

Unapproved Minutes  
Vermillion Planning Commission  
Monday, December 8, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on December 8, 2014 at 5:30 p.m.

1. Roll Call

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

Staff present: Andrew Colvin, Assistant City Manager and Jose Dominguez, City Engineer.

2. Minutes

a. November 24, 2014, Regular Meeting.

Moved by Fairholm to approve the November 24, 2014 Regular Meeting Minutes, seconded by Muenster. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Manning. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Final Plat of Lots 1 and 2, Max Christol Addition to the City of Vermillion, Clay County, South Dakota.

Jose Dominguez, City Engineer, reported on the location of the property noting the plat will combine 15-lots into two larger lots, and dedicate close to 66-feet of Noble Street. Jose stated that there is currently a house on what will become Lot 1. Jose noted that the owner's intention is to have two lots that she would be able to sell. Lot 1 would have the current house, and Lot 2 would be a buildable lot for a single-family residence.

Several property owners expressed concern that there should be a public notification when a plat is considered. In addition, the owners were concerned about the historic nature of the Forest avenue district and what types of uses could be utilized on the property, specifically multi-family housing. Andy informed everyone present that the property is currently zoned for single-family uses only and any change would need to be applied for and approved by the Planning Commission and City Council at a public hearing.

Barbara Yelverton, 205 Lewis, questioned whether Lewis Street had been vacated as indicated on the plat. Jose stated that a surveyor is responsible for researching these items so they are reflected correctly

when land is platted. Muenster asked if the item should be deferred until it can be clarified whether the street vacation took place. Jose stated that the Planning Commission is only making a recommendation and that the approval will come from the City Council. Jose stated that the issue can be researched between now and December 15<sup>th</sup> when the City Council meets.

Gruhn left the meeting at 5:45 p.m.

Moved by Forseth to recommend approval of the plat, seconded by Fairholm. Motion carried 7-0.

8. Adjourn

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

Iverson declared the meeting adjourned at 6:05 p.m.