

Unapproved Minutes  
Vermillion Planning Commission  
Monday November 9, 2009 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on November 9, 2009 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Howe, Magee, Muenster, Reasoner, Tuve and Iverson. Absent: Schempp.

Also present were Farrel Christensen, Building Official, Jose Dominguez, City Engineer and Andrew Colvin, Assistant to the City Manager.

2. Minutes

a. October 26, 2009 Regular Meeting.

Moved by Howe to approve the October 26, 2009 Regular Meeting minutes with the reference to "Tom Frieberg" changed to "Bob Frieberg", seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Fairholm to adopt the agenda, seconded by Forseth. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. Amendment to the Zoning Ordinance - Adding a section to provide an exception to side yard requirements for the purposes of redevelopment and new construction.

Farrel introduced the amendment to the Planning Commission, reporting that the change would allow an exception to the side yard setback requirements in situations where redevelopment or new construction is proposed. Farrel reported that current setbacks are eight feet from the side property line and the amendment would allow five feet. Farrel explained that the amendment would only apply to lots platted prior to the adoption of the zoning ordinance that are 60 feet wide or less, which would effectively provide more options for building on narrow lots in older areas of the community.

The Planning Commission expressed concerns about including language referencing architectural character. The members also discussed the safety of having 10 feet of separation between structures. Farrel reported that building code sets the minimum recommended side yards at five feet, or ten feet between structures. Discussion followed on the proposed amendment.

Howe recommended changing the language of the ordinance by removing references to architecture and replacing with language referencing appearance, style and character. Discussion followed.

Moved by Howe to approve the amendment with the proposed language included, seconded by Muenster. Motion carried 8-0.

6. Old Business

No Old Business.

7. New Business

No New Business.

8. Staff Reports

Andy handed the members a map for the next comprehensive plan workshop on November 23<sup>rd</sup>, requesting each member to draw proposed growth areas and uses.

9. Adjourn

Moved by Fairholm to adjourn, seconded by Tuve. Motion carried 8-0.

Chairman Iverson declared the meeting adjourned at 6:20 p.m.