



City of Vermillion
Planning Commission Agenda
5:30 pm Regular Meeting
Monday, April 11, 2011
City Hall
Large Conference Room – 2nd Floor
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. March 28, 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 1, 2, 3 and 4 of Bremer's Addition in the W ½ of the NE ¼ and the NW ¼ of Section 3, T92N, R52W of the 5th P.M., 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 28, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on March 28, 2011 at 5:30 p.m.

1. Roll Call

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

Also present was José Dominguez, City Engineer.

2. Minutes

a. March 14, 2011 Regular Meeting.

Moved by Forseth to approve the March 14, 2011 Regular Meeting and minutes, seconded by Reasoner. Motion carried 6-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. José reported that the plat meets city ordinance requirements including the dedication of a portion of East Clark Street and North Norbeck Street. José noted that the plat will also dedicate 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. Discussion followed.

Concerns were expressed about all of the required parking being located on the street side of the lot. Mr. Mehlhaf, owner, stated that arranging the parking similar to the other buildings would put the buildings back-to-back and potentially cause privacy issues for the occupants.

Moved by Muenster to recommend approval of the plat to the City Council, seconded by Forseth. Motion carried 6-0.

8. Staff Reports

Discussion took place on the possible annexation of the airport.

9. Adjourn

Moved by Forseth to adjourn, seconded by Tuve. Motion carried 6-0.

Chairman Iverson declared the meeting adjourned 5:55 p.m.



Planning Commission Agenda Memo

From: José Domínguez, City Engineer

Meeting: April 11, 2011

Subject: Final Plat of Lots 1, 2, 3 and 4 of Bremer's Addition in the W ½ of the NE ¼ and the NW ¼ of Section 3, T92N, R52W of the 5th P.M., Clay County, South Dakota

Presenter: José Domínguez

Background: Ron Peterson, surveyor, has filed a plat to subdivide a portion of land located along Bluff Road south of 315th Street. This land is currently owned by the Robert and Viola Bremer Living Trust. This area is within the City's 3-mile platting jurisdiction. The land is being subdivided into four lots ranging in size from 4.3-acres to 45.41-acres. The intention of the landowner is to split the land for inheritance purposes and not for development. Currently, lots 3 and 4 have single-family dwellings. The remaining lots are farm ground.

The applicant will also be dedicating the required 8-foot easements and the additional 7-foot right-of-way along the south side of 315th Street east of Bluff Road.

Discussion: Staff reviewed the final plat and find that it complies with the majority of code provisions. The applicant is still required to dedicate the utility easements on Lot 1, 2 and 3.

Compliance with Comprehensive Plan: As noted above, this tract will fall within the City's platting jurisdiction. The Comprehensive Plan, as an objective, specifies that we should discourage development outside City limits. This plat is considered to fall within this criterion since the land will remain in agricultural use and no new dwellings will be constructed within them.

Conclusion/Recommendations: Staff finds that the plat meets ordinance requirements and recommends approval of the final plat with the condition that the additional 8-foot utility easements for Lots 1, 2 and 3 be dedicated to the public prior to presentation of plat to the City Council.

BREMER PLAT

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