



City of Vermillion Planning Commission Agenda

5:30 pm Regular Meeting

Monday, January 24, 2011

City Hall

Large Conference Room – 2nd Floor

25 Center Street

Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. January 10, 2011 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Final Plat of Lot 4, Block 1 and Lots 1 thru 5, Block 2, Arobba Addition.
8. **Staff Reports**
9. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities.

After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed.

During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish.

Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday January 10, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on January 10, 2011 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Flanagan, Forseth, Howe, Muenster, Reasoner, Tuve, and Iverson. Absent: Gruhn.

Also present were Farrel Christensen, Building Official, José Dominguez, City Engineer, and Darby Ganschow, USD Representative.

2. Minutes

a. December 13, 2010 Regular Meeting.

Moved by Fairholm to approve the December 13, 2010 regular meeting minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda as printed, seconded by Reasoner. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. A Petition to exclude from the R-2 Residential District and include in the R-3 Residential district Outlot C and the S. 20 feet adjacent thereto of the Mehlhaf Addition to the City of Vermillion, located in the 1300 Block of East Clark Street.

Farrel Christensen reported that Duane Mehlhaf submitted a request to rezone a parcel of his property from R-2 medium density residential to R-3 high density residential. Farrel noted that the Comprehensive Plan future land use map calls for the area to be single family.

Duane Mehlhaf presented his proposal to the Planning Commission, citing his position that the current zoning classification makes it expensive to develop two different lots, with a rezone to a less restrictive classification making it more favorable with less development costs. Mr. Mehlhaf also made it clear that he wishes to take advantage of the reduced setback requirements of the R-3 district.

Discussion on the zone change followed. The Planning Commission discussed the setbacks, site plan and current layout of the proposed buildings.

Moved by Howe to deny the zone change request, seconded by Muenster. Motion carried 8-0.

b. City of Vermillion Major Street Plan.

The Planning Commission held a public hearing to consider and make a recommendation on a Major Street Plan for the City of Vermillion. José Dominguez, City Engineer, presented the plan and reported that its purpose is to indicate where the major roadways will be located and extended as the City grows. José also reported that a Major Street Plan ensures platting jurisdiction for the City and will become part of the Comprehensive Plan.

Discussion followed. The Planning Commission inquired as to whether the County has seen the plan. José reported that the proper hearings have been scheduled with notices posted in accordance with state law. José also indicated that the County will receive a copy of the adopted plan in the Register of Deeds' office.

Moved by Forseth to recommend adoption of the Major Street Plan to the City Council, seconded by Fairholm. Motion carried 8-0.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

Moved by Howe to adjourn, seconded by Fairholm. Motion carried 8-0.

Chairman Iverson declared the meeting adjourned 6:30 p.m.



Planning Commission Agenda Memo

From: José Domínguez, City Engineer

Meeting: January 24, 2011

Subject: Final Plat Lot 4, Block 1 and Lots 1 thru 5, Block 2, Arobba Addition to the City of Vermillion

Presenter: José Domínguez

Background: Brandt Land Surveying has filed a plat to subdivide a portion of land located in the south half of the southeast quarter of S17-T92-R51. This area is directly east of the City limits, north of Main Street. It is outside City limits and within the extraterritorial area. The proposed plat will subdivide approximately 5.85-acres into 6-lots and also dedicate a portion of East Main Street and Arobba Avenue.

The applicant will also be dedicating all of the required 8-foot easement around the perimeter of each lot. In addition, the applicant will also dedicate 20-foot wide drainage easements to drain the rest of the property through the proposed platted area. As mentioned earlier, the applicant will also dedicate the north half of East Main Street, along with a portion of the proposed Arobba Avenue.

The applicant also desires to have the platted area annexed into the City after the plat has been approved by the Clay County Commission.

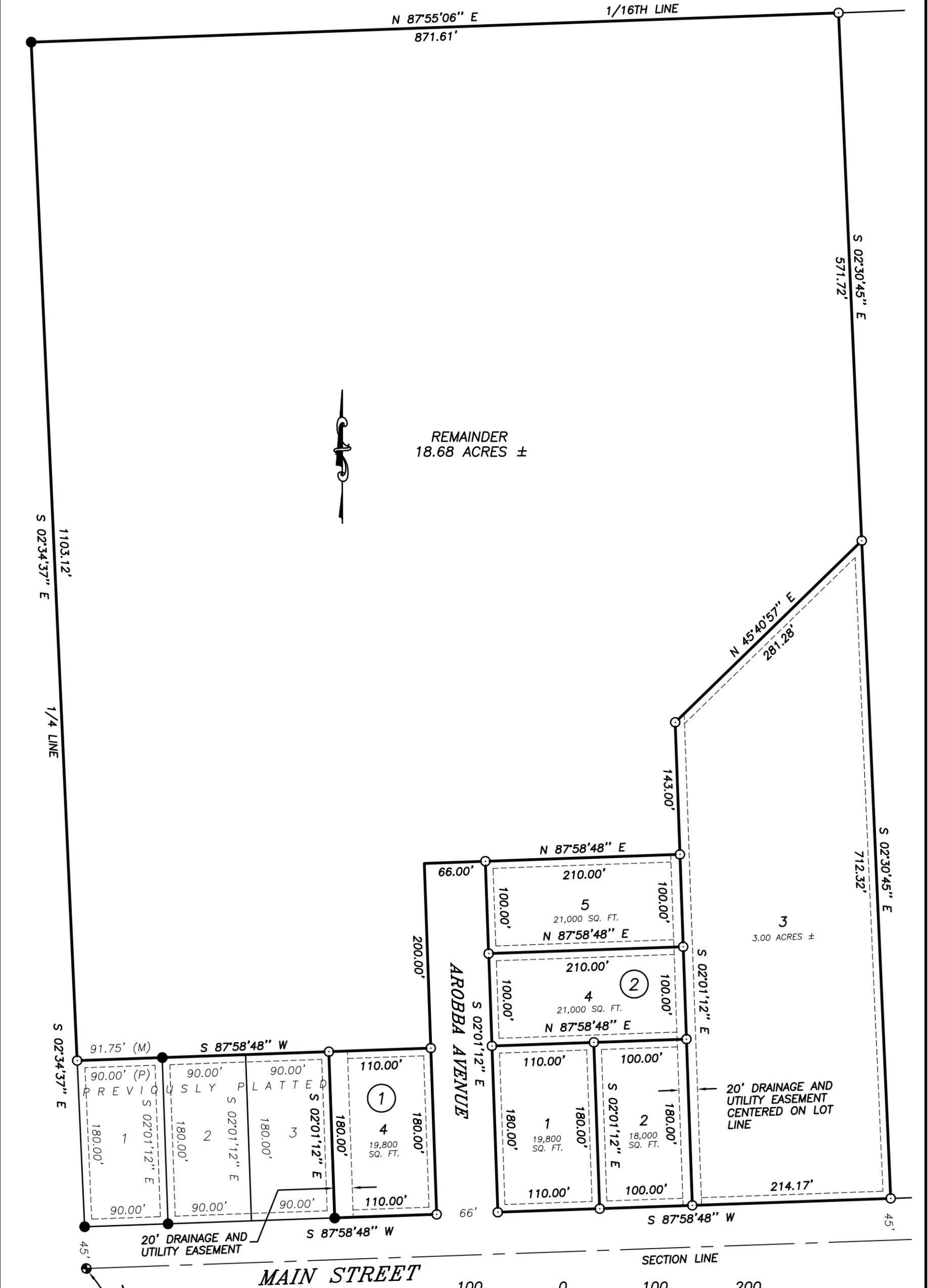
Discussion: Staff reviewed the final plat and find that it complies with all code provisions, except for the minimum lot size. Since the applicant desires to annex the area into the City, the plat does not meet the 1-acre minimum lot requirement of the extraterritorial ordinance. This plat also has an exception to this as a 3-acre lot will be annexed. This is due to the fact of the topography of the lot and the number of grown trees within the lot.

Compliance with Comprehensive Plan: As noted above, this tract will fall within the City's extraterritorial limits. The Comprehensive Plan has two objectives dealing with this area. The first objective specifies that we should encourage agriculture to remain the dominant land use; while the second objective says that we should discourage scattered development that the City cannot annex or service in the future. This area will be annexed into the City and be serviced by City

services.

Conclusion/Recommendations: Staff finds that the plat meets ordinance requirements and recommends approval of the final plat.

PLAT OF LOT 4, BLOCK 1 AND LOTS 1, 2, 3, 4 AND 5, BLOCK 2, AROBBA ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.



REMAINDER
18.68 ACRES ±