting in a large parking lot.

Tim Shumaker asked if the wording could be changed from "a total of 8-parking stalls may be constructed" to "up to a total of 8-parking...".

Teresa Gilbertson, property owner of 104 N. University, stated the construction has started for the parking area. The only renovation would be to create a doorway in a wall so the house mother has access to the other rooms without going outside and around the building. After they (sorority Board tenants) leave, that opening/doorway will be filled back in.

Mary Duncan of 305 Prentis #204, President for the Alpha Xi Delta Corporation Board, clarified there would not be any house meetings held there where 100 girls would be present.

Ted Muenster suggested adding fraternity to the condition wording.

Discussion followed.

Moved by Forseth to approve the Request for Conditional Use Permit to utilize the existing structure located at 104 North University Street as a Sorority House with the following conditions: the permit should expire on December 31, 2019, that up to eight (8) parking stalls may be constructed at 104 N. University with the rest of the parking off-street and at a different location and the applicant provide the City with documentation that they are allowed to park on some other property, and that the permit to use this structure as a sorority would be voided if a different sorority/fraternity uses the building at 104 North University, Seconded by Oehler. Motion carried 7-0.

7. New Business

- a. Final Plat of Lots 5 and 6, Block 4, Brooks Industrial Park Addition, in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, T92N, R51W of the 5th P.M., City of Vermillion, Clay County, South Dakota.

Jose Dominguez elaborated on the plat that land will be traded between owner Dave Hertz and Mr. Wieman of Might Mo, Corporation. That the plat request complies with all code provisions and requirements. All easements being vacated during the replat will be redrawn through this plat.

Moved by Manning to approve the Final Plat of Lots 5 and 6, Block 4, Brooks Industrial Park Addition, in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, T92N, R51W of the 5th P.M., City of Vermillion, Clay County, South Dakota, Tuve seconded. Motion carried 7-0.

- b. Final Plat of Lots 5, 6, 7, 8A, 9A, 10A and 14A, Block 1, Bliss Pointe Addition, to the City of Vermillion in the S $\frac{1}{2}$ of Section 14, T92N, R52W of the 5th P.M., Clay County, South Dakota.

Jose Dominguez elaborated on the item that when Bliss Point was originally platted the Vermillion Chamber and Development Company (VCDC) platted the areas as blocks. Since the original platting the VCDC has sold some of the lots and they have now agreed to give some of the additional land to the property owners which would be the new plat part of the request extending the line back and the replat would be the new areas of the existing lots.

Moved by Muenster to approve the final Plat of Lots 5, 6, 7, 8A, 9A, 10A and 14A, Block 1, Bliss Pointe Addition, to the City of Vermillion in the S ½ of Section 14, T92N, R52W of the 5th P.M., Clay County, South Dakota, Forseth seconded. Motion carried 7-0.

8. Adjourn

Moved by Muenster to adjourn, seconded by Wilson. Motion carried 7-0. Forseth declared the meeting adjourned at 6:04 p.m.