



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, June 8, 2015
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. May 26, 2015 Regular Meeting
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
 - a. Minor Amendment to the Final Development Plan for the Community-Oriented Healthcare Planned Development District.
6. **Old Business**
7. **New Business**
 - a. Information on overlay zoning and historic preservation activities.
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, May 26, 2015 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 May 26, 2015 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Jones, Manning, Muenster, Oehler, Tuve and Iverson. Absent: None.

Staff present: Andrew Colvin, Assistant City Manager.

2. Minutes

a. April 13, 2015, 2015 Regular Meeting.

Moved by Manning to approve the April 13, 2015 Regular Meeting Minutes, seconded by Jones. Motion carried 9-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda, seconded by Forseth. Motion carried 9-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Comprehensive Plan Work Session - Finalize 2035 Plan Goals.

Andy Colvin provided a presentation of the proposed goals for inclusion in the 2035 Comprehensive Plan. The goals covered land use, neighborhoods, utilities and infrastructure, recreation and economic development. Andy also reviewed the goals for the Planning Policy Framework, which is the chief planning section to be in compliance with state law and guide future zoning and planning decisions. The Planning Commission was overall pleased with the goals as presented and provided feedback on minor wording changes. Staff were directed to insert the goals into the final draft of the Comprehensive Plan.

Staff Reports- Andy reviewed upcoming agenda items for future meetings and hearings.

8. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 9-0.

Iverson declared the meeting adjourned at 6:45 p.m.

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: June 8, 2015

Subject: Minor Amendment to the Final Development Plan for the Community-Oriented Healthcare Planned Development District

Presenter: Jose Dominguez

Background: The City Council adopted an ordinance on September 15, 2014 creating the Community-Oriented Healthcare Planned Development District. This district is bounded by East Main Street on the north, Walker Street on the east, the alley between Pine and Plum Streets on the west and Maple Street on the south. This district will allow the medical facilities within the area to provide for the future healthcare needs of Vermillion and the surrounding area.

Recently the Council amended the ordinance to allow hospitals and clinics to have a maximum height of 60-feet. This amendment was approved on May 4, 2015.

Discussion: The Planning Commission is being asked to consider and approve an amendment to the final development plan that would change the height on the new entrance to the hospital from 28-feet to 58-feet and 6-inches (see exhibit included). This change will be an aesthetic improvement to the design, and no functional/usable space will be created within the additional height to the tower.

Signs were posted on the property to notify the neighborhood that an amendment to the final development plan is being considered. The Planning Commission can take public comment on the proposed plan.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. This final development plan will accomplish both of these goals by improving an existing building and the level of healthcare in Vermillion and surrounding area.

Conclusion/Recommendations: The Planning Commission is asked to offer comments and approve the amendment to the final development plan.