

Unapproved Minutes
Vermillion Planning Commission
Monday, June 13, 2016 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 June 13, 2016 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. May 9, 2016 Regular Meeting.

Moved by Fairholm to approve the May 9, 2016 Regular Meeting Minutes, seconded by Muenster. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda, seconded by Forseth. Motion carried 6-0.

4. Visitors to be Heard

5. Public Hearing

a. Request for a Conditional Use Permit to construct a single-family home at 2924 Pettersen Road, legally described as Lot 24, Rolling Hills Estates, SW1/4, Section 6, AG, Vermillion Township, Clay County, South Dakota. (Joint item with Clay County Planning Commission.)

Cindy Aden Open the public hearing for the County and Chairman Iverson opened the public hearing for the City.

Cindy Aden reported to the Joint group that an application was received from Mart Brothers Construction for a conditional use permit to build a single family home in the A-1 district of the joint jurisdictional zoning district. Cindy stated that the lot has been platted prior to adoption of the joint zoning ordinance and a dwelling is permitted.

Discussion followed.

Moved by Muenster to grant the Conditional Use Permit, seconded by Forseth. Motion carried 6-0.

b. Zoning Amendment - Amending Title XV Land Usage, Chapter 155 modifying Applicable Standards for the Permitted Use of an electrical substation and adding a provision to the landscaping standards required for electrical substations.

Andy Colvin, Assistant City Manager, reported that the City identified the financial disadvantage of constructing a fence along the setback lines of a lot housing an electric substation noting that the cost of fencing a lot housing an electric substation constructed at the setback lines would be far greater than the fencing needed to secure an electrical substation. Andy stated that the changes would require a fence seven feet in height to encompass the electric substation with an opaque screen for any side abutting a residential zone.

Commissioner Forseth expressed concerns about lessening the requirements for fencing. Jose Dominguez, City Engineer, provided additional explanation of the necessary requirements and recommendations of the City's consulting Engineer for the project.

Moved by Tuve to recommend approval of the amendment to the City Council, seconded by Fairholm. Motion carried 6-0.

6. Old Business

7. New Business

a. Visioning Session - Draft Comprehensive Plan Chapters

Kristen Benidt from SECOG facilitated a work session and provided an update on the Comprehensive Plan. Several draft chapters were presented to gather input from the Planning Commission on proposed changes. Kristen reported that the feedback will be used to make adjustments to the plan as necessary and to bring back a final draft at a future meeting. Only a few chapters remain such as Parks/Recreation and additional updated information on Economic Development. Discussion followed.

8. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 6-0. Iverson declared the meeting adjourned at 6:30 p.m.