



City of Vermillion Planning Commission Agenda

5:30 pm Regular Meeting

Monday, March 28, 2011

City Hall

Large Conference Room – 2nd Floor

25 Center Street

Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. March 14, 2011 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Final Plat of Lots 4 and 5, Block 1, Mehlhaf Addition to the City of Vermillion, Clay County, South Dakota
8. **Staff Reports**
9. **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 March 14, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on March 14, 2011 at 5:30 p.m.

1. Roll Call

Present: Forseth, Howe, Gruhn, Muenster, Reasoner, and Iverson. Absent: Fairholm and Tuve.

Also present were José Dominguez, City Engineer, Andy Colvin, Assistant to the City Manager, and Darby Ganschow, USD Representative.

2. Minutes

a. February 28, 2011 Regular Meeting.

Moved by Muenster to approve the February 28, 2011 Regular Meeting and minutes, seconded by Howe. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Howe to adopt the agenda as printed, seconded by Gruhn. Motion carried 6-0.

4. Visitors to be Heard

5. Public Hearing

Tuve arrived at 5:35 p.m.

a. Proposed zone change from R-2 and GB to Cottage Place Planned Development District. (Old Wheeler Inn Property, located approximately at 14 West Cherry Street)

José Dominguez reported that Troy Gregoire has submitted plans for a Planned Development District (PDD) for the old Wheeler Inn property. José stated that Mr. Gregoire has submitted plans that fulfill the first phase of the Planned Development process that will essentially create a new zoning district for the City. The district will include a mix of residential and commercial uses, including storage buildings, sheds, and potential auto sales, service and repair facilities.

Lance Weatherly, consultant for Mr. Gregoire, stated that the uses proposed for the property couldn't be met by the current zoning districts allowed by City ordinance.

Commissioner Reasoner expressed concern that the proposed uses are denying redevelopment of the area and that approval of commercial uses will be detrimental to creating a neighborhood. Reasoner also stated that space already exists for commercial storage buildings in other areas of the community and that efforts should be focused on creating a

neighborhood instead of space for commercial storage mixed with residential uses.

John Carpenter, 608 Cottage, asked about the Commission's plan for the neighborhood. Mr. Carpenter expressed concern that the proposed Planned Development District will push commercial uses into a residential area.

Moved by Howe to recommend approval of the Cottage Place Planned Development District regulations as proposed, including the staff recommendations, with the addition of allowing residential uses above the first floor of commercial uses and motor vehicle sales, display and service as a conditional use in area C, seconded by Forseth. Motion carried 6-1.

b. Amendment to repeal existing subdivision regulations and adopt new regulations for the subdivision of land within the City of Vermillion and rural platting jurisdiction area.

José reported that City staff has been working to revise the existing subdivision regulations for several months. José stated that the existing regulations were adopted in 1967 and have changed very little, leaving the City with outdated standards that are difficult to interpret. José reviewed the existing and proposed regulations citing major differences between the two. José also reviewed the proposed process to approve plats and subdivision plans. Minor plats with five or fewer lots will be approved by the City Engineer and major plats will be approved by the Planning Commission and City Council. Discussion and Questions followed.

Moved by Forseth to recommend approval of the subdivision regulations to the City Council, seconded by Tuve. Motion carried 7-0.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

Moved by Howe to adjourn, seconded by Forseth. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned 6:35 p.m.



Planning Commission Agenda Memo

From: José Domínguez, City Engineer

Meeting: March 28, 2011

Subject: Final Plat of Lots 4 and 5, Block 1, Mehlhaf Addition to the City of Vermillion, Clay County, South Dakota

Presenter: José Domínguez

Background: Brandt Land Surveying has filed a plat to subdivide a portion of land located at the east end of East Clark Street. This area is within the City limits and does not lie within the extraterritorial area. The proposed plat will vacate the existing plat of Outlot C and re-subdivide the approximately 1.39-acres into 2-lots and also dedicate a portion of East Clark Street and North Norbeck Street.

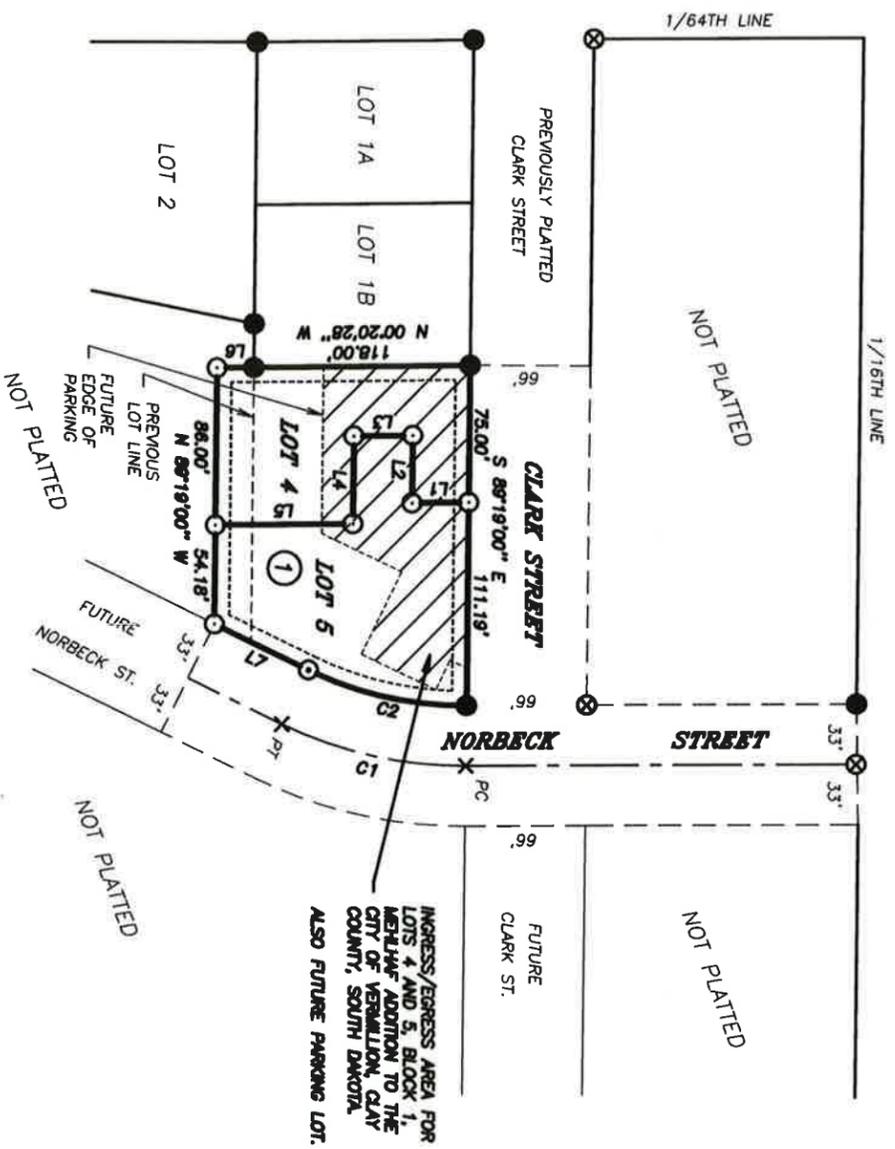
The applicant will also be dedicating all of the required 8-foot easement around the outside perimeter of each lot. In addition to the vacation of Outlot C the applicant will also be vacating an existing 8-foot utility easement that runs east to west along the south side of Outlot C. There are no utilities within the easement.

Discussion: Staff reviewed the final plat and find that it complies with all code provisions.

Compliance with Comprehensive Plan: As noted above, this tract will fall within the City limits. The Comprehensive Plan, as an objective, specifies that we should encourage development within the undeveloped areas inside the City limits.

Conclusion/Recommendations: Staff finds that the plat meets ordinance requirements and recommends approval of the final plat.

A PLAT OF LOTS 4 AND 5, BLOCK 1, MEHLHAF ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.



CURVE TABLE

C1	L = 103.87'	R = 226.00'
C2	L = 89.19'	R = 193.00'

AREA

LOT 4	9,987.21 SQUARE FEET
LOT 5	13,403.94 SQUARE FEET

LINE TABLE

L1	31.00'	S 00°20'19" E
L2	37.00'	N 89°19'00" W
L3	32.00'	S 00°20'19" E
L4	48.00'	S 89°19'00" E
L5	75.00'	S 00°20'19" E
L6	20.00'	N 00°20'28" W
L7	57.18'	S 26°12'30" W

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "GILLEN 1342"
- ⊗ FOUND REBAR
- x CALCULATED CORNER
- ① BLOCK NUMBER
- 8' UTILITY EASEMENT
- ▨ INGRESS/EGRESS EASEMENT



NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

