



## City of Vermillion Planning Commission Agenda

5:30 pm Regular Meeting

Monday, March 12, 2012

City Hall

Large Conference Room – 2<sup>nd</sup> Floor

25 Center Street

Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
  - a. January 23, 2012 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
  - a. Amendment to the Cottage Place Planned Development District to modify the use areas.
6. **Old Business**
7. **New Business**
8. **Staff Reports**
9. **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 January 23, 2012 Regular Meeting

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

1. Roll Call

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

Also present were José Dominguez, City Engineer and Andy Colvin, Assistant to the City Manager.

2. Minutes

a. December 12, 2011 Regular Meeting.

Moved by Tuve to approve the December 12, 2011 Regular Meeting Minutes, seconded by Muenster. Motion carried 6-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Final Plat of Tracts 1 and 2 and Lots 2-6, Block 2, Brooks Industrial Park.

José reported McLaury Engineering has filed a plat to re-plate a portion of land located south of 317<sup>th</sup> Street and west of North Crawford Street that includes the entire Masaba industrial center. Jose reported that the plat will combine portions of Lot 2 with Lots 3 through 6 into Tract 1, and a portion of Lot 2 will become Tract 2. In addition, the applicant will also be dedicating all of the required utility easement around the perimeter of each tract.

Moved by Forseth to recommend approval of the plat to the City Council, seconded by Tuve. Motion carried 6-0.

8. Staff Reports

Andy reported that the Joint Jurisdictional Ordinance with Clay County has been adopted and will take effect in February. Andy also noted that there are a few items related to building inspections services that move forward for final approval in the near future.

9. Adjourn

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

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



# *Planning Commission Agenda Memo*

**From:** José Domínguez, City Engineer

**Meeting:** March 12, 2012

**Subject:** Amend Cottage Place Planned Development District. (Old Wheeler Inn Property, located approximately at 14 West Cherry Street)

**Presenter:** José Domínguez

**Background:** Banner Associates has submitted the above amendment request on behalf of the owners, Mr. Troy Gregoire, Mr. Mike Manning and Mr. Larry Anthofer. The district in question includes the location of the old Wheeler Inn property and the properties fronting Cottage Place. Over the last month or so, City staff has offered input to the consulting engineer. Ordinance 155.057, or the Cottage Place Planned Development District, allows for commercial, high-density residential and storage facilities to be constructed within the district.

**Discussion:** The current district is divided into four distinct areas. Each area is allowed certain uses as described in the ordinance. Area A was designated for commercial use. Mixed commercial/residential is allowed within area A. Area B currently allows for any use approved for area A, with the addition of apartment units. The uses within area C were limited to storage facilities and contractor's shops. Lastly, residential development was approved in Area D, which fronts Cottage Avenue. The applicant is not proposing to make any changes to the proposed uses. The amendments will be to the size of the areas. The following table shows the changes to the areas;

| DISTRICT AREA | EXISTING SIZE | PROPOSED SIZE | NOTES                          |
|---------------|---------------|---------------|--------------------------------|
| Area A        | 48,385-SF     | 29,905-SF     |                                |
| Area B        | 38,638-SF     | 79,660-SF     | Now has access to Cottage Ave. |
| Area C        | 70,020-SF     | 58,371-SF     |                                |
| Area D        | 45,128-SF     | 55,195-SF     |                                |

The proposed changes to the areas will increase the applicants' space to develop residential units (increase to areas B and D) while diminishing the space for commercial development (decrease to areas A and C).

**Conclusion/Recommendations:** The Planning Commission is asked to take action on the amendment, or initial development plan. This initial development plan will amend the zoning districts within the Cottage Place Planned Development District. Once the

5. Public Hearings; item a

City Council adopts the amendment changing the zoning within the planned development, the Planning Commission will have another chance to review the project when a final development plan is presented. The Planning Commission is the last stop before construction once the initial plan has been approved, unless a major amendment to the project is made.

Staff recommends the amendment be approved.

# COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT AMENDMENT

**PROJECT NAME:** COTTAGE PLACE PLANNED DEVELOPMENT DISTRICT

**OWNERS:**  
 TROY GREGOIRE                      MIKE MANNING                      LARRY ANTHOFER  
 500 CRAWFORD CT                      30 CYPRESS DR                      514 SHARPE  
 VERMILLION SD 57069                      VERMILLION SD 57069                      VERMILLION SD 57069

**ADDRESS:** LOCATIONS IDENTIFIED ON PLAN INCLUDING THE BELOW ADDRESSES  
 14 W. CHERRY ST, VERMILLION SD  
 23 COTTAGE PLACE, VERMILLION SD  
 25 COTTAGE PLACE, VERMILLION SD  
 502 COTTAGE STREET, VERMILLION SD  
 508 COTTAGE STREET, VERMILLION SD  
 514 COTTAGE STREET, VERMILLION SD  
 530 COTTAGE AVENUE, VERMILLION SD  
 602 COTTAGE AVENUE, VERMILLION SD

**EXISTING GREGOIRE LEGAL DESCRIPTION:**

- W225' OF LOT 4 & W 225' OF N 5' OF LOT 5 BLOCK 85, ADDITION TO SNYDERS, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- W 293' OF 1 & 2 Exc H-1 BLOCK 85 ADDITION TO SNYDERS, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- W 293' OF 3 BLOCK 85, ADDITION TO SNYDERS, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- W 150' OF S 94' OF E 293' OF 5 & W 150' OF NE 49' OF E 293' OF 6 SUBJECT TO EASEMENT BLOCK 85, ADDITION TO SNYDERS, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- EAST 218 FEET OF THE SOUTH 40 FEET OF LOT 4 AND EAST 218 FEET OF THE NORTH 5 FEET OF LOT 5, BLOCK 85, ADDITION TO SNYDER'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.
- EAST 218 FEET OF THE NORTH 59 FEET OF LOT 4, BLOCK 85, ADDITION TO SNYDER'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

**PROPOSED GREGOIRE LEGAL DESCRIPTION :**

- TRACTS 1, 2, 3 & 6, COTTAGE PLACE ADDITION, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

**EXISTING MANNING LEGAL DESCRIPTION:**

- E 50' OF THE W 100' OF THE S 94' OF 5 AND THE E 50' OF THE W 100' OF THE N 49' OF 6, SUBJECT TO A 20' ROAD EASEMENT ALONG THE SOUTH SIDE THEROF, ALL IN BLOCK 85, ADDITION TO SNYDER'S, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- S 50' OF 6, N 58' OF 7, AND THE S 74', EXCEPT THE S 10' OF THE E 165' OF 7, BLOCK 85, ADDITION TO SNYDER'S, CITY OF VERMILLION, SOUTH DAKOTA
- THE W 50' OF THE S 94' OF 5 AND THE W 50' OF THE N 49' OF 6, SUBJECT TO A 20' ROAD EASEMENT ALONG THE SOUTH SIDE THEREOF, BLOCK 85, ADDITION TO SNYDERS CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

**PROPOSED MANNING LEGAL DESCRIPTION:**

- TRACTS 4, 7, & 8 COTTAGE PLACE ADDITION, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

**EXISTING ANTHOFER LEGAL DESCRIPTION:**  
 E 50' OF THE W 150' OF THE S 94' OF LOT 5 AND THE E 50' OF THE W 150' OF THE N 49' OF LOT 6, BLOCK 85, ADDITION TO SNYDER'S ADDITION, EXCEPT THE SOUTH 20' THEREOF DESIGNATED AS A ROADWAY, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

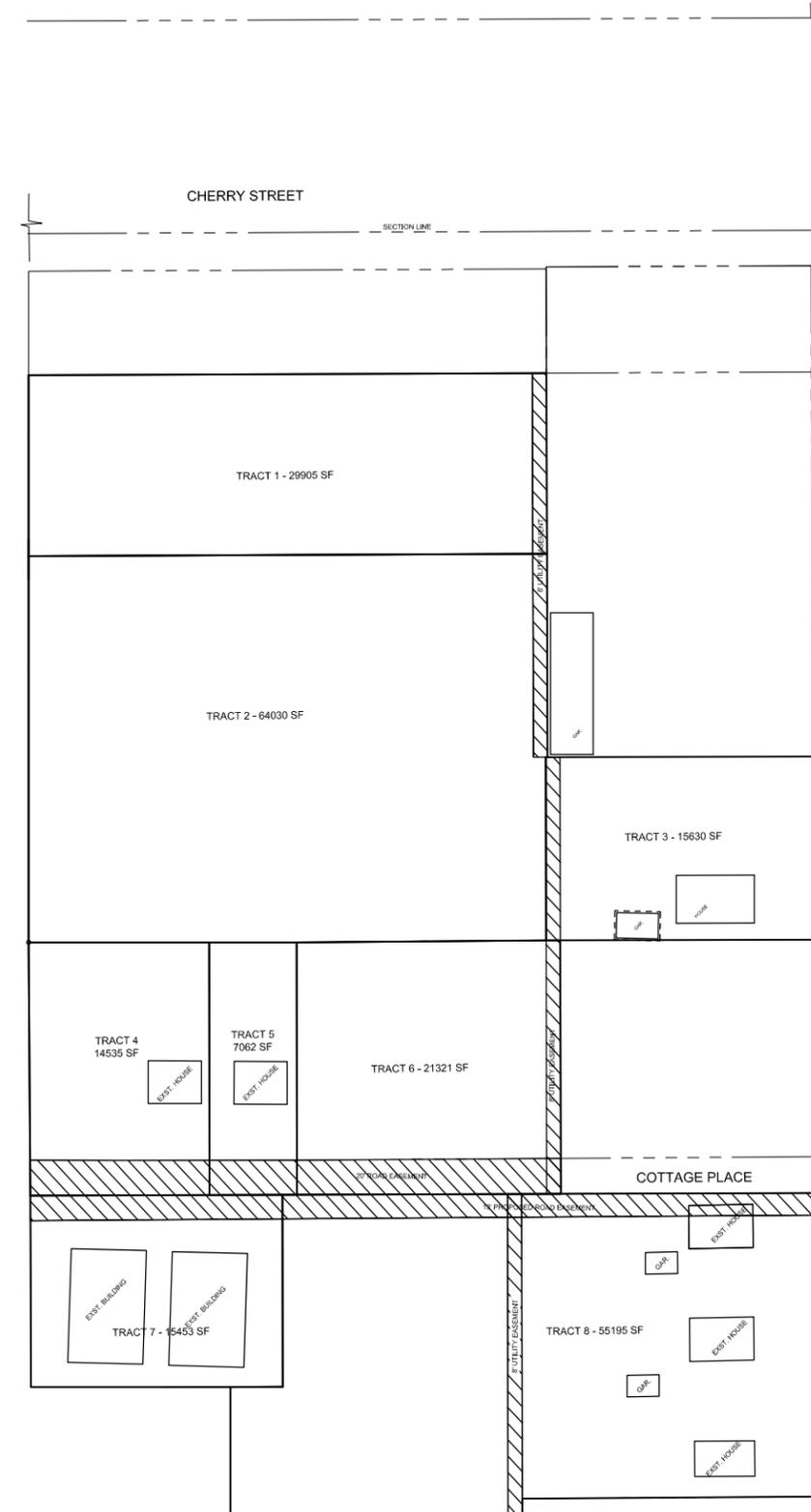
**PROPOSED ANTHOFER LEGAL DESCRIPTION:**  
 TRACT 5, COTTAGE PLACE ADDITION, IN THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

**PROPOSED LAND USES, DWELLING UNITS/BUILDING, MAXIMUM DWELLING DENSITY, MINIMUM SETBACKS, MAXIMUM HEIGHTS - SEE EXHIBIT A**

| LAND DESCRIPTION | PROPOSED LAND USES |
|------------------|--------------------|
| TRACT 1          | AREA A             |
| TRACT 2          | AREA B             |
| TRACT 3          | AREA B             |
| TRACT 4          | AREA C             |
| TRACT 5          | AREA C             |
| TRACT 6          | AREA C             |
| TRACT 7          | AREA C             |
| TRACT 8          | AREA D             |

**ANTICIPATED DEVELOPMENT SEQUENCE (TIME FOLLOWING PDD APPROVAL)**

|         |                                   |
|---------|-----------------------------------|
| TRACT 1 | MARKET AS COMMERCIAL LOT FOR SALE |
| TRACT 2 | COMMENCE UPON AMENDMENT APPROVAL  |
| TRACT 3 | (NO IMMEDIATE PLANS)              |
| TRACT 4 | (NO IMMEDIATE PLANS)              |
| TRACT 5 | (NO IMMEDIATE PLANS)              |
| TRACT 6 | SUMMER 2012                       |
| TRACT 7 | (NO IMMEDIATE PLANS)              |
| TRACT 8 | (NO IMMEDIATE PLANS)              |



**BANNER**  
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CONSULTANTS:

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

PROJECT TITLE:  
**COTTAGE PLACE  
 PLANNED  
 DEVELOPMENT  
 DISTRICT**

PROJECT LOCATION:  
 VERMILLION  
 SOUTH DAKOTA

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

DRAWN BY: LDW  
 DESIGNED BY: LDW  
 CHECKED BY: LDW  
 JOB NO: 21260.00.01  
 DATE: FEBRUARY 2012

SHEET TITLE:  
**AMENDMENT**

SHEET NO.:  
**1**

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