



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, August 11, 2014
City Hall – City Council Chambers
25 Center Street
Vermillion, SD 57069

1. Roll Call

2. Minutes

- a. July 28, 2014 Regular Meeting.

3. Adoption of the Agenda

4. Visitors To Be Heard

5. Public Hearings

- a. Application from Melinda Robinson for a Conditional Use Permit to operate a Gas Dispensing Station at 1325 East Cherry Street, legally described as the east 173.2' of lot 17 block 1 excluding the south 90' and excluding lot H1, Ouellettes Addition, City Of Vermillion, Clay County, South Dakota.

6. Old Business

7. New Business

- a. Request from Dakota Hospital Foundation to create a Community-Oriented Healthcare Planned Development District.

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 July 28, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on July 28, 2014 at 5:30 p.m.

1. Roll Call

Present: Forseth, Hower, Manning, Muenster, Tuve and Iverson. Absent: Fairholm, Gruhn and Jones.

Staff present: Andrew Colvin, Assistant City Manager.

2. Minutes

a. July 14, 2014 Regular Meeting.

Moved by Tuve to approve the July 14, 2014 Regular Meeting Minutes, seconded by Manning. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Muenster to adopt the agenda, seconded by Forseth. Motion carried 6-0.

4. Visitors to be Heard

The Planning Commission welcomed new member Valarie Hower to the Planning Commission.

5. Public Hearing

6. Old Business

7. New Business

a. Comprehensive Plan Work Session

Toby Borown was present to continue the update of the Comprehensive Plan. Toby handed out copies of Chapter 7, Housing and Neighborhoods, for review and comment. The members discussed the various types of housing in the community and the need for affordability. The members also discussed providing definitions for manufactured, modular and pre-built homes to make it clearer in the narrative. Also discussed was the need for City support of historical districts in the community.

8. Adjourn

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

Iverson declared the meeting adjourned at 7:00 p.m.

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: August 11, 2014

Subject: Application from Melinda Robinson for a Conditional Use Permit to operate a Gas Dispensing Station at 1325 East Cherry Street, Vermillion, Clay County, South Dakota

Presenter: Andy Colvin

Background: Melinda Robinson submitted an application to operate a gas dispensing station at 1325 East Cherry Street, which is the location of the old Casey's General Store. The new business will be a U-Stop Pump and Wash. The building has sat vacant for the past few years so the previous use has expired. The zoning ordinance requires a Conditional Use Permit to operate a gas dispensing station in the GB District.

Discussion: As previously indicated, the previous use lost its status since the building has been vacant for a number of years. However, the site has not changed since its previous use, and it is not expected to change with respect to size or other factors, so the impact to the neighborhood will be minimal. The only changes proposed to take place are signage and some lighting improvements. However, the impact of any lighting and traffic will be felt most along Cherry Street, which is the City's primary commercial corridor and is designed for such uses. Residential uses are limited to the south side of the property.

Compliance with Comprehensive Plan: The plan for the proposed use will add a business to the community and occupy a vacant building along a major entrance to the community. The Comprehensive Plan encourages redevelopment and designates Cherry Street as a commercial area of the community. The proposed use fits well within the plan.

Conclusion/Recommendations: The Planning Commission is asked to take public comment and grant or deny the conditional use permit application. Staff does not have any major concerns about the plan. The renovations to the building did not require obtaining a building permit. However, any signage will require a permit.

W Cherry St



N Norbeck St

Lincoln St

PETITION FOR CONDITIONAL USE PERMIT

1. PETITIONER

NAME: Ustop Pump & Wash LLC
ADDRESS: 1325 E Cherry ST
PHONE: (605) 624-8126

2. PROPERTY INFORMATION (Please attach additional sheets if necessary)

Legal Description: EAST 173.2 Feet of Lot Seventeen (17) except the south ninety (90) Feet and except A & all in Block one (1) Oulettes Addition to the City of Vermillion, CLAY County, South Dakota
Zoning District: 1325 E Cherry
Address: 1325 E Cherry
Adjacent Zoning:
North: General Business South: Residential East: General Business West: General Business

Will utilities be installed and/or modified? NO If yes, which utilities:

3. STANDARDS FOR CONDITIONAL USE PERMIT

Please address the following criteria. These standards will be addressed at the public hearing. Please attach additional sheets if necessary.

A. Ingress and Egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

In is off of Cherry Street or Norbeck
Out is off of Cherry Street or Norbeck

B. Off-street parking and loading areas where required.

Six spaces needed - 9 supplied

C. Refuse and service areas, with particular reference to the property location.

East side of the building

D. Utilities, with reference to locations, availability, and compatibility.

Southwest of the building
Provided by City of Vermillion & Clay Union Electric

E. Screening and buffering with reference to type, dimensions and character.

None

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with other properties in the district.

Signs on Canopy, around the building (awning)
Post sign by cherry street
Lighting - Canopy, awning & sign

G. Required yards and other open space.

Adequate yards - already provided

H. General compatibility with adjoining properties and other property in the zoning district in which such use is to be located.

Similar to many existing business uses
throughout the same street.

Melinda Robinson
Signature of Petitioner

Signature of Owner (If Different)

FAILURE OF THE APPLICANT OR HIS AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

FOR OFFICE USE ONLY	DATE: 7 / 29 / 14
FEE RECEIVED: YES NO	
BUILDING OFFICIAL: 	
HEARING SCHEDULE: 8 / 11 / 14	

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: August 11, 2014

Subject: Letter of Intent and Request from Dakota Hospital Foundation to Create a Community-Oriented Healthcare Planned Development District

Presenter: Andy Colvin

Background: Tim Tracy, on behalf of the Dakota Hospital Foundation, approach the City to obtain the permits to construct a maintenance garage on property across the street from the hospital. In looking at the plan and the City zoning ordinance, it became clear that the project could not be permitted because the proposed use would be considered an accessory building on a different parcel than the primary structure. Under the zoning ordinance, accessory buildings are only permitted as accessories to, and on the same parcel as, the primary structure. The property to be included in the PDD is currently zoned R-2 Residential and Neighborhood Commercial.

Discussion: Staff met with Mr. Tracy and discussed the issue of the maintenance garage and the future needs of the hospital. It appears that the best possible solution that would provide some flexibility, while still allowing opportunities for public input, would be a Planned Development District. Planned Development Districts are custom zoning districts that combine uses with the goal of developing and redeveloping areas of the community. The concept of a Planned Development District makes sense in this area of town because healthcare and medical uses are concentrated along Plum Street with Sanford, the Vermillion Medical Clinic, and Chiropractic Wellness Center. Additionally, a PDD would allow these organizations to grow and better serve the needs of the community in the future.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Creating a custom zoning district that is community-oriented with the intent of providing for the future healthcare needs of Vermillion and surrounding areas, would seem to fit well within the Comprehensive Plan.

Conclusion/Recommendations: The requested action is to direct staff to work with the Dakota Hospital Foundation, Sanford Vermillion, Yankton Medical Clinic and other property owners to develop a proposed PDD for consideration by the Planning Commission and City Council. An Initial Development Plan would be presented at a public hearing at a future meeting.

August 7, 2014

Mr. Bob Iverson - Planning Commission Chairman
25 Center Street
Vermillion, SD 57069

Re: Request City Initiated Zoning Changes for Dakota Hospital Foundation

Dear Mr. Iverson:

This letter has been prepared on behalf of the Dakota Hospital Foundation to request City initiated zoning changes from R-2 (Residential – Medium Density) to a Community Oriented Healthcare Planned Development District.

The areas in the proposed Community Oriented Healthcare Planned Development District are shown in the attachment and include:

1. Lots 11-20 of Block 3 of East Side Addition
2. Lots 1-15 of Kahl's Addition
3. Lots 1-4 of Hospital Addition

Currently, lots 1-4 of the Hospital Addition are zoned as R-2 and the remaining lots are zoned NC. However, this request is to consider all the aforementioned lots be rezoned in a Community Oriented Healthcare Planned Development District.

The reason for this request is to encourage a well-planned, community oriented healthcare district. This planned development district will support local access to quality healthcare for the community of Vermillion and surrounding communities. The request is also being made to allow for a planned and coordinated mix of land uses which will allow for flexibility with future improvements within the district. These land uses will be compatible with adjacent land uses and will fit within surrounding environment.

As part of this Planned Development District, the Dakota Hospital Foundation is currently working on a project that will expand and remodel the existing hospital facility. The Planned Development District will also allow for future development of additional healthcare facilities in a coordinated and practical manner.

Thank you for your consideration.

Respectfully,



Richard Uckert, PE, LSIT
Banner Associates, Inc.

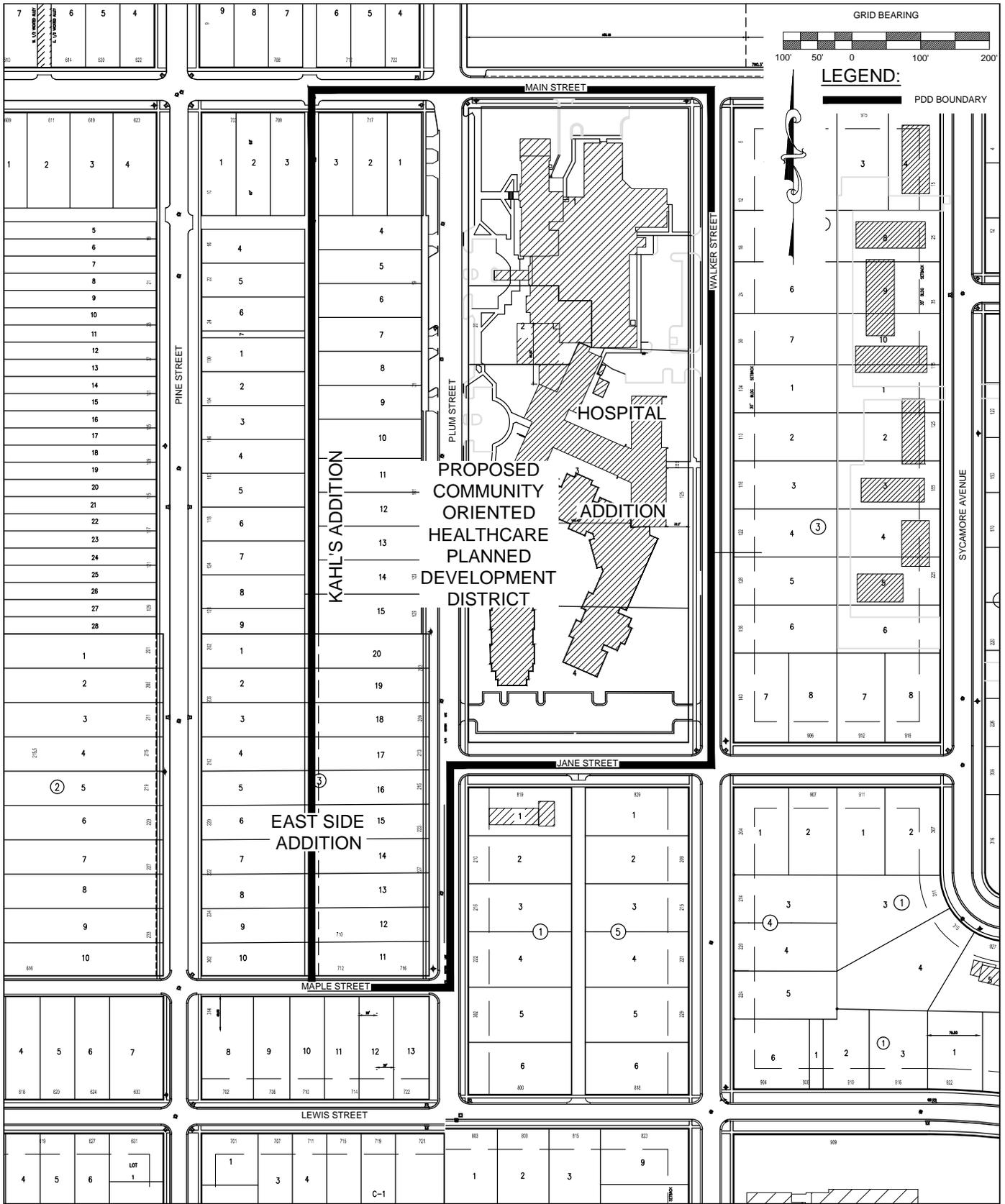
Mr. Bob Iverson
August 7, 2014
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Encl.

cc: Andrew Colvin (email)

Timothy Tracy (email)



BANNER
ASSOCIATES

14 W. Main St. Suite A
Vermillion, South Dakota 57069
1-855-323-6342
www.bannerassociates.com

PROJECT TITLE :
PROPOSED COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION :
VERMILLION,
SOUTH DAKOTA

SHEET TITLE :
OVERALL SITE LAYOUT

DRAWN BY: NGE
DESIGNED BY: RSU
CHECKED BY: RSU
JOB NO : 21952.00.01
DATE : AUGUST, 2014

SCALE REDUCTION BAR
0 1/2" 1"

SHEET NO. :
1