



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, August 26, 2013
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. August 12, 2013 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Comp Plan Revision Work Session – Toby Brown, SECOG.
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 August 12, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on August 12, 2013 at 5:30 p.m.

1. Roll Call

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

Staff present: José Dominguez, City Engineer, Ted Cherry, City Manager Intern, and Andrew Colvin, Assistant City Manager.

2. Minutes

a. July 8, 2013 Regular Meeting.

Moved by Howe to approve the July 8, 2013 Regular Meeting Minutes, seconded by Muenster. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

Forseth arrived at 5:35 p.m.

5. Public Hearing

a. Zoning Ordinance Amendment - Chapter 155 Section 155.074, to add guidelines for fence installation.

Ted Cherry reported that the proposed amendment has been brought forward to address aesthetics with respect to fence installations. The City zoning ordinance does not address whether the finished side of a fence should face outward. Ted provided some pictures of current fences in Vermillion that have been installed with the unfinished side facing out, which can take away from the attractiveness of a neighborhood. Ted stated that the proposed amendment will require fences to be installed with the finished side facing out when it adjoins a street, alley or other public property. The Planning Commission asked questions and discussed the proposed amendment.

Moved by Howe to recommend approval of the amendment to the City Council, seconded by Muenster. Motion carried 8-0.

6. Old Business

7. New Business

a. TIF 6 Project Plan (Bliss Pointe)

Andy Colvin reported the Planning Commission approved the boundaries of Tax Incremental District Number 6 on July 8, 2013. The boundaries include Blocks 1-6 Bliss Pointe Addition located west of Stanford Street between W. Main Street and W. Cherry Street. Andy stated the Vermillion

Chamber of Commerce and Development Company is the owner of the property and plans to develop the property to market the lots for a variety of housing types and price points to meet the need for additional housing in Vermillion. Andy noted in order for the area to develop for housing or any other use, infrastructure needs to be installed.

Andy stated the Tax Incremental District was created to assist the VCDC with the infrastructure development and State Statutes require a Project Plan be prepared for each TIF District. The attached plan provides information on the existing conditions of the TIF District and what is anticipated to be diverted from the City, County, School, and Water District. The Plan provides information on the overall project costs and uses of the TIF funds. Andy stated the other taxing entities have been notified about the creation of the tax increment district. Discussion followed.

Moved by Forseth to approve the TIF 6 Project Plan, seconded by Fairholm. Motion carried 7-0 with Howe abstaining.

8. Adjourn

Moved by Manning to adjourn, seconded by Fairholm. Motion carried 8-0. Chairman Iverson declared the meeting adjourned at 5:50 p.m.

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager
Meeting: August 26, 2013
Subject: Work Session for Comprehensive Plan Revision
Presenter: Toby Brown, SECOG

Background: The City's Comprehensive Plan was last adopted in 1999 and has been amended at various times since. Amendments have included a section addressing the Joint jurisdictional Zoning Ordinance and amended growth areas. The update process started in 2010 and continued into late 2011. In 2011 the City and County began working on the Joint Jurisdictional Ordinance and work on the Comprehensive Plan was delayed.

The City Council and Planning Commission worked together to develop a set of broad goals that will help direct the Planning Commission throughout the update process. Based on the discussions, specific topics for inclusion in the revised document include historic preservation, future growth areas, redevelopment of existing neighborhoods, downtown redevelopment and investment, housing availability and affordability policies, sustainable development policies, and overall private investment in the community.

Discussion: Vermillion has experienced a number of positive changes since the Planning Commission last met to discuss the Comprehensive Plan:

- Development of the Integrated Community Advancement Program (ICAP), which set a number of recommended goals for the community; some of which are applicable to Comprehensive Planning.
- Annexation and development of land for commercial, industrial and residential uses – Heikes property north of Masaba, Bliss Pointe Development, Technology Center for Eagle Creek.
- A number of successful economic and community development projects, including Eagle Creek, Bliss Pointe Development, French Addition residential development, as well as several redevelopment projects on the University of South Dakota campus.

Monday's work session will identify a specific timeline and format for the revision process. Toby Brown will be present to help facilitate discussion and coordinate the update process.