



**City of Vermillion  
Planning Commission Agenda**

5:30 p.m. Regular Meeting  
Monday, December 9, 2013  
Large Conference Room – 2<sup>nd</sup> Floor  
City Hall  
25 Center Street  
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
  - a. November 25, 2013 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
  - a. Lot 1, Block 3, Mehlhaf Addition to the City of Vermillion, Clay County, South Dakota
8. **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 November 25, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on November 25, 2013 at 5:30 p.m.

1. Roll Call

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

Staff present: Andrew Colvin, Assistant City Manager, Jose Dominguez, City Engineer, Jason Anderson, Assistant City Engineer and Toby Brown, SECOG.

2. Minutes

a. October 28, 2013 Regular Meeting.

Moved by Howe to approve the October 28, 2013 Regular Meeting Minutes, seconded by Manning. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Tuve. Motion carried 7-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Comprehensive Plan Work Session

City Staff provided the Planning Commission with a review of current infrastructure capabilities and future serviceable areas for utilities. In addition, staff provided an overview of the City's current zoning map, noting recently annexed areas as well as how development has changed in Vermillion within the last ten years. The Planning Commission discussed costs related to infrastructure and how the City can encourage growth and annexation. Toby provided a review of chapters 1-3 and informed the Planning Commission drafts will be presented at a future meeting and to send revision suggestions and ideas to staff.

8. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned at 7:25 p.m.

## *Council Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** December 9, 2013

**Subject:** Final Plat of Lot 1, Block 3, Mehlhaf Addition to the City of Vermillion, Clay County, South Dakota

**Presenter:** Jose Dominguez

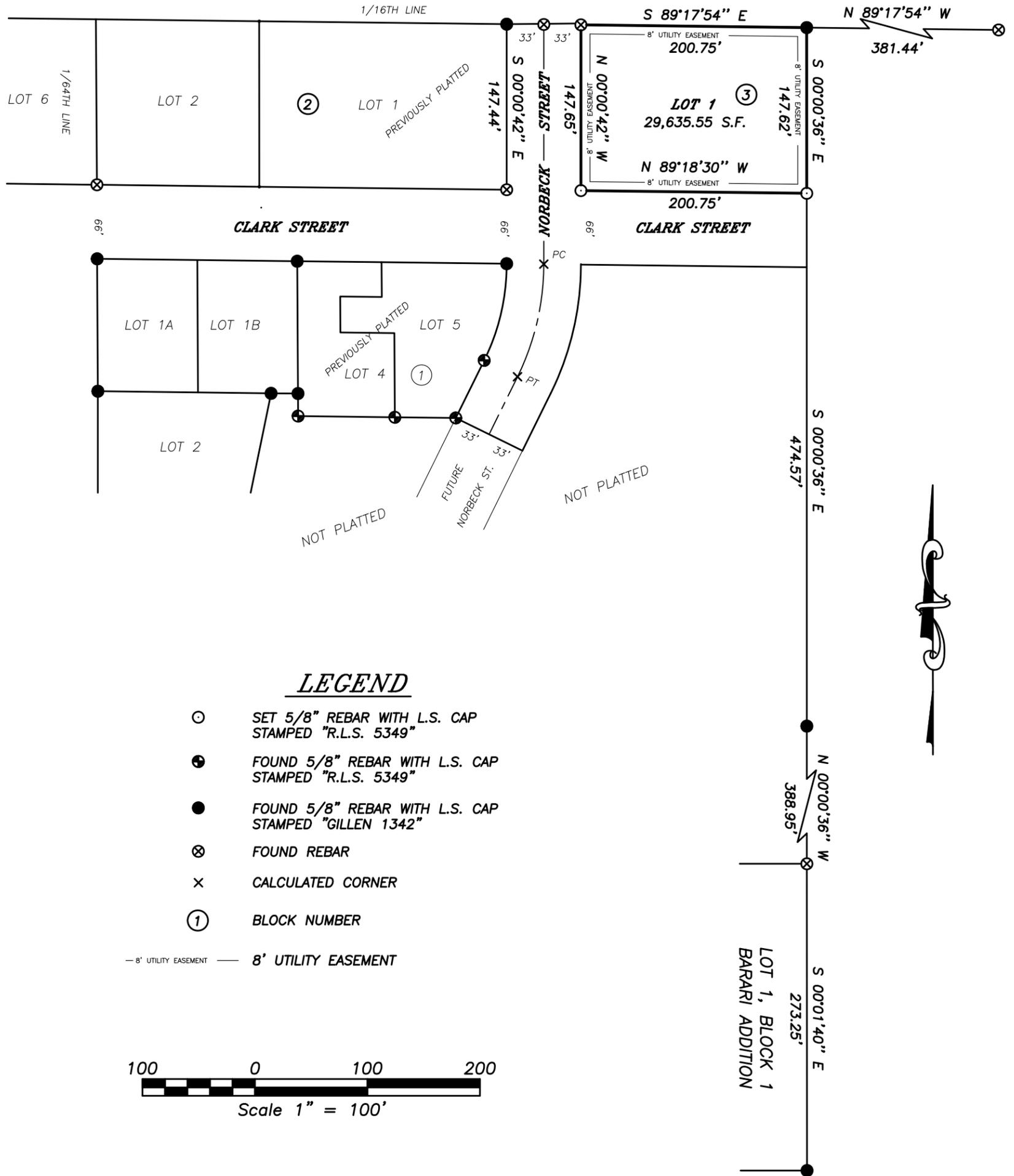
**Background:** Brandt Land Surveying has submitted a final plat for Lot 1, Block 3 on behalf of the owner. The area to be final platted is roughly 0.68-acres in area and is bordered on the south by East Clark Street and on the west by North Norbeck Street. The proposed plat will create one lot. This lot falls within the R-4 zoning district. At this point the property owner is planning on constructing a 15-plex multi-family building.

**Discussion:** Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lot along with the right-of-way for East Clark Street.

In addition to the plat Staff has been in the process of working with the property owner to finalize a developer's agreement. The agreement will address the future construction of East Clark Street, any utility extensions along East Clark Street and access points to the proposed lot.

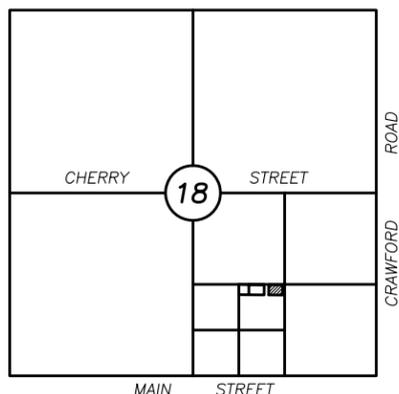
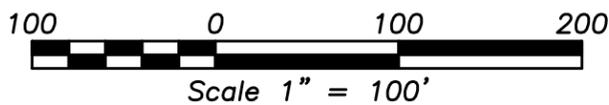
**Conclusion/Recommendations:** Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat contingent on a developer's agreement being signed by the owner. Assuming that a developer's agreement is signed the plat will be presented to the Council at their December 16<sup>th</sup> meeting.

**A PLAT OF LOT 1, BLOCK 3, MEHLHAF ADDITION TO THE CITY OF VERMILLION,  
CLAY COUNTY, SOUTH DAKOTA.**



**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "R.L.S. 5349"
  - ⊕ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "R.L.S. 5349"
  - FOUND 5/8" REBAR WITH L.S. CAP STAMPED "GILLEN 1342"
  - ⊗ FOUND REBAR
  - × CALCULATED CORNER
  - ① BLOCK NUMBER
- 8' UTILITY EASEMENT    — 8' UTILITY EASEMENT



LOCATION (N.T.S.)

**NOTE:**  
BASIS OF BEARING  
BY GPS OBSERVATION

PREPARED BY:  
BRANDT LAND SURVEYING  
1202 WILLOWDALE ROAD  
YANKTON, SD 57078  
(605) 665-8455