



City of Vermillion Planning Commission Agenda

5:30 pm Regular Meeting

Monday, July 25, 2011

City Hall

Large Conference Room – 2nd Floor

25 Center Street

Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. June 27, 2011.
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 thru 5, and R1, Block 1 of Bliss Second Addition
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 June 27, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on June 27, 2011 at 5:30 p.m.

1. Roll Call

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

Also present were José Dominguez, City Engineer, Farrel Christensen, Building Official, Darby Ganschow, USD Representative, Andy Colvin, Assistant to the City Manager, and Toby Brown, SECOG.

2. Minutes

a. May 23, 2011 Regular Meeting.

Moved by Gruhn to approve the May 23, 2011 Regular Meeting minutes, seconded by Reasoner. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda as printed, seconded by Reasoner. Motion carried 7-0.

4. Visitors to be Heard

5. Public Hearing

a. 2000 - 2020 Comprehensive Plan Amendments

Toby Brown, SECOG Planner, reported that the City and County are moving forward with the Joint Jurisdictional Zoning Ordinance and that the City's land use map and planning framework need to be updated to include the proposed area. Toby also reported that the proposed map has been shown to both the City Council and Planning commission.

Andy Colvin reported that the planning framework has been updated with completed projects and goals removed from the original 2000 draft. City staff and SECOG recommended adopting the proposed amendments with completed projects and goals removed, with a complete revision resuming later in the year. Andy then reviewed all of the goals and objectives that have been completed since the last revision.

Reasoner suggested that if future objectives and goals will include the Missouri National Recreational River, then the future land use map should include the river as well.

Forseth inquired why staff removed Objective 3, Policy No. 6 (Consider widening portions of High Street to 36 feet to develop as a north/south collector in town. Study the need for intersection control at Austin School). Jose Dominguez informed the commission that the City Council removed the concept from the Master Transportation Plan.

Discussion followed. Moved by Forseth to adopt the map and amendments as presented, with the condition that Objective 3, Policy 6 stay in the Comprehensive Plan, seconded by Tuve. Motion carried 7-0.

6. Old Business

7. New Business

8. Adjourn

Moved by Manning to adjourn, seconded by Gruhn. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned 6:15 p.m.



Planning Commission Agenda Memo

From: José Domínguez, City Engineer

Meeting: July 25, 2011

Subject: Final Plat Lots 1 thru 5, and R1, Block 1, Bliss Second Addition to the City of Vermillion

Presenter: José Domínguez

Background: McLaury Engineering has filed a plat to subdivide a portion of land located in the south half of S14-T92-R52. This area is directly west of the City limits, south of Main Street (Mart Auto Body is directly east of the property). It is outside City limits and within the extraterritorial area. The proposed plat will subdivide approximately 20.5-acres into 5-lots and also dedicate a portion of West Main Street to the public.

Currently, there is a blanket utility easement over the entire property. This easement will be vacated and new easements dedicated over the existing utilities located through the property. The applicant will also be dedicating all of the required 8-foot easements around the perimeter of each lot. The applicant will also dedicate a 20-foot wide utility easement along the front of Lot 3 and 4 for the existing sanitary sewer. In addition, the applicant will also dedicate a 30-foot wide utility easement centered along Lot 4 and 5 for the construction of storm sewer.

The applicant also desires to have the platted area annexed into the City after the plat has been approved by the Clay County Commission.

Discussion: Staff reviewed the final plat and find that it complies with all code provisions. The new subdivision ordinance was not followed in this instance due to the fact that the platting process was started towards the beginning of April 2011 and the new ordinance took effect on May 19th.

Lots 1 and 5 already have sanitary and water services, and the other three lots will have access to the same utilities.

Compliance with Comprehensive Plan: As noted above, this tract will fall within the City's extraterritorial limits. The Comprehensive Plan has two objectives dealing with this area. The first objective specifies that we should encourage

agriculture to remain the dominant land use; while the second objective says that we should discourage scattered development that the City cannot annex or service in the future. This area will be annexed into the City and be serviced by City services.

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



McLaury
Engineering, Inc.

P.O. BOX 1130
118 W. MAIN STREET
ELK POINT, SD 57025
(605) 356-2308
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SURVEY CREW: MSB TAA 12/15/06

DRAWN BY: TAA 07/11/11

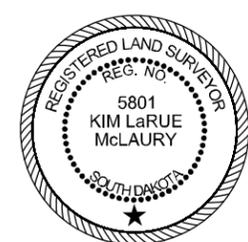
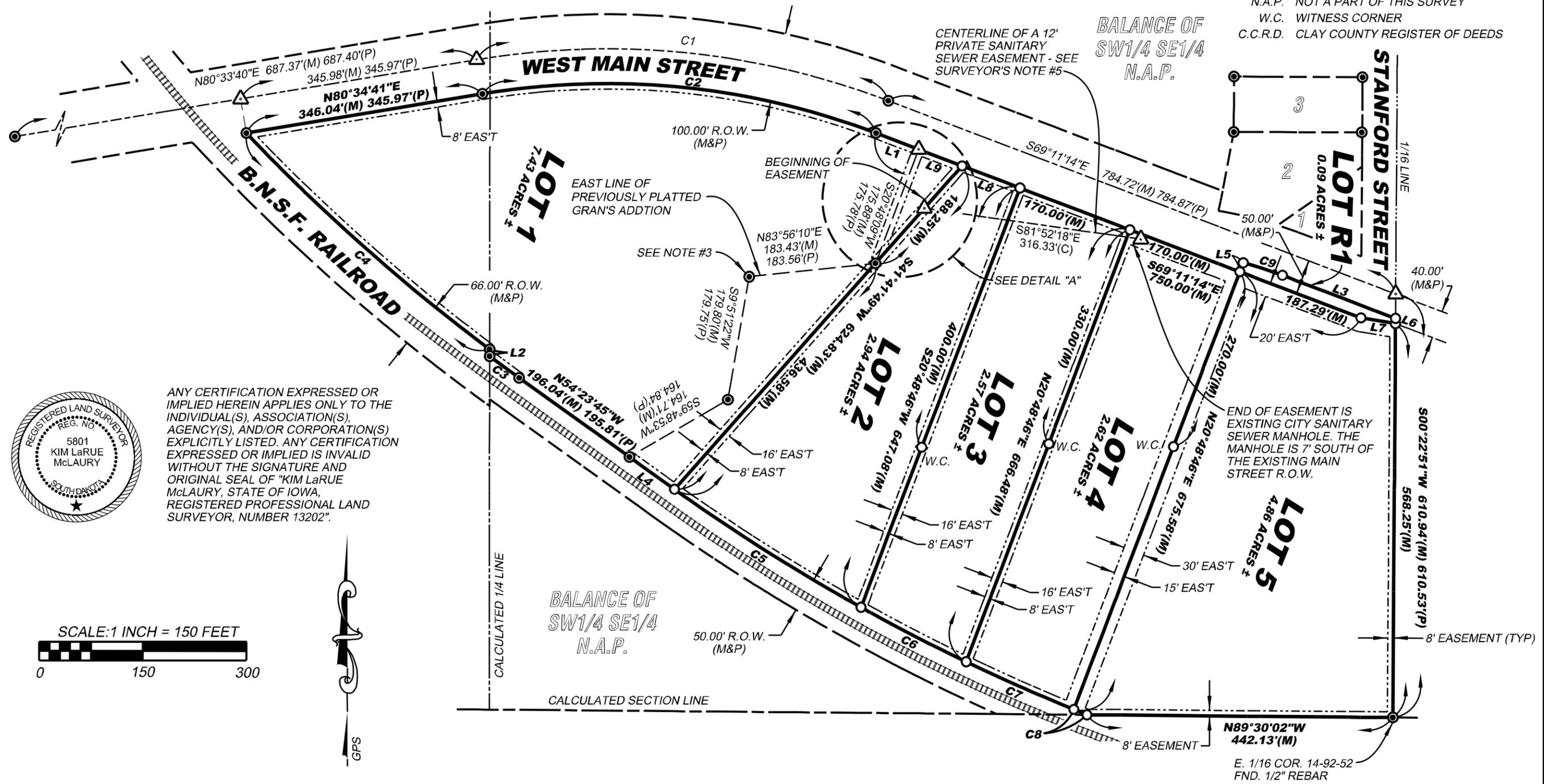
PROJECT NO. 12061101

SCALE: 1" = 150'

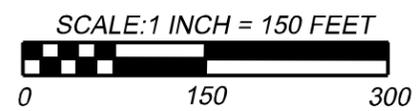
SURVEY PLAT OF LOTS 1-5, AND R1, BLOCK 1 BLISS SECOND ADDITION

**IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN
SECTION 14, TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH
P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

- LEGEND:**
- ⊙ IRON MONUMENT FOUND
CAPPED REBAR LS #5089
GRAN'S TRACT 1
BK. 7 PG. 105 C.C.R.D.
 - IRON MONUMENT SET
5/8 " x 18" REBAR W/CAP
"SDRLS KLM 5801"
 - △ CALCULATED CORNER
 - (M) MEASURED DISTANCE
 - (P) PLATTED DISTANCE
 - (C) CALCULATED DISTANCE
 - R.O.W. RIGHT OF WAY
 - N.A.P. NOT A PART OF THIS SURVEY
 - W.C. WITNESS CORNER
 - C.C.R.D. CLAY COUNTY REGISTER OF DEEDS



ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "KIM LaRUE McLAURY, STATE OF IOWA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 13202".



SURVEY PLAT OF LOTS 1-5, AND R1, BLOCK 1, BLISS SECOND ADDITION

**IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN
SECTION 14, TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH
P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. THE EXISTING RAILROAD CENTERLINE HAS BEEN REALIGNED SINCE TRACT 1 OF GRAN'S ADDITION HAS BEEN PLATTED. THE RAILROAD IS NOT CENTERED IN THE EXISTING RIGHT-OF-WAY IN SOME LOCATIONS.
3. OUR INITIAL SURVEY FOUND A CAPPED REBAR, LS #5089, ON OUR RETURN VISIT THIS AREA HAS BEEN FILLED APPROXIMATELY 9' ±. I RESET THE CORNER ABOVE THE FOUND REBAR.
4. LOT R1 SHALL BE DEDICATED AS PUBLIC R.O.W. IN THIS PLAT. IT PLATS A FULL 50.00 FEET ON THE SOUTH SIDE OF WEST MAIN STREET AND THEN TRANSITIONS TO 40.00 FEET BEGINNING AT THE EXTENSION OF THE WEST R.O.W. LINE OF STANFORD STREET.
5. THE TYPICAL 8 FOOT EASEMENT THAT THE CITY REQUIRES ALONG ALL LOT LINES IS SHOWN ON PAGE 2 OF THIS PLAT. THE EASEMENT TO THE CITY IS 8 FEET EXCEPT ALONG THE FRONTAGE OF THE LOTS (MAIN STREET) AND BETWEEN LOTS 4 AND 5.
6. TO ACCOUNT FOR THE EXISTING SANITARY SEWER A 20 FOOT EASEMENT HAS BEEN GIVEN ALONG LOTS 4 AND 5.
7. AN EXISTING STORM SEWER RUNS AT AN ANGLE ACROSS LOTS 2, 3 AND 4 THROUGH A BLANKET EASEMENT TO THE CITY. THE STORM SEWER IS TO BE RELOCATED ALONG LOTS 4 AND 5 IN A 30 FOOT EASEMENT TO ACCOUNT FOR THE DEPTH OF THE PIPE AND THE MAINTENANCE AND CONTROL OF THE EROSION.
8. AN EXISTING 4" SANITARY SEWER FORCE-MAIN RUNS FROM LOT 1 (WINERY) ACROSS LOTS 2, 3 AND 4 OF THIS PLAT TO AN EXISTING CITY SANITARY SEWER MANHOLE. NO EASEMENT HAS BEEN DEDICATED OR DESCRIBED TO DATE FOR THIS PRIVATE LINE. 12 FEET SHOULD BE A SUFFICIENT WIDTH TO OPERATE AND MAINTAIN THIS FACILITY. THE NEW EASEMENT IS AS SHOWN.

LINE TABLE

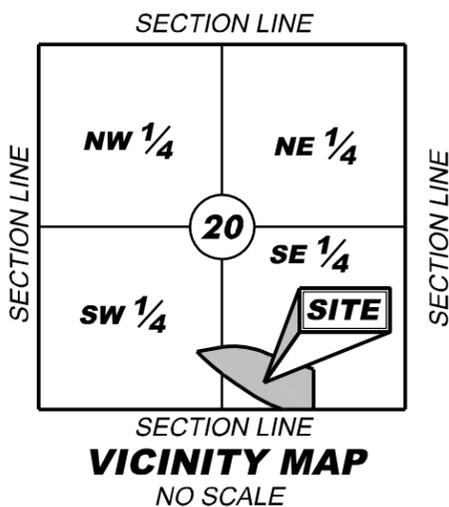
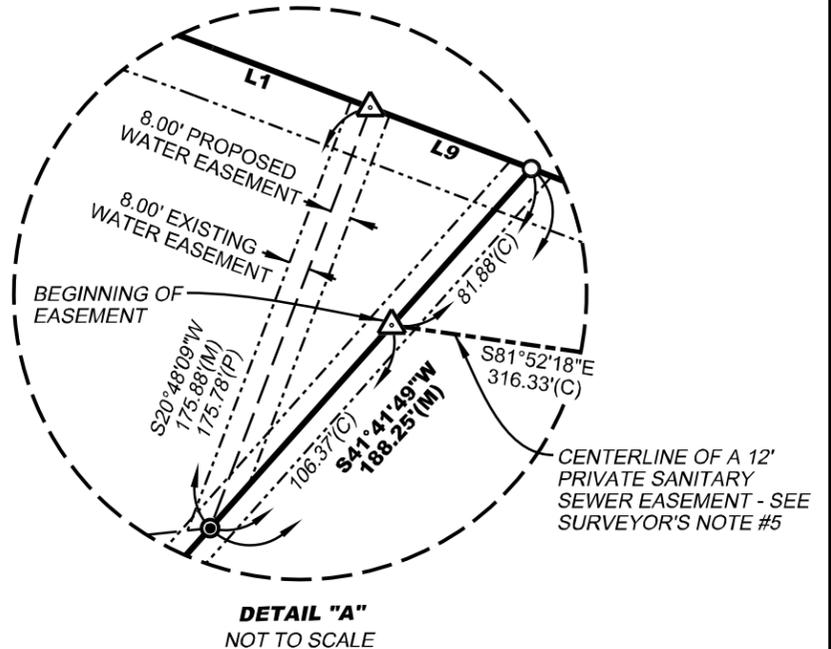
NAME	LENGTH	DIRECTION
L1	65.85	S 69°11'14" E
L2	9.97	N 0°04'02" E
L3	174.97	S 69°11'15" E
L4	74.14	N 54°23'45" W
L5	13.77	N 20°48'45" E
L6	7.52	S 00°22'51" W
L7	50.63	S 80°34'44" E
L8	89.72	S 69°11'14" E
L9	132.99	S 69°11'14" E

OWNERS:

1. PAUL D. AND JANICE GAYLE BLISS
1200 WEST MAIN STREET
VERMILLION, SD 57069
2. VALIANT VINEYARDS INC.
1500 W. MAIN STREET
VERMILLION, SD 57069

CURVE TABLE

NAME	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	30°15'06"	1145.92	605.04	598.03	309.75	S 84°18'47" E
C2	30°14'55"	1095.92	578.58	571.88	296.20	S 84°18'41" E
C3	01°04'09"	2839.93	52.99	52.99	26.50	N 53°51'41" W
C4	09°31'20"	2831.93	470.65	460.11	235.87	N 48°26'43" W
C5	06°33'21"	2839.93	324.95	324.78	162.65	N 57°40'26" W
C6	03°27'09"	2839.93	171.13	171.10	85.59	N 62°40'41" W
C7	03°26'07"	2839.93	170.27	170.24	85.16	N 66°07'19" W
C8	00°25'01"	2839.93	20.67	20.67	10.33	N 68°02'53" W
C9	06°18'29"	540.00	59.45	59.42	29.76	S 72°20'30" E



LEGEND:

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GRAN'S TRACT 1
BK. 7 PG. 105 C.C.R.D.
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FOR INFORMATION ONLY PROPOSED ZONING LOTS 2-5:

CITY OF VERMILLION R-0
MIN. LOT SIZE - 7,200 SQ. FT.
MIN. FRONTAGE - 75.00'
MIN. FRONT SETBACK - 30.00'
MIN. SIDE SETBACK - 8.00'
MIN. REAR SETBACK - 25.00'

EXISTING ZONING LOT 1:

CITY OF VERMILLION B-1
MIN. LOT SIZE - 7,200 SQ. FT.
MIN. FRONT SETBACK - 30.00'
MIN. SIDE SETBACK - 8.00'
MIN. REAR SETBACK - 25.00'
MAX. BUILDING HEIGHT - 75'

SURVEY CREW: MSB TAA 12/15/06

DRAWN BY: TAA 07/11/11

PROJECT NO. 12061101

SCALE: NONE



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