



**City of Vermillion**  
**Planning Commission Agenda**  
5:30 p.m. Regular Meeting  
Monday, June 10, 2013  
Large Conference Room – 2<sup>nd</sup> Floor  
City Hall  
25 Center Street  
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
  - a. May 13, 2013 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
  - a. Preliminary Plat of French East Addition to the City of Vermillion, Clay County, South Dakota.
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 May 13, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on May 13, 2013 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. April 8, 2013 Regular Meeting.

Moved by Tuve to approve the April 8, 2013 Regular Meeting Minutes, seconded by Gruhn. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Application for Conditional Use Permit to construct a new single family dwelling on lot 12, Rolling Hills Estates, Second Addition, for Annar Pettersen, located at 2825 Pettersen court (Joint Jurisdictional Zoning Area).

Cynthia Aden presented the application for conditional use to both boards. Cynthia stated that a special permit is required by the Joint Jurisdictional Zoning Ordinance since the proposed use is to construct a single family home on a lot of record. Brief discussion followed on the application and the impact on surrounding uses.

Moved by Muenster to approve the conditional use permit application, seconded by Tuve. Motion carried 7-0.

b. Application for Conditional Use Permit to construct four single-family attached (townhouse) dwellings located on a part of the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  19-92-51 proposed lots 3-6, Block 1, French Addition in the 10<sup>th</sup> block of S Norbeck.

Farrel Christensen reported that Matt Mulheron submitted an application for a conditional use permit to construct four townhomes on Norbeck Street within the R-1 district. Farrel stated that the application and plan meets ordinance requirements and will fit within the neighborhood. Brief discussion followed.

Moved by Howe to approve the conditional use permit, seconded by Gruhn. Motion carried 7-0.

6. Old Business

7. New Business

a. Project Plan for TIF #5 (Eagle Creek Project).

Andy Colvin reported that the Vermillion Area Chamber and Development Company is planning to construct a building for Eagle Creek Software within the Riverbend Business Park. In order to assist with development costs, the city is creating a tax increment district for site development costs. Andy also stated that the Planning Commission previously considered a resolution to create the district on April 8<sup>th</sup>.

The Planning Commission discussed the project plan. Steve Howe gave a report on the project, explaining that the TIF will allow the construction of the building and addition of a new business to the community. Fairholm inquired about the status of the alley south of the project site. Jose Dominguez reported that the alley will likely not become a street due to the width and surrounding constraints.

Moved by Tuve to approve the project plan, seconded by Reasoner. Motion carried 6-0 with Howe abstaining.

8. Adjourn

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

Chairman Iverson declared the meeting adjourned 5:46 p.m.

## *Council Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** June 10, 2013

**Subject** Preliminary Plat of French East Addition to the City of Vermillion, Clay County, South Dakota

**Presenter:** Jose Dominguez

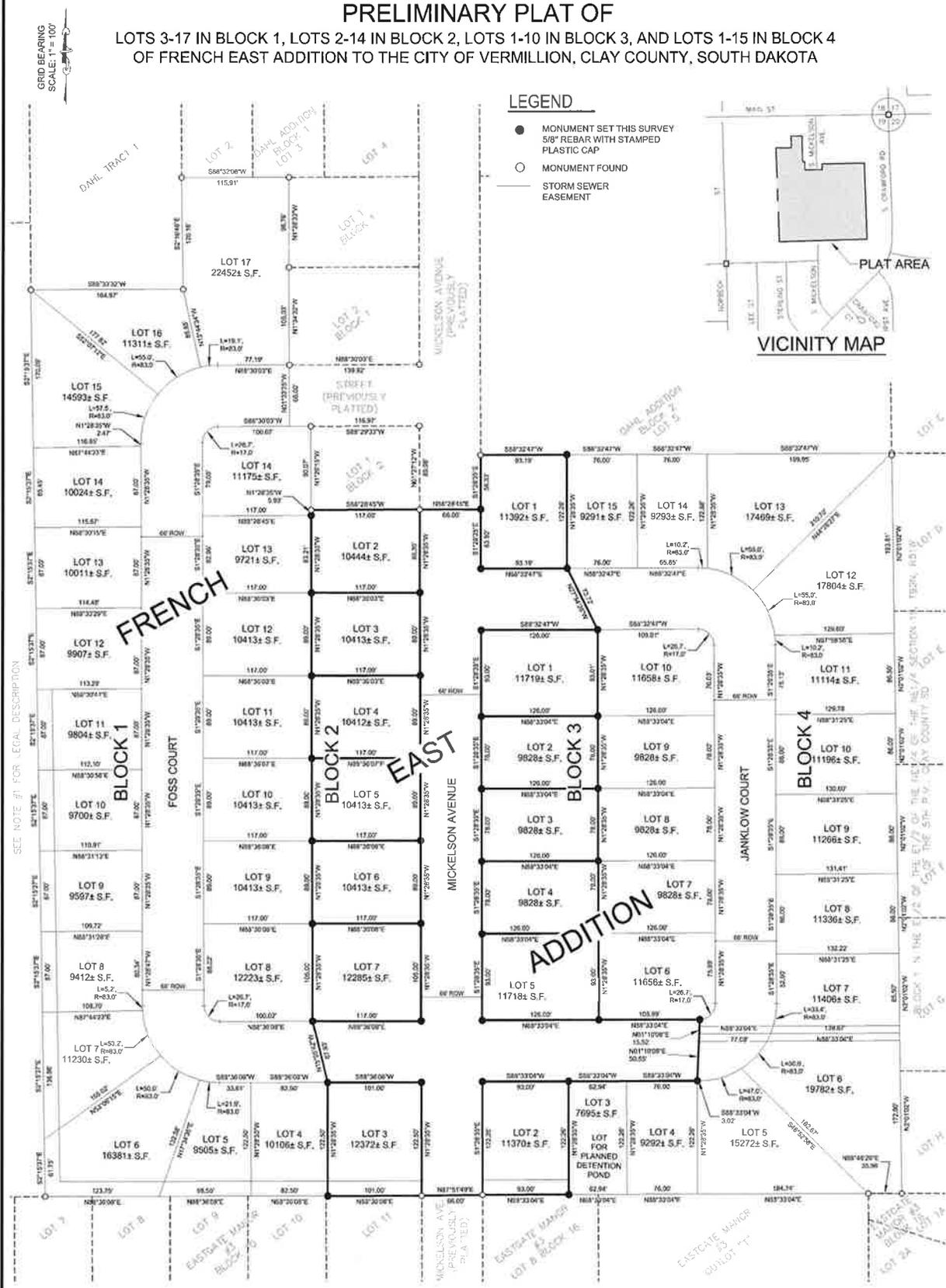
**Background:** Banner Associates has submitted a preliminary plat on behalf of the owner. The area to be preliminary platted is roughly 18-acres in area. The area being preliminarily platted is roughly bounded by East Main Street, Lewis Street, South Norbeck Street and South Crawford Road.

**Discussion:** The area in question is currently zoned R-1. As such, only single-family residential development is allowed without any conditional use permits. The construction of townhomes would be allowed as a conditional use. The area may possibly be platted into 53 single-family homes and will include three streets: South Mickelson Avenue, Foss Court and Janklow Court. At this point the developer has only expressed interest to develop the lots fronting South Mickelson Avenue. In order for this to occur the developer will be required to construct the street and all of the necessary utilities. Additionally, the developer will be required to detain some of the storm water generated by the development. The development will try to address any existing storm water issues in the area (there are a couple of existing low spots that will be taken care through this project).

**Conclusion/Recommendations:** Staff finds that the preliminary plat meets all of the ordinance requirements and recommends that the Planning Commission approve the preliminary plat of French East Addition.

# PRELIMINARY PLAT OF

## LOTS 3-17 IN BLOCK 1, LOTS 2-14 IN BLOCK 2, LOTS 1-10 IN BLOCK 3, AND LOTS 1-15 IN BLOCK 4 OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



- LEGEND**
- MONUMENT SET THIS SURVEY  
5/8" REBAR WITH STAMPED PLASTIC CAP
  - MONUMENT FOUND
  - STORM SEWER EASEMENT



SEE NOTE #1 FOR LEGAL DESCRIPTION

NOTE 1: THE WEST 6 RODS OF THE NE1/4 OF THE NE1/4 AND THE EAST 26 RODS OF THE NW1/4 OF THE NE1/4 EXCEPT 33' OF SECTION LINE ROW ON THE NORTH THEREOF, AND EXCEPT FRENCH'S TRACT 1 AND FRENCH'S TRACT 2 THEREOF, IN SECTION 19, T92, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SD.

NOTE 2: ALL LOTS CONTAIN AN 8' PERIMETER UTILITY EASEMENT. ADDITIONAL WIDTH STORM SEWER EASEMENTS WILL BE SHOWN WHERE NECESSARY.

### CITY PLANNING COMMISSION

BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above preliminary plat of LOTS 3-17 IN BLOCK 1, LOTS 2-14 IN BLOCK 2, LOTS 1-10 IN BLOCK 3, AND LOTS 1-15 IN BLOCK 4, OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA is hereby approved. Approval of the preliminary plat indicates approval of the development concept only, and it does not constitute an acceptance or approval of the subdivision plan or final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PREPARED BY:  
BANNER ASSOCIATES, INC.  
VERMILLION, SOUTH DAKOTA  
855-323-6342  
JUNE 2013

Chairman, City of Vermillion Planning Commission