

Unapproved Minutes
Vermillion Planning Commission
Monday July 8, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on July 8, 2013 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. June 28, 2013 Regular Meeting.

Moved by Forseth to approve the June 28, 2013 Regular Meeting Minutes, seconded by Manning. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Muenster to adopt the agenda as printed, seconded by Gruhn. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. A proposal to rezone Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota from the Natural Resource Conservation District to the Bliss Pointe Planned Development District (located north of Main Street and west of Stanford Street).

Andy Colvin reported that a public hearing is required to change the zoning for a portion of Bliss Pointe Tract 1 from Natural Resource Conservation (NRC) to the Bliss Pointe Planned Development District. Andy stated that, when property is annexed into the city, it enters at the most restrictive zoning, being NRC. Andy stated that the proposed Bliss Pointe Planned Development District will be divided into four areas and reviewed the makeup of each area. Andy answered questions of the Planning commission on the ordinance.

Moved by Fairholm to approve the amendment creating the Bliss Pointe Planned Development District, seconded by Manning. Motion carried 7-0 with Howe abstaining.

b. Creation of a Tax Increment Financing District on Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota (located north of Main Street and west of Stanford Street).

Andy Colvin reported that the Vermillion Area Chamber and Development Company has been going to great lengths to develop a solution for the shortage of affordable, single-family housing in the community. To assist the VCDC with the development costs, it was proposed that the

City create a tax incremental district. The Planning Commission is required to hold a public hearing and notice was sent to the School Board and County Commission as required by statute. Andy reviewed a map of the proposed district noting that, if approved, a tax incremental plan will be developed that details the project costs and timeline that will be presented to the Planning Commission for consideration before coming to the City Council. Discussion followed.

Moved by Forseth to approve the addition, seconded by Tuve. Motion carried 7-0 with Howe abstaining.

6. Old Business

7. New Business

a. Final Plat of Blocks 1, 2, 3, 4, 5 & 6, Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.

Jose Dominguez, City Engineer, reported on the location of the property being platted. Jose stated that the final plat will affect an area of roughly 28-acres in area, with the remaining area staying within Outlot A Bliss Pointe Addition. The plat will also provide for extending West Clark Street from Stanford Street to Kennedy Street. It will also dedicate the right-of-way for a portion of Cornell Street and two new roadways. The final plat will include six blocks for development. The plat will also include the dedication of the required utility and drainage easements. Jose stated that the developer will be asked to sign an agreement/covenant to further detail the property owner's responsibilities over the drainage and easements. Discussion followed.

Moved by Forseth to approve the plat, seconded by Muenster. 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 6:15 p.m.