



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, June 24, 2013
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**

- a. June 10, 2013 Regular Meeting.

3. **Adoption of the Agenda**

4. **Visitors To Be Heard**

5. **Public Hearings**

- a. Final Development Plan for Lots 4A and 4B, Cottage Place Planned Development District.

6. **Old Business**

7. **New Business**

- a. Final Plat of Lots 3-4 in Block 1, Lots 2-7 in Block 2, Lots 1-5 in Block 3, Lots 1-2 in Block 4, and Outlots A and B of French East Addition to the City of Vermillion, Clay County, South Dakota.
- b. Preliminary Plat of Lots 1-28 in Block 1, Lots 1-27 in Block 2, Lots 1-21 in Block 3, Lots 1-13 in Block 4, Lots 1-19 in Block 5, Lots 1-6 in Block 6, and Outlot A of Bliss Pointe 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 June 10, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on June 10, 2013 at 5:30 p.m.

1. Roll Call

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

Staff present: José Dominguez, City Engineer.

2. Minutes

a. May 13, 2013 Regular Meeting.

Moved by Tuve to approve the May 13, 2013 Regular Meeting Minutes, seconded by Gruhn. Motion carried 6-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Preliminary Plat - French East Addition

José Dominguez reported on the preliminary plat for the French East addition. The Planning Commission discussed the project plan. Reasoner inquired about connectivity issues stating East-West connectivity would be desired. Discussion followed on the preliminary plat.

Moved by Forseth to approve the addition, seconded by Gruhn. Motion carried 5-1.

Reasoner exited the meeting at 5:40 p.m.

8. Adjourn

Moved by Forseth to adjourn, seconded by Manning. Motion carried 5-0.

Chairman Iverson declared the meeting adjourned at 5:45pm

Council Agenda Memo

From: Farrel Christensen, Building Official

Meeting: June 24, 2013

Subject: Final Development Plan for Lots 4A and 4B, Cottage Place Planned Development District

Presenter: Farrel Christensen

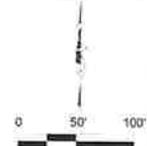
Background: Banner Associates Inc. has submitted a final development plan for lots 4A and 4B within the Cottage Place Planned Development District, located south of Cherry Street and west of Cottage Avenue. Approval of a final development plan is required prior to construction on any lots in the Planned Development Zoning District.

Discussion: The proposed structure is designed for motor vehicle storage and fits within the allowable uses established in the Initial Development Plan. The plan shows all required items for the Final Development Plan as required by the zoning ordinance with the exception of sidewalks that will be installed and located when the street is constructed. Storm sewer was provided for as part of the final development plan for Lot 6 Block 1 and has been approved by the City Engineer. All other development standards shall be the same as those set forth in the traditional zoning districts and addressed during the building permit process.

Financial Consideration: The only costs to the city in relationship to this agenda item are the fees associated with the Planning Commission meeting.

Conclusion/Recommendations: Staff recommends approval of the Final Development Plan.

COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT
 FINAL DEVELOPMENT PLAN - LOTS 4A & 4B IN BLOCK 1 OF COTTAGE PLACE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



PROJECT NAME: COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT

OWNERS:
 LARRY AND RYAN O'CONNOR
 2902 PETTERSEN RD.
 VERMILLION SD 57069

LEGAL DESCRIPTION:

- LOTS 4A & 4B IN BLOCK 1 OF COTTAGE PLACE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

PROPOSED STRUCTURE

- NUMBER OF UNITS - 2
- HEIGHT OF STRUCTURE - 22 FEET
- STRUCTURE SIZE - 36 FEET X 75 FEET (2700 SF)
- LIST OF USES - STORAGE FACILITY, ACCESSORY STRUCTURES, CONTRACTOR'S SHOP, WAREHOUSE, MOTOR VEHICLE STORAGE
- FINISHED FLOOR ELEVATION 1231.0 (88 DATUM)



BANNER
 CONSULTANTS OF ENGINEERS & ARCHITECTS
 14 W. Main St. Suite A
 Vermillion, South Dakota 57069
 605-323-6342
 www.bannerconsultants.com

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CONSULTANTS

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PROJECT TITLE:
COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION:
 VERMILLION SOUTH DAKOTA

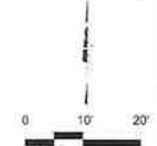
DATE:	10/20/2013
DESIGNED BY:	HEW
CHECKED BY:	HEW
DATE:	10/20/2013

SHEET TITLE:
FINAL DEVELOPMENT PLAN LOTS 4A & 4B

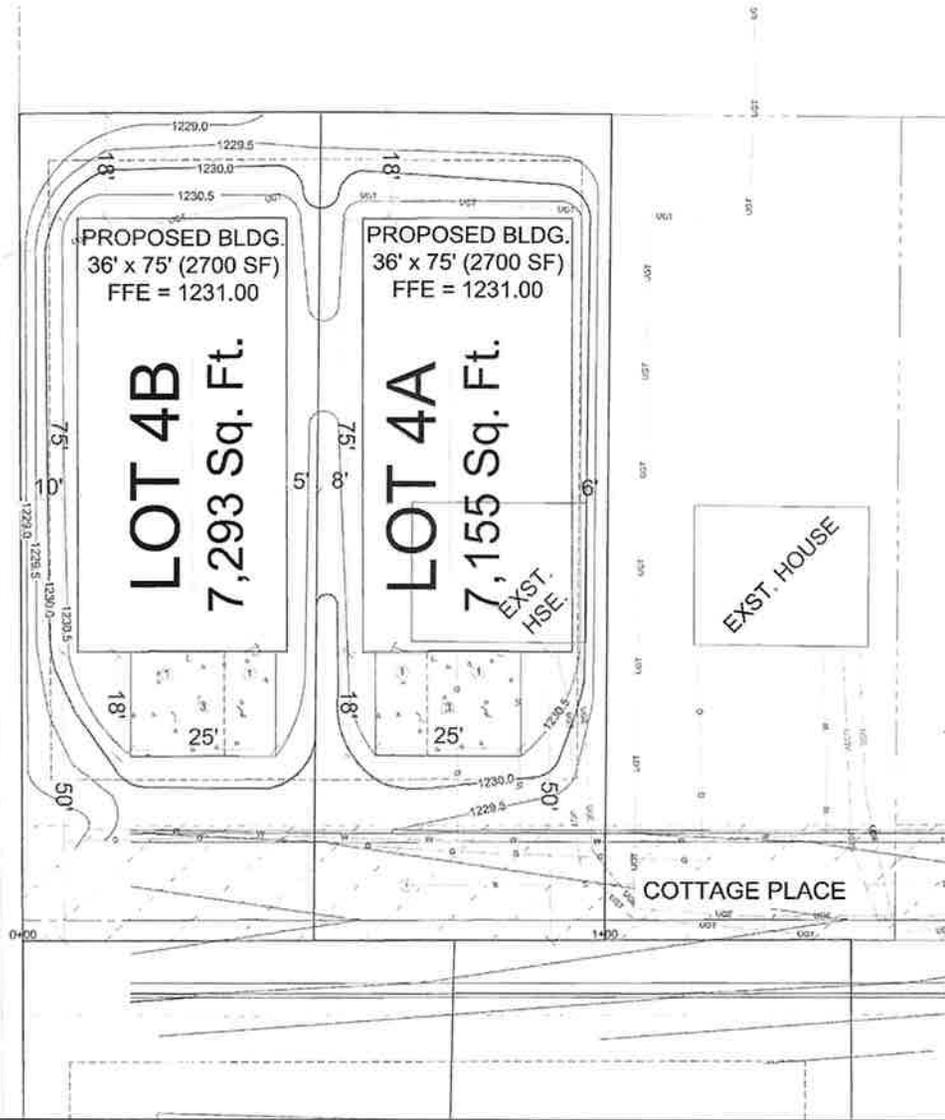
SHEET NO.:
 1/3

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COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT
 FINAL DEVELOPMENT PLAN - LOTS 4A & 4B IN BLOCK 1 OF COTTAGE PLACE ADDITION TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA



BANNER
 Consulting Engineers & Architects
 14 W. Main St. Suite A
 Vermillion, South Dakota 57069
 605-322-6342
 www.banneres.com
 Developing Progress, Building Trust



- LEGEND**
- (P) PARKING SPACES
 - (C) EXISTING CHAINLINK FENCE
 - (S) CONCRETE SLAB

LANDSCAPING NOTES:
 LANDSCAPE ROCK WILL BE INSTALLED ON THE WEST SIDE OF EACH PROPOSED STRUCTURE.

REAR YARDS AND EAST SIDE OF STRUCTURE IN LOT 4A WILL BE GRASS.

ELEVATION VIEW NOTE:
 SHEET 3 ELEVATION VIEW WILL BE PROVIDED BY OWNER FOR LOT 4B. ELEVATION VIEW FOR LOT 4A WILL BE A MIRROR IMAGE OF ELEVATION VIEW FOR LOT 4B.

CONSULTANTS:

FOR REVIEW ONLY
 11/20/2024
 C:\Banner\Projects\2024\11\20\241120_01\1120_01.dwg

PROJECT TITLE:
COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT

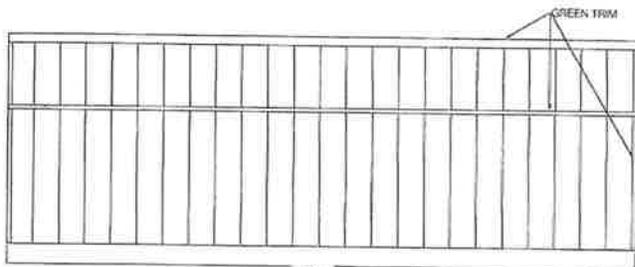
PROJECT LOCATION:
 VERMILION, SOUTH DAKOTA

REV. NO.	DATE	DESCRIPTION

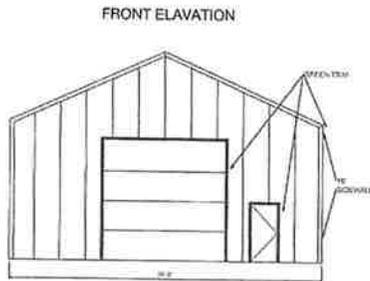
SHEET TITLE:
FINAL DEVELOPMENT PLAN LOTS 4A & 4B

SHEET NO.:
 2/3

P:\2024\11\20\241120_01\1120_01.dwg 11/20/2024 12:11 PM

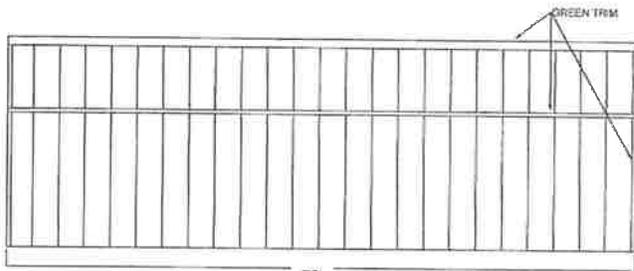


75'
LEFT SIDE ELEVATION

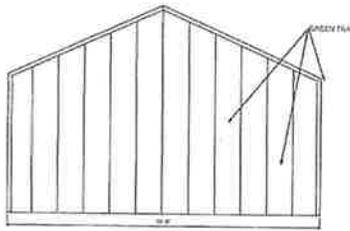


FRONT ELAVATION

36' X 75' BUILDING



75'
RIGHT SIDE ELEVATION



36' X 75' BUILDING
REAR ELEV.

DATE May 23, 2013

REVISED

DRAWING*

SCALE

DRAWN BY

APPROVED

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: June 24, 2013

Subject: Final Plat of Lots 3-4 in Block 1, Lots 2-7 in Block 2, Lots 1-5 in Block 3, Lots 1-2 in Block 4, and Outlots A and B of French East Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Andy Colvin

Background: Banner Associates has submitted a final plat for a portion of French East Addition. The area to be final platted is roughly 18-acres in area, with 5.45-acres being platted into developable lots. The majority of the lots to be platted will be fronting South Mickelson Street. A drainage pond will be platted into a lot, which will front Foss Court. There will be additional easements platted within the outlots. These will be used for drainage purposes. The Final Plat will open 14 single-family lots for development.

Discussion: Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lots. In addition, the developer will also be platting the required drainage easements. In conjunction with the plat, the developer is being asked to sign an agreement/covenant that will run with the land. This document will further detail the property owner's responsibilities over the drainage the easements. The agreement/covenant will also delineate what the owner may do over the easement. Staff will recommend that the City Council not approve the final plat without the developer's signature on the agreement/covenant.

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council on July 1st.

PLAT OF
LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS
1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY
OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, Registered Land Surveyor in the State of South Dakota, do hereby certify that at the direction of FRENCH INVESTMENTS, L.L.C., have surveyed and re-platted a tract of land in: FRENCH EAST ADDITION EXCEPT LOT 1, BLOCK 1, FRENCH EAST ADDITION ALL IN THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

This tract of land shall hereafter be known as LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS 1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

I certify that the locations and dimensions as shown on the plat are true and correct to the best of my knowledge, information and belief and that monuments were set at the corners so indicated. Said survey was surveyed and platted by me or under my direct personal supervision, following generally accepted Professional Standards for Surveying and Platting in the State of South Dakota.

IN WITNESS WHEREOF, I have set my hand and seal the ___ DAY OF ___, 20__.

Nathan W. Nielson
Registered Land Surveyor
Registration No. 9924
Banner Associates, Inc.
14 W. Main St., Suite A
Vermillion, South Dakota 57069
Tel. (Toll Free): 1-855-323-6342

CERTIFICATE OF OWNER

We, FRENCH INVESTMENTS, L.L.C., do hereby certify that we are the owners of all land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, FRENCH INVESTMENTS, L.L.C., certify that said plat was made at our request and direction for the purpose of locating, marking, and platting the same, and that said property is free of all encumbrances. We also certify that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, FRENCH INVESTMENTS, L.L.C., certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

We, FRENCH INVESTMENTS, L.L.C., our successors and/or assigns, or other entity other than the City of Vermillion are responsible for maintenance and upkeep of drainage easements and facilities, are responsible for the construction of sidewalks and for their maintenance along drainage easements fronting public right-of-ways, and shall not erect any structures, fences, or alter the elevations within the drainage easements without prior approval from the City of Vermillion. This addition to owner's certificate is binding upon subdivision owners, successors and assigns, and is intended as a covenant to run with the land.

Pursuant to SDCL 11-3-20.1, I further certify that this platting of said described LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS 1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA does hereby vacate a portion of the following platting:

PLAT OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA on file at the Register of Deeds office in Plat Book 7 Page 80, said plat or part thereof, hereby vacated, being situated within described LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS 1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA as surveyed.

IN WITNESS WHEREOF, I have set my hand the ___ DAY OF ___, 20__.

ROLLIE W. FRENCH, AUTHORIZED SIGNATORY
SUSAN M. FRENCH, AUTHORIZED SIGNATORY

STATE OF ___ }
COUNTY OF ___ } SS

On the ___ day of ___, 20___, before the undersigned officer, personally appeared ROLLIE W. FRENCH & SUSAN M. FRENCH, AUTHORIZED SIGNATORIES OF FRENCH INVESTMENTS, L.L.C., known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this ___ day of ___, 20__.

Notary Public My Commission Expires

VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, it appears that the owner(s) thereof has/have caused a plat to be made of the following described real property: Plat of LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS 1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

BE IT RESOLVED, that the attached and foregoing plat has been submitted to and a report and recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

BE IT FURTHER RESOLVED, that the attached and foregoing plat has been submitted to the Governing Body of the City of Vermillion, which has examined the same; that it appears the system of streets and alleys set forth therein conforms to the system of streets and alleys of Vermillion; that all taxes and special assessments, if any, upon the tract or subdivision have been fully paid; that such plat and survey thereof have been executed according to law; the same is hereby accordingly approved. Dated this ___ day of ___, 20__.

Mayor, City of Vermillion, South Dakota

I, the undersigned Finance Officer of the City of Vermillion, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Council of the City of Vermillion, South Dakota on this ___ day of ___, 20__.

Finance Officer, City of Vermillion, South Dakota

CERTIFICATE OF COUNTY TREASURER

The undersigned, County Treasurer of Clay County, South Dakota, hereby certifies that all taxes that are liens upon the land included in the above plat, as shown by the records of this office, have been fully paid. Dated this ___ day of ___, 20__.

Treasurer, Clay County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

The undersigned, Director of Equalization of Clay County, South Dakota, hereby certifies that I have received a copy of the foregoing plat. Dated this ___ day of ___, 20__.

Director of Equalization, Clay County, South Dakota

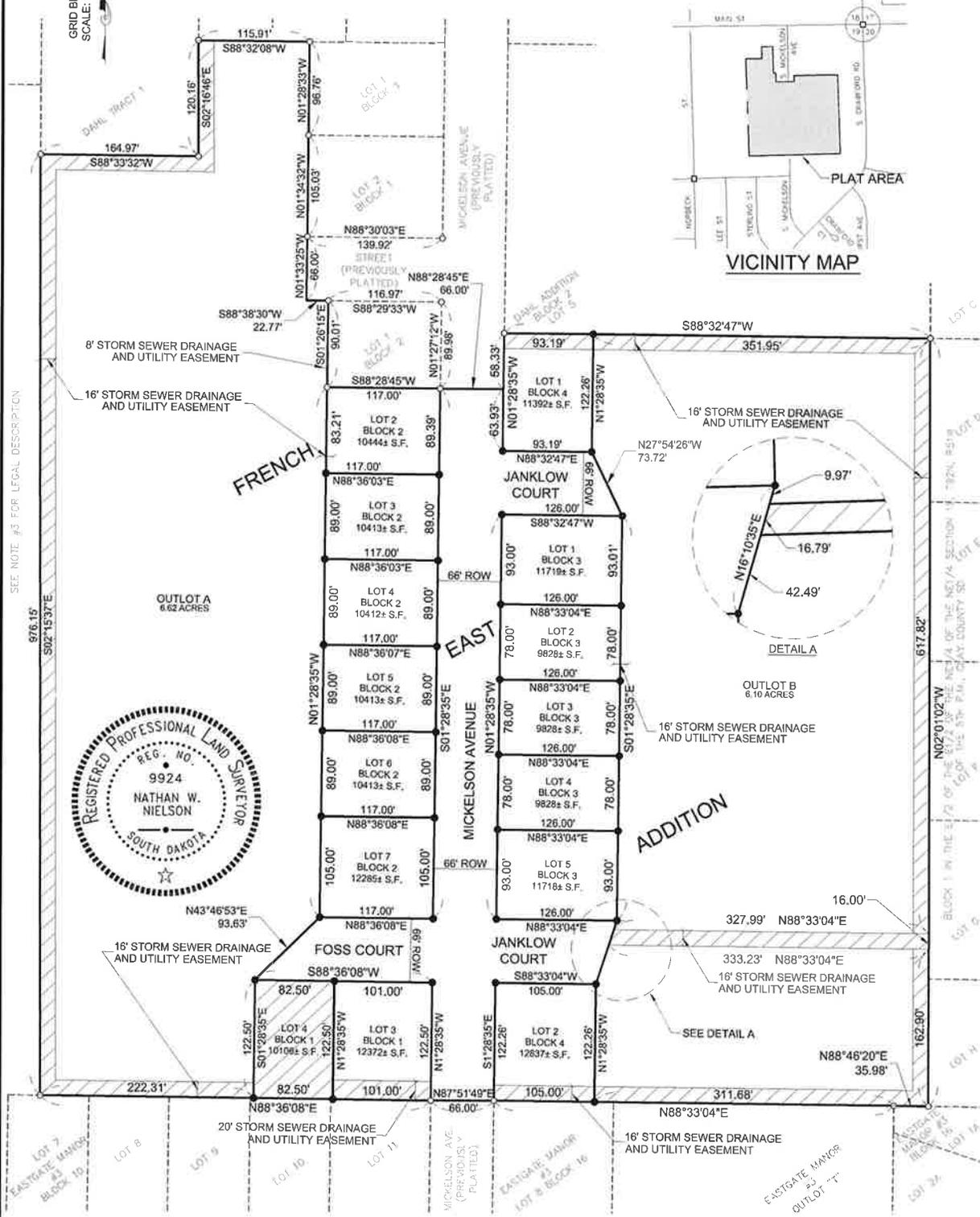
CERTIFICATE OF REGISTER OF DEEDS

Filed for record this ___ day of ___, 20___, ___ o'clock ___ M, and recorded in Book ___ of Plats, on page ___.

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

Register of Deeds, Clay County, SD

PLAT OF LOTS 3-4 IN BLOCK 1, LOTS 2-7 IN BLOCK 2, LOTS 1-5 IN BLOCK 3, AND LOTS 1-2 IN BLOCK 4, OUTLOTS A & B OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



SEE NOTE #3 FOR LEGAL DESCRIPTION

VACATION NOTICE
THIS PLAT SHALL VACATE A PORTION OF FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA PLAT BOOK 7 PAGE 80

LEGEND

- MONUMENT SET THIS SURVEY 5/8" REBAR WITH STAMPED PLASTIC CAP #9924
- MONUMENT FOUND
- ▨ STORM SEWER DRAINAGE AND UTILITY EASEMENT

SURVEYORS NOTES

NOTE 1 -- ALL LOTS CONTAIN AN 8' PERIMETER UTILITY EASEMENT.
NOTE 2 -- ADDITIONAL WIDTH STORM SEWER DRAINAGE EASEMENT AS SHOWN ABOVE.
NOTE 3 -- 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, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SD.

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

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: June 24, 2013

Subject Preliminary Plat of Lots 1-28 in Block 1, Lots 1-27 in Block 2, Lots 1-21 in Block 3, Lots 1-13 in Block 4, Lots 1-19 in Block 5, Lots 1-6 in Block 6 and Outlot A of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota

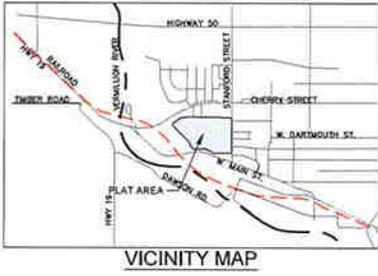
Presenter: Jose Dominguez

Background: Infrastructure Design Group has submitted a preliminary plat on behalf of the Vermillion Area Chamber of Commerce and Development Company. The area to be preliminary platted is roughly 30-acres in area. The area being preliminarily platted is bounded by West Main Street on the south, West Cherry Street on the north, Stanford Street on the east, and the railroad on the west side.

Discussion: The area in question is currently zoned NRC. As such, the property's zoning will be addressed in the future through a planned development district (PDD). It is anticipated that the PDD will be presented concurrently with the Final Plat to the Planning Commission. The final plat will not be approved by the City Council without the prior review and approval of a first reading of the ordinance creating the PDD. At this point the area may possibly be platted into 114 lots ranging from single-family housing, townhomes, multi-family and light commercial lots. The intent of the developer is to provide a wide range of housing styles within the development. At this point only two of the streets have been named, the names for the other streets will be included with the final plat. Due to the size of the development, it is the intent of the owner to first develop the area abutting West Clark Street from Kennedy to Stanford Streets. This will open a wide variety of lots to possible buyers. In order for this to occur the developer will be required to construct the streets and all of the necessary utilities. Additionally, the developer will be required to detain some of the storm water generated by the development. Storm water detention will occur in a natural depression below the bluff next to the railroad tracks.

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 Bliss Pointe.

PRELIMINARY PLAT OF
LOTS 1-29 IN BLOCK 1, LOTS 1-27 IN BLOCK 2, LOTS 1-21 IN BLOCK 3, LOTS 1-13 IN BLOCK 4, LOTS 1-19 IN BLOCK 5, AND LOTS 1-6 IN BLOCK 6
OF BLISS POINTE ADDITION TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA



CITY PLANNING COMMISSION
 BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above preliminary plat of **LOTS 1-29 IN BLOCK 1, LOTS 1-6 IN BLOCK 2, LOTS 1-27 IN BLOCK 3, LOTS 1-20 IN BLOCK 4, LOTS 1-23 IN BLOCK 5, AND LOTS 1-19 IN BLOCK 6 OF BLISS POINTE ADDITION TO THE CITY OF VERMILION, 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 for final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this ___ day of _____, 2013.

NOTE 1: ALL LOTS CONTAIN AN 8' PERIMETER UTILITY EASEMENT, ADDITIONAL WIDTH STORM SEWER EASEMENTS WILL BE SHOWN AS NECESSARY.

PREPARED BY:
 Infrastructure Design Group, Inc.
 Sioux Falls, South Dakota
 605-271-5527
 June 20, 2013

 Chairman, City of Vermillion Planning Commission

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