

Unapproved Minutes
Council Special Joint Session with Planning Commission
February 8, 2011
Tuesday 5:30 p.m.

The special session of the City Council, City of Vermillion, South Dakota was held on Tuesday, February 8, 2011 at 5:30 pm in the City Hall large conference room.

1. Roll Call

Present: Davies, Grayson, French, Meins, Osborne, Willson, Zimmerman, Mayor Powell

Absent: Ward

2. Adoption of Agenda

039-11

Alderman French moved approval of the agenda. Alderman Zimmerman seconded the motion. Motion carried 8 to 0. Mayor Powell declared the motion adopted.

3. Educational Session (Discussion only. No action will be taken on these items)

A. Future Land Use Map

Andy Colvin, Assistant to the City Manager, stated that with the upcoming proposal to adopt the Joint Jurisdictional Ordinance, SECOG has recommended the City adopt a future land use map prior to the joint ordinance. The City's Comprehensive Plan currently has no provision for land use categories outside of the City limits since the plan focused more on infill. The future land use map will serve as a guide for the Planning Commission and City Council to make policy decisions within the joint jurisdictional area and 3 mile platting jurisdiction. Discussion followed on the future land use map noting two areas where the map will need to have the urban reserve area extended to agree with the proposed joint jurisdictional area. Andy stated that the process for the adoption of the future land use map will be a public hearing before the Planning Commission followed by a public hearing before the City Council.

B. Vermillion/Clay County Joint Jurisdictional Ordinance

Andy reported that the County and City have been working on a joint jurisdictional ordinance to replace the existing extraterritorial

ordinance. Following the joint meeting of the County Commission and City Council, a committee was established with the assistance of SECOG to develop the joint jurisdictional ordinance. The committee was made up of two members from the County Commission, County Planning Commission, City Council and City Planning Commission. Andy noted that the draft ordinance is a work in process and is more urban in nature compared to a County ordinance. Discussion followed on the proposed ordinance. It was noted that the proposed ordinance provides for the County to issue building permits and do inspections in this area but the County has not adopted a building code or hired an inspector. Discussion followed on the need to have construction conform to a building code and for inspections be done during construction in this area because, as the city grows, these would be the structures annexed into the city. As an option, the County and City could enter into an agreement whereby the City Building Inspector did the inspection in this area for residential, commercial, industrial and planned developments while the County could do inspections for agricultural structures. The consensus of the group was to have the members of the joint committee report the need for a building code to be adopted by the County and that a plan is in place for construction inspection in the joint jurisdictional area before a joint jurisdictional ordinance could be adopted.

It was reported that, from the committee meetings, it was suggested to have ex-official membership from the City Planning Commission on the County Planning Commission similar to USD having an individual attend the City Planning Commission meetings.

There was discussion on Section 17 that listed the individual fees noting that to change items in the joint jurisdictional ordinance will require both the County and City to adopt an ordinance. The consensus was to have the joint committee work on removing the fees from the ordinance and refer to the fee schedule adopted by the entity that collects the fee.

The group discussed how the boundaries of the joint jurisdictional area would change following an annexation. Andy noted that there was a section that stated the entities shall amend the joint jurisdictional area following annexation to have the same area.

As to zoning in the joint jurisdictional area, Andy noted that zoning will need to be developed by the bodies so that existing residential, commercial and industrial uses will be properly zoned.

Andy reviewed flow charts developed to be used for conditional use permits, variances and zone changes. It was noted that variances would go directly to the City Council and County Commission while conditional

use and zone changes would first go to the Planning Commissions. There was discussion on if the Planning Commission should also review and recommend on variances. Mayor Powell requested that the Policy and Procedures Committee review the need for Planning Commission review and report on variance requests.

As to the adoption of the joint jurisdictional ordinance, Andy stated that respective Planning Commissions would hold public hearings then forward a recommendation to their respective governing bodies that would separately have first reading of the ordinance. Then a joint County/City public hearing would be held when each entity would approve the second reading of the ordinance.

Discussion followed on the joint jurisdictional map and it was noted that the members of the joint committee have developed the boundaries and that the boundaries as shown on the map would be final for now.

Mayor Powell thanked everyone for making the time to review these items and requested the members of the joint committee to work with the committee to address the building code, inspection in this area and removing the fees from the ordinance.

4. Adjourn

040-11

Alderman Zimmerman moved to adjourn the Council Meeting at 7:16 p.m. Alderman Meins seconded the motion. Motion carried 8 to 0. Mayor Powell declared the motion adopted.

Dated at Vermillion, South Dakota this 8th day of February, 2011.

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

BY _____
John E. (Jack) Powell, Mayor

ATTEST:

BY _____
Michael D. Carlson, Finance Officer

Published once at the approximate cost of _____.