



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, March 11, 2013
City Council Chambers
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**

- a. February 11, 2013 Regular Meeting.

3. **Adoption of the Agenda**

4. **Visitors To Be Heard**

5. **Public Hearings**

- a. Zoning Ordinance Amendment - Amending section § 155.057 Countryside Planned Unit Development District, subsection (B) Area B (1) permitted uses and (3) Lot and yard regulations, of the 2008 Revised Ordinances of the City of Vermillion, South Dakota, permitting Multiple family Dwellings and establishing Lot and Yard regulations for dwellings with 3 to 8 units, dwellings with 9 to 12 units and dwellings with over 12 units.

6. **Old Business**

7. **New Business**

8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday February 11, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on February 11, 2013 at 5:30 p.m. A quorum of the Clay County Planning Commission was also present to jointly consider an amendment to the Joint Jurisdictional Zoning Ordinance.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Howe, Manning, Muenster, Reasoner, Tuve and Iverson. Absent: None.

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

2. Minutes

a. January 14, 2013 Regular Meeting.

Moved by Howe to approve the January 14, 2013 Regular Meeting Minutes, seconded by Reasoner. Motion carried 9-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Fairholm. Motion carried 9-0.

The Clay County Planning Commission called their meeting to order.

4. Visitors to be Heard

5. Public Hearing - Joint Hearing with Clay County Planning Commission

a. Joint Jurisdictional Zoning Ordinance Amendment - To reduce the minimum lot size from two (2) acres to one (1) acre within the A-1 Agricultural Zoning District.

Cynthia Aden, Clay County Zoning Administrator, reported that SECOG prepared an amendment to the zoning ordinance to reduce the minimum lot size from 2 acres to 1 acre.

Andy Colvin reported that the amendment was drafted in response to a zone change request presented to the City and County in November 2012. The City Council and County Commission directed staff to develop and explore options to permit small-scale residential uses on smaller lots, utilizing the existing density limitations for single family homes. Andy also noted that any single family home built in the A-1 district will have to go through the conditional use permit process.

Moved by Tuve to recommend approval of the zone change to the City Council, seconded by Howe. Motion carried 9-0.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

Moved by Tuve to adjourn, seconded by Muenster. Motion carried 9-0.

Chairman Iverson declared the meeting adjourned 5:47 p.m.

Planning Commission Agenda Memo

From: Farrel Christensen, Building Official

Meeting: March 11, 2013

Subject: Amendment to The Countryside Planned Unit Development District to allow multiple family dwellings in Area B.

Presenter: Andrew Colvin

Background: Earlier this winter the City was contacted by Dave Hertz the owner and developer of the Country Side Planned Development District. Mr. Hertz received inquiries from interested parties in developing Lots 1, 2 & 3 Blk 1 in Area B to construct multiple family dwellings. However, although convenience stores, drug stores, markets and retail stores were allowed, multiple family dwelling are not a permitted use. While discussing the limitations and ramifications of each use Mr. Hertz decided to ask the City to consider adding multi-family uses to the development.

Discussion: The proposed ordinance would allow multiple family dwellings in Area B as a permitted use. Lot and yard regulations are proposed similar to those contained in the R-3 residential District. The proposed use is a more restrictive use than the commercial uses currently allowed and the existence of existing multiple family dwellings in the area make the addition seem compatible to the neighborhood. There has been a lot of interest in developing multi-family dwellings and the addition of these lots would allow for the continued expansion of this residential segment. The required notifications were posted and sent to property owners.

Compliance with Comprehensive Plan: The Comprehensive Plan calls for developing vacant areas within the City. This amendment would expand the available options for the future development of Area B.

Conclusion/Recommendations: Staff would recommend approval of the proposed amendment.

ORDINANCE NO. 1298

An Ordinance amending section § 155.055 Countryside Planned Unit Development, subsection (B) Area B (1) permitted uses and (3) Lot and yard regulations, of the 2008 Revised Ordinances of the City of Vermillion, South Dakota, permitting Multiple family Dwellings and establishing Lot and Yard regulations for dwellings with 3 to 8 units, dwellings with 9 to 12 units and dwellings with over 12 units.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VERMILLION, SOUTH DAKOTA:

That section § 155.055 Countryside Planned Unit Development District subsection (B) Area B be amended to read as follows:

(B) Area B. The purpose of this district is to provide for low impact business, medium-density manufactured homes and residential areas within planned unit developments. All city ordinances apply to the planned unit development except for those modified below.

(1) Permitted uses.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Single-family <u>detached</u> dwellings	§§ 155.070, 155.072, 155.076, 155.077
<u>Single family attached dwellings</u>	<u>§§ 155.070, 155.072, 155.076, 155.077</u>
Duplex	§§ 155.070, 155.072, 155.076, 155.077
<u>Two-family attached dwellings</u>	<u>§§ 155.070, 155.072, 155.076, 155.077</u>
<u>Multiple family Dwellings</u>	<u>§§ 155.070, 155.072, 155.076, 155.077</u>
Convenience store	§§ 155.070, 155.072, 155.076, 155.077
Drug store	§§ 155.070, 155.072, 155.076, 155.077
Markets	§§ 155.070, 155.072, 155.076, 155.077
Retail stores	§§ 155.070, 155.072, 155.076, 155.077
Accessory Structures	§§ 155.071, 155.082(A) (see definition)

(3) Lot and yard regulations. All measurements shall be taken from the lot line to the building line at the closest point.

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Frontage</i>	<i>Building Line</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Maximum Height</i>
Business Uses	10,000 square ft	100 Feet	<u>50 feet</u>	<u>65 feet</u>	30 25 feet	8 feet	12 25 feet	35 feet
Single family <u>Detached Dwellings</u>	6,000 square ft	50 feet	<u>50 feet</u>	<u>65 feet</u>	30 25 feet	8 feet	25 feet	35 feet
Duplex	10,000	100			30 feet	8 feet	25 feet	35 feet

	square feet	feet						
<u>Single family attached Dwellings</u>	<u>2,500 square ft</u>		<u>25 feet</u>	<u>25 feet</u>	<u>25 feet</u>	<u>8 feet (0 on party wall)</u>	<u>25 feet</u>	<u>35 feet</u>
<u>Two family attached Dwellings</u>	<u>7,500 square ft</u>		<u>50 feet</u>	<u>75 feet</u>	<u>25 feet</u>	<u>8 feet</u>	<u>25 feet</u>	<u>35 feet</u>
<u>Multiple family 3 to 8 units</u>	<u>7,500 square ft</u>		<u>50 feet</u>	<u>60 feet</u>	<u>30 feet</u>	<u>10 feet</u>	<u>25 feet</u>	<u>45 feet</u>
<u>Multiple family 9 to 12 units</u>	<u>17,000 square ft</u>		<u>50 feet</u>	<u>85 feet</u>	<u>30 feet</u>	<u>10 feet</u>	<u>25 feet</u>	<u>45 feet</u>
<u>Multiple family over 12 units</u>	<u>25,000 square ft</u>		<u>50 feet</u>	<u>85 feet</u>	<u>30 feet</u>	<u>10 feet</u>	<u>25 feet</u>	<u>45 feet</u>
Accessory building					Not Permitted	6 4 feet	6 4 feet	12 feet

Dated at Vermillion, South Dakota this 1st day of April, 2013

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

John E. (Jack) Powell, Mayor

ATTEST:

Michael D. Carlson, Finance Officer

First Reading: March 18, 2013
 Second Reading: April 1, 2013
 Publication: April 12, 2013
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