

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

The regular meeting of the Vermillion Planning Commission was called to order in the boardroom at the Vermillion Chamber of Commerce and Development Company on February 9, 2009 at 5:30 p.m.

1. Roll Call

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

Also present were Harold Holoch, Interim City Engineer, Farrel Christensen, Building Official and Andrew Colvin, Assistant to the City Manager.

2. Minutes

a. December 22, 2008 Regular Meeting.

Moved by Fairholm to approve the December 22, 2008 Regular Meeting minutes, seconded by Forseth. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Howe. Motion carried 7-0.

4. Visitors to be Heard

No visitors.

5. Public Hearing

a. Proposed Zone Change from R-3 to Coyote Village Planned Development.

Farrel introduced the proposed development, stating that a project of this scope is best served utilizing a Planned Development District. Farrel provided an overview of the project, noting that city staff have been working with Stockwell Engineers to address setbacks, utilities, parking, transportation and various other aspects of the development.

The Planning Commission heard a presentation on the background of the Coyote Village Development and University's master plan from campus officials, Stockwell Engineers, and Niles Bolton Associates. Questions and discussion followed.

155.016 Coyote Village Planned Development District

The purpose of this district is to provide for High-density multiple Family homes and residential areas within the Planned Development District. All City ordinances shall apply to the Planned Development District except for those modified below.

Permitted Uses

Permitted Use	Applicable Standards
Multiple Family Dwellings	§§ 155.070, 155.072, 155.076, 155.077

Permitted Use	Applicable Standards
Accessory Recreational Uses Areas	No structures shall be permitted. (e), (g)

Conditional Uses

Conditional Use	Applicable Standards
Off Premise Parking Lots	§§ 155.072; parking spaces may be reduced to 8.5 x 20 provided the driveway serving these spaces is a minimum of 24 foot wide.

Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line at the closest point.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Multiple Family Dwelling	6,000 sq. ft.	50 feet	20 feet on Rose Street 30 feet on Dakota and Ratingen	15 feet	20 feet	70 feet
Off Premise Parking Lots	NA	NA	Not Permitted	2 feet	2 feet	NA

Property Re-division

1. All future property re-division shall require a re-platting of the affected parcels.

Other regulations: Other regulations for the Coyote Village District shall be:

- a. Sidewalks shall be required along all Streets the minimum width shall be 6 foot on Dakota Street and 5 foot on Rose Street and Ratingen Strasse with a minimum 5 foot boulevard for all sidewalks.
- b. The site design (earth berms, vegetation, etc.) shall be utilized to minimize visual impact of parking facilities.
- c. Harmonious design--The building and site design shall be harmonious and sensitive to adjacent structures and environment.
- d. *Parking regulations:* Parking shall comply with § 155.072. Required parking shall be dedicated to the occupants and located as close to the building served as possible.

e. Lighting for parking lots and recreational areas shall be constructed so as to prevent light pollution to surrounding properties.

f. *Sign regulations:* Signs shall be regulated by Chapter 152. Regulations shall be those used in the R-3 District.

g. *Fence regulations:* Fences shall comply with § 155.074 (a), (b), and (c), except for fences used to enclose recreational areas that may comply with § 155.074 (g).

h. Landscaping shall be completed as shown on the final plan. Street side areas without landscaping such as the Multi-purpose field shall be required to be landscaped in a like manner when developed for any use or if left undeveloped for more than 10 Years.

Moved by Howe to recommend approval of the initial development plan for Coyote Village, and to forward the recommended district regulations for the planned development to the City Council, seconded by Forseth. Muenster abstained. Motion carried 6-0.

6. Old Business

No Old Business.

7. New Business

a. Final Plat of Lots 1 and 2, Block 4 and Lots 4A and 6, Block 6 Erickson Addition.

Andy Colvin presented the plat, stating that the City has been working with a company interested in locating their new facility on a City-owned lot in the Erickson Addition. Andy reported that the lot has sufficient utility and transportation access that will work for the company. Andy explained the revised naming for the lots to account for changes to the City's easement. Discussion followed.

Moved by Muenster to recommend approval of the final plat to the City Council, seconded by Fairholm. Howe abstained. Motion carried 6-0.

Staff Reports

Andy provided an update on the City Hall construction progress and the status of the downtown streetscape improvement project.

8. Adjourn

Moved by Howe to adjourn, seconded by Forseth. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned at 7:30 PM.