

Unapproved Minutes
Vermillion Planning Commission
Monday December 14, 2009 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on December 14, 2009 at 5:30 p.m.

1. Roll Call

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

Also present were Farrel Christensen, Building Official, Jose Dominguez, City Engineer and Jeffrey Mehlhaff, Intern.

2. Minutes

a. November 23, 2009 Regular Meeting.

Moved by Forseth to approve the November 23, 2009 Regular Meeting minutes, seconded by Tuve. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda, seconded by Magee. Motion carried 6-0.

4. Visitors to be Heard

5. Public Hearing

a. A Petition to exclude from the R-2 Residential District and include in the R-1 Residential District the certain real property south of Kidder Street, between Church Street and Market Street.

Farrel introduced the zone change petition to the Planning Commission, reporting that 48% of the residents affected signed the petition to change the zoning of the area from its current multi-family residential district to single-family residential district. Farrel reported that the zone change is not spot zoning and is consistent with the comprehensive plan. Farrel indicated that staff recommends approving the zone change to City Council.

Howe arrive at 5:38

Mike Keller voiced his opinion that the area should be rezoned R-1 because the area has many historical properties and would be beneficial to the neighborhood.

Phyllis Packard stated the area should remain zoned R-2 because she would like to be able to remain having rental properties even in the case of a catastrophic event.

Karen Muenster expressed her opinion that the area should be rezoned R-1 because she believes the neighborhood would benefit from being a single-family neighborhood.

Marie Ben stated the area should remain zoned R-2 because she bought the property to be used for additional income and because it had a rental unit. She also wants to continue using property as a rental.

Lydia Freedom expressed her opinion that the area should remain zoned R-2 because she would like to be able to sell her property as a single-family home or duplex.

Magee left at 5:56

Paula Keller stated the area should be rezoned to an R-1 district because she is concerned about there being a large number of cars parked in the area and a four-unit complex being built on open land in the area.

Holly Straub expressed that she would like to see the area remain zoned R-2 because she believes the property should be identified as a historic district rather than rezoning the area.

Discussion followed among planning commission members about properties being registered rentals, grand fathering in rentals in the area, the requirements of historic districts and the effect it would have on the area. Reasoner mentioned it was not the right time to change the area because the comprehensive plan and future land use map are currently being updated. Forseth mentioned that since there is a signed petition some kind of action must be taken. Forseth also mentioned that the current comprehensive plan looks to protect R-1 districts and the commission has considered rezoning this area in the new comprehensive plan. Howe followed with a question of whether this is an area for multi-family. Howe also pointed out that the zone change does not take away current rental income.

Moved by Howe to recommend the zone change to City Council, seconded by Forseth. Motion carried 5-1.

6. Old Business

No Old Business.

7. New Business

No New Business

8. Staff Reports

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 6:34 p.m.