

Unapproved Minutes
Vermillion Planning Commission
Monday, April 13, 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 April 13, 2015 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. March 9, 2015 Regular Meeting.

Moved by Manning to approve the March 9, 2015 Regular Meeting Minutes, seconded by Oehler. Motion carried 8-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Zoning Ordinance Amendment - Amending section § 155.059 Community Oriented Healthcare Planned Development District, subsection (D) Lot and Yard Regulations, adding a section for hospitals/clinics.

Jose Dominguez, City Engineer, reported that city staff received a request from the consulting engineer for Sanford Vermillion to amend the Healthcare PDD and increase the allowable height for structures. Jose provided examples of other structures with similar height in the community.

Tim Tracy, Sanford Vermillion CEO, stated that the height should have been provided in the original ordinance but was overlooked. Tim also stated that the height increase will be applied to an architectural feature on the front of the building and will not be facing residential properties.

Don Forseth inquired about the radio antennas on the current structure and where they will be placed on the new building. Tim stated that one will go back up and one will be removed. Tim also briefly reviewed the construction project and schedule. Discussion followed.

Moved by Forseth to recommend approval of the amendment to the Community-Oriented Healthcare Planned Development District to increase the allowable height to 60 feet, seconded by Fairholm. Motion carried 8-0.

b. Request for a Conditional Use Permit to construct two single family attached (townhouse) dwellings located on Lot 20, Block 14, Eastgate Manor Addition (425 Pinehurst Drive).

Farrel Christensen presented the application to the Planning Commission and reported that the townhomes as proposed will meet all setback requirements, but that a conditional use permit is required since they are attached dwellings.

Gary Rassmussen, owner, was present to answer questions.

Robert Walsh, 515 Pinehurst, inquired about parking. Gary stated that the townhomes will have attached garages as well as driveways to accommodate parking.

Gary stated that the target group to live in the townhomes are retired persons who wish to stay in the community and have an accessible place to live.

Brief discussion followed.

Moved by Manning to approve the Conditional Use Permit, seconded by Tuve. Motion carried 8-0.

6. Old Business

7. New Business

a. Final Development Plan for the Cottage Place Planned Development District

Jose Dominguez reported that the owners have submitted a final development plan for the PDD that includes the construction of seven duplexes, in addition to all required utilities, driveways and storm water improvements.

Diane Frigge, 626 Cottage, inquired about the distance of the development from Cherry Street and expressed a concern about people walking across her property. Jose stated that the developer is constructing a sidewalk that should capture foot traffic to and from the development.

Fairholm asked about the types of future development planned for the area adjacent to Cherry Street. Troy Gregoire, owner, stated that there are no plans for the area at the current time.

Oehler inquired about plans for trees and lighting. Troy stated that four trees will be planted in addition to the remaining trees. Troy also stated that there will be street lights throughout the development.

Forseth asked if the roads within the development will be concrete and whether there will be curb and gutter. Troy stated that the roads will be concrete and that there will not be curb and gutter, which will allow water to shed off the property and drain into the street. Jose stated that since this is a private street network, curb and gutter are not required.

Moved by Muenster to approve the final development plan, seconded by Fairholm. Motion carried 8-0.

b. Setback Variance for 1800 Constance Drive (Hillside Community Church)

Andy Colvin reported that Stephen Walters, Pastor at Hillside Community Church, approached City staff about constructing an addition onto the current church building on the south side. In looking at the site, staff found that the proposed addition would go beyond the required setback by approximately three feet. Andy also stated that the proposed addition will not be built toward any existing structures, only toward a sizable right of way on Cherry Street.

Andy reviewed the ordinance requirements for variances and stated that the Planning Commission can make a recommendation to the Board of Adjustment to grant or deny the variance. Brief discussion followed.

Moved by Forseth to recommend approval of the variance to the Board of Adjustment, seconded by Oehler. Motion carried 8-0.

Staff Reports- Muenster requested the City Manager have staff present information on Historical Overlay Zoning Districts at a future meeting.

8. Adjourn

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

Iverson declared the meeting adjourned at 6:37 p.m.