

Unapproved Minutes
Vermillion Planning Commission
Monday August 12, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on August 12, 2013 at 5:30 p.m.

1. Roll Call

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

Staff present: José Dominguez, City Engineer, Ted Cherry, City Manager Intern, and Andrew Colvin, Assistant City Manager.

2. Minutes

a. July 8, 2013 Regular Meeting.

Moved by Howe to approve the July 8, 2013 Regular Meeting Minutes, seconded by Muenster. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

Forseth arrived at 5:35 p.m.

5. Public Hearing

a. Zoning Ordinance Amendment - Chapter 155 Section 155.074, to add guidelines for fence installation.

Ted Cherry reported that the proposed amendment has been brought forward to address aesthetics with respect to fence installations. The City zoning ordinance does not address whether the finished side of a fence should face outward. Ted provided some pictures of current fences in Vermillion that have been installed with the unfinished side facing out, which can take away from the attractiveness of a neighborhood. Ted stated that the proposed amendment will require fences to be installed with the finished side facing out when it adjoins a street, alley or other public property. The Planning Commission asked questions and discussed the proposed amendment.

Moved by Howe to recommend approval of the amendment to the City Council, seconded by Muenster. Motion carried 8-0.

6. Old Business

7. New Business

a. TIF 6 Project Plan (Bliss Pointe)

Andy Colvin reported the Planning Commission approved the boundaries of Tax Incremental District Number 6 on July 8, 2013. The boundaries include Blocks 1-6 Bliss Pointe Addition located west of Stanford Street between W. Main Street and W. Cherry Street. Andy stated the Vermillion

Chamber of Commerce and Development Company is the owner of the property and plans to develop the property to market the lots for a variety of housing types and price points to meet the need for additional housing in Vermillion. Andy noted in order for the area to develop for housing or any other use, infrastructure needs to be installed.

Andy stated the Tax Incremental District was created to assist the VCDC with the infrastructure development and State Statutes require a Project Plan be prepared for each TIF District. The attached plan provides information on the existing conditions of the TIF District and what is anticipated to be diverted from the City, County, School, and Water District. The Plan provides information on the overall project costs and uses of the TIF funds. Andy stated the other taxing entities have been notified about the creation of the tax increment district. Discussion followed.

Moved by Forseth to approve the TIF 6 Project Plan, seconded by Fairholm. Motion carried 7-0 with Howe abstaining.

8. Adjourn

Moved by Manning to adjourn, seconded by Fairholm. Motion carried 8-0. Chairman Iverson declared the meeting adjourned at 5:50 p.m.