



City of Vermillion
Planning Commission Agenda
5:30 pm Regular Meeting
Monday, August 13, 2012
City Hall
Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. July 23, 2012 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
 - a. Vermillion Now! Update – Steve Howe
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Preliminary Plat of Lots 9-13, Block 2, French Addition to the City of Vermillion.
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 23, 2012 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on July 23, 2012 at 5:30 p.m.

1. Roll Call

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

Also present were José Dominguez, City Engineer and Andy Colvin, Assistant City Manager. As this was a Joint Meeting with the Clay County Planning Commission, Cynthia Aden, Clay County Zoning Administrator, was also present.

2. Minutes

a. May 23, 2012 Regular Meeting.

Moved by Tuve to approve the May 23, 2012 Regular Meeting Minutes, seconded by Manning. Motion carried 6-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Application for Conditional Use Permit to enlarge or extend an existing nonconforming use located at 2630 East Highway 50, Vermillion, SD 57069 (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 Gruhn. Motion carried 6-0.

6. Old Business

7. New Business

a. Election of Officers.

Chairman Iverson opened nominations for Chair and Vice-Chair of the Planning Commission. Muenster nominated Iverson for Chair and Forseth for Vice-Chair, Tuve seconded the nominations.

Muenster moved that nominations cease and a unanimous ballot be cast for Iverson as Chair and Forseth as Vice-Chair, seconded by Tuve. Motion carried 6 to 0.

8. Staff Reports

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 5:40 p.m.



Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer
Meeting: August 13, 2012
Subject Preliminary Plat of Lots 9-13, Block 2, French Addition to the City of Vermillion, Clay County, South Dakota
Presenter: Jose Dominguez

Background: Brandt Land Surveying has submitted a preliminary plat on behalf of the owner. The area to be platted is roughly 0.72-acres in area and is bordered on the north by the proposed French Drive and on the west by the Norbeck Street. The area is east of Vermillion High School. The proposed plat will subdivide the area into 5-lots. It is planned for townhouses to be built on the lots.

Discussion: Staff reviewed the preliminary 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 applicant will dedicate the necessary land for the dedication of French Drive. One of the goals of the Comprehensive Plan is to focus on developing undeveloped areas within City limits. The preliminary plat is the first step in the process to develop vacant land for residential use.

The applicant has also been made aware that the proposed used requires that a Conditional Use Permit be awarded by the Planning Commission. This will be the step after platting has been approved. Assuming that the conditional use permit is granted, the owner will then be allowed to final plat the property. In addition, the owner has also been made aware that a Developer's Agreement will be required prior to any construction taking place. The agreement will allow the owner to develop without all of the utilities or streets being constructed.

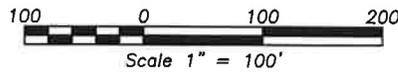
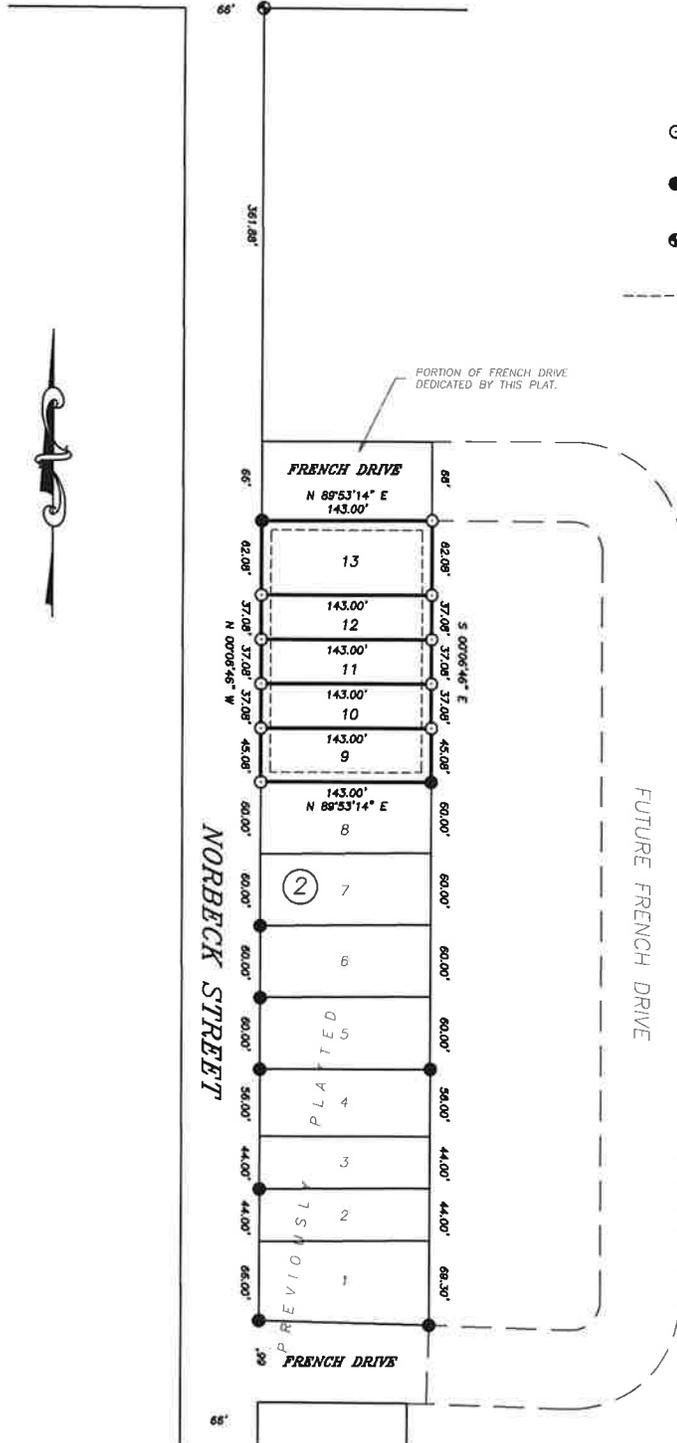
Conclusion/Recommendations: Staff finds that the preliminary plat meets all of the ordinance requirements approval.

PRELIMINARY PLAT OF LOTS 9-13, BLOCK 2, FRENCH ADDITION TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA.

MAIN STREET

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "GILLEN 1342"
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "EFM 447B"
- 8' UTILITY EASEMENT



NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

*PRELIMINARY PLAT OF LOTS 9-13, BLOCK 2, FRENCH ADDITION TO THE CITY OF
VERMILLION, 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 9-13, BLOCK 2, FRENCH ADDITION IN THE NW1/4 OF THE NE1/4 OF SECTION 19, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA BE AND THE SAME 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 ____.

CHAIRMAN, CITY OF VERMILLION PLANNING COMMISSION