



**Special Meeting Agenda**

**City Council**

11:15 a.m. Special Meeting

Tuesday, November 25, 2014

Large Conference Room-City Hall

25 Center Street

Vermillion, South Dakota 57069

**1. Roll Call**

**2. Adoption of Agenda**

**3. Public Hearings**

- a. Second Reading of Ordinance 1322 - Rezoning certain real property, located within the City of Vermillion and Clay County Joint Jurisdictional Zoning Area, from the A-1, Agricultural District, District to the LI, Light Industrial District.

**Recess and reconvene at 11:45 a.m. at RED Steakhouse, 1 E. Main Street, Vermillion.**

**4. Education Session – Presentation by Dakota Hospital Foundation, Tim Tracy.**

**5. Adjourn**

Access the City Council Agenda on the web – [www.vermillion.us](http://www.vermillion.us)

**Addressing the Council:** Persons addressing the Council shall use the microphone at the podium. Please state your name and address. Presentations are limited to 5 minutes. For those who do not appear on the agenda, no decision is to be expected at this time.

**Meeting Assistance:** If you require assistance, alternative formats and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City Manager's Office at 677-7050 at least 3 working days prior to the meeting.

**Council Meetings:** City Council regular meetings are held the first and third Monday of each month at 7:00 p.m. If a meeting falls on a City holiday, the meeting will be scheduled for the following Tuesday.

**Live Broadcasts of Council Meetings on Cable Channel:** Regular City Council meetings are broadcast live on Cable Channel 3.

As a courtesy to others, we ask that cellular phones and pagers be turned off during the meeting.

## *Council Agenda Memo*

**From:** Andy Colvin, Assistant City Manager

**Meeting:** November 25, 2014

**Subject:** Second Reading of Ordinance 1322 - Rezoning certain real property, located within the City of Vermillion and Clay County Joint Jurisdictional Zoning Area, from the A-1, Agricultural District, District to the LI, Light Industrial District

**Presenter:** Cindy Aden, Clay County Zoning Administrator

**Background:** Sarah Chadima and Richard Hammond own property adjacent to City limits on 317<sup>th</sup> Street, north of Johnson Feed, Inc. The owners approached the County about constructing a shop building. In order to construct a contractor's shop and office, the property needs to be zoned Industrial. With the exception of the area to the south, all of the surrounding land is zoned A-1 Agricultural. City limits border the property on the south, which is zoned Heavy Industrial.

**Discussion:** A committee composed of city and county elected officials and planning commissioners developed the joint zoning regulations with the assistance of staff and SECOG. During those discussions, a major concern from the County was to avoid scattered development on the fringe areas of the City; instead promoting development that can easily be annexed and served by the City. This concern was echoed by City officials as well.

The City and County Planning Commissions met jointly on October 27<sup>th</sup> and recommended approval of the proposed zone change. Items the Planning Commission considered in making the recommendation include:

- The future land use map – the comprehensive plan calls for this area to be primarily industrial according to the future land use map. With this in mind, the proposed change is consistent with the comprehensive plan.
- Access and utilities – the property is adjacent to 317<sup>th</sup> Street, which serves the property with respect to access. Rural utilities will serve the property until annexation takes place in the future, at which time the City would provide the utilities.

It should be noted that platting will be required prior to construction taking place on the lots.

**Financial Consideration:** Under the joint zoning ordinance, the County collects application fees and posts the required legal notifications. The City will incur a cost for publishing the ordinance after adoption.

**Conclusion/Recommendations:** Staff doesn't foresee any issues related to the proposed rezone. According to the Future Land Use Map, the area is planned for industrial uses.

Administration recommends approval of the adoption of Ordinance 1322. As this is the second reading, a roll-call vote is required.

CLAY COUNTY REZONING PETITION

REZONING PETITION 01

Petition Fee - \$150<sup>81/75</sup> cash

SECTION 1: APPLICANT/OWNER INFORMATION

	APPLICANT INFORMATION	OWNER INFORMATION	
NAME	Chadima Properties, LLC	Sarah Chadima + Richard Hammond	
ADDRESS	415 Oakmont Dr. Vermillion SD 57069		
TELEPHONE	605-670-2321		
FAX			
EMAIL	rhammond@vyn.midco.net		

SECTION 2: PROPERTY INFORMATION

STREET ADDRESS	land west of 1408 317 <sup>th</sup> street, Vermillion, SD 57069		
LEGAL DESCRIPTION	south 175 feet of East 633.49 feet of the west 1205.35 feet and south 175 feet of East 422.27 feet of the west 1625.62 feet of Heikes Tract #4 in SE 1/4, SE 1/4, SW 1/4, SE 1/4 of Section 7, T92N,		
TOWNSHIP NAME & SECTION #	T92N, R51W (Fairview) section 7	ZONING DISTRICT	R 51 W, Clay Co, SD A-1

SECTION 3: ZONING DISTRICT/LAND USE OF ADJACENT PROPERTY

North	A-1	South	H-1
East	A-1	West	A-1

SECTION 4: REASON FOR REZONING PETITION

To allow development of the property as a contractor's shop to house our digging equipment, an office for our business, and warehouse for storage of supplies/materials.  
Request rezone to Light Industrial.

Signature	Richard Hammond Sarah Chadima
Date	Sept 20, 2014

The applicant may be required to provide additional information and/or records.

Date Created: 9/22/2014



Overview



Legend

- Corporate Limits
- PLS Townships
- Parcels
- Roads

<b>Parcel ID</b>	11000-09251-074-06	<b>Alternate ID</b>	130025517	<b>Owner Address</b>	CHADIMA PROPERTIES LLC
<b>Sec/Twp/Rng</b>	7-92-51	<b>Class</b>	FARM		415 OAKMONT DR
<b>Property Address</b>		<b>Acres</b>	2.49		VERMILLION SD 57069-
<b>District</b>	VERMILLION TWP - VERMILLION SCH				
<b>Brief Tax Description</b>	S 175' OF E 633.49' OF W 1203.35' OF HEIKES TRACT 4 SE 1/4 SE 1/4, SW 1/4 SE 1/4, S 1/2 SW~1/4 NE 1/4 SE 1/4, E 1/2 SE 1/4 SE 1/4 NW 1/4 SE 1/4 & E 23.5 A OF~S 1/2 LOT 1 7-92-51 VERMILLION TWP~ (Note: Not to be used on legal documents)				

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Overview



Legend

- Corporate Limits
- PLS Townships
- Parcels
- Roads

<b>Parcel ID</b>	11000-09251-074-07	<b>Alternate ID</b>	130025518	<b>Owner Address</b>	CHADIMA PROPERTIES LLC 415 OAKMONT DR VERMILLION SD 57069-
<b>Sec/Twp/Rng</b>	7-92-51	<b>Class</b>	FARM		
<b>Property Address</b>		<b>Acres</b>	1.68		
<b>District</b>	VERMILLION TWP - VERMILLION SCH				
<b>Brief Tax Description</b>	S 175' OF E 422.27' OF W 1,625.62' HEIKES TRACT 4 SE 1/4 SE 1/4, SW 1/4 SE 1/4, S 1/2 SW~1/4 NE 1/4 SE 1/4, E 1/2 SE 1/4 SE 1/4 NW 1/4 SE 1/4 & E 23.5 A OF~S 1/2 LOT 1 7-92-51 VERMILLION TWP~ (Note: Not to be used on legal documents)				

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ORDINANCE NO. 1322

AN ORDINANCE AMENDING APPENDIX A, 2012 JOINT ZONING REGULATIONS FOR CLAY COUNTY AND THE CITY OF VERMILLION, CHAPTER 2, SECTION 2.03(A) ZONING MAP, BY REZONING CERTAIN REAL PROPERTY FROM THE A-1, AGRICULTURAL DISTRICT, DISTRICT TO THE LI, LIGHT INDUSTRIAL DISTRICT

BE IT ORDAINED, BY THE GOVERNING BODY OF VERMILLION, SOUTH DAKOTA:

That Section 2.03(A) is hereby amended as follows:

That the South 175 feet of the East 422.27 feet of the West 1,625.62 feet of Heikes Tract 4, a subdivision of the SE1/4 SE1/4, SW1/4 SE1/4, the S1/2 SW1/4 NE1/4 SE1/4, the E1/2 SE1/4 SE1/4 NW1/4 SE1/4, and the East 23.5 acres of the S1/2 of Lot 1 of the SW1/4, Section 7, T92N, R52W of the 5<sup>th</sup> P.M. and the South 175 feet of the East 633.49 feet of the West 1,203.35 feet of Heikes Tract 4, a subdivision of the SE1/4 SE1/4, SW1/4 SE1/4, the S1/2 SW1/4 NE1/4 SE1/4, the E1/2 SE1/4 SE1/4 NW1/4 SE1/4, and the East 23.5 acres of the S1/2 of Lot 1 of the SW1/4, Section 7, T92N, R52W of the 5<sup>th</sup> P.M., is hereby rezoned from the A-1 Agricultural District to the LI Light Industrial District, and the official zoning map referred to in Section 2.03(A) of the 2012 Joint Zoning Regulations for Clay County and the City Of Vermillion, is amended to include such land in the LI Light Industrial District.

Dated at Vermillion, South Dakota this 25<sup>th</sup> day of November, 2014.

THE GOVERNING BODY OF THE CITY  
OF VERMILLION, SOUTH DAKOTA

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John E. (Jack) Powell, Mayor

ATTEST:

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Michael D. Carlson, Finance Officer

First Reading: November 3, 2014  
Second Reading: November 25, 2014  
Publication: December 5, 2014  
Effective Date: December 26, 2014

