

Unapproved Minutes  
Vermillion Planning Commission  
Monday, October 26, 2015 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 October 26, 2015 at 5:30 p.m. The Clay County Planning Commission was also present in joint session.

1. Roll Call

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

Staff present: Andrew Colvin, Assistant City Manager, Farrel Christensen, Building Official and Jose Dominguez, City Engineer.

2. Minutes

a. September 28, 2015, Regular Meeting.

Moved by Manning to approve the September 28, 2015 Regular Meeting Minutes, seconded by Jones. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. A request to re-zone land from Agriculture to Commercial for property legally described as the North 205' of the South 248' of the East 246' of the SE ¼ of the SE ¼, Section 11, Township 92N, Range 52W of the 5<sup>th</sup> P.M. Vermillion Township, Clay County, South Dakota.

Cindy Aden, Clay County Zoning Administrator, presented the petition for rezoning to the City and County Planning Commissions. Cindy reported that the new owners of the described property would like to change the zoning to commercial in order to have flexibility in the use of the property. The Planning Commission opened the hearing for public input.

Bob Dehner, 825 West Highway 50, stated that he is opposed to the zone change to commercial. Mr. Dehner stated that people who live in the area have invested money into their homes and allowing commercial uses nearby would impact the values.

Barry Hulse, 621 West Highway 50, also spoke against the zone change and suggested it remain agricultural because of the residences.

Forseth asked about access and easements. Jose stated that since Carr is a section line, access is not an issue.

Clarene Meins, owner of the property, stated that she purchased the property with an events center in mind, but has not developed a specific plan.

Marty Gilbertson stated that the future land use map designates the area as commercial all along highway 50. Mr. Gilbertson asked if this means we have to zone the property. Andy Colvin stated that the future land use map is only a guide for future decisions and that a conflict would arise if, for instance, someone wanted to zone the area residential. Andy stated that leaving the zoning as is does not violate the adopted plans for the area. Discussion followed.

Moved by Manning to recommend denial of the petition, seconded by Jones. Motion carried 7-0.

The Clay County Planning Commission also voted unanimously to recommend denial of the zone change.

6. Old Business

7. New Business

8. Adjourn

Moved by Forseth to adjourn, seconded by Jones. Motion carried 7-0. Iverson declared the meeting adjourned at 6:10 p.m.