

Unapproved Minutes  
Vermillion Planning Commission  
Monday, March 23, 2009 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on March 23, 2009 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. March 9, 2009 Regular Meeting.

Moved by Forseth to approve the March 9, 2009 Regular Meeting minutes, seconded by Schempp. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to approve the agenda with the addition of item "a" under "Visitors to be Heard", "Resolution of Appreciation for Cecil Harrington", seconded by Reasoner. Motion carried 8-0.

4. Visitors to be Heard

a. Resolution of Appreciation for Cecil Harrington, Vermillion Planning Commission member.

Muenster read a resolution of appreciation for Cecil Harrington, thanking him for his years of service on the Planning Commission.

Moved by Muenster to approve the resolution of appreciation, seconded by Forseth. Motion carried 8-0.

5. Public Hearing

No Public Hearings.

6. Old Business

No Old Business.

7. New Business

a. Final Development Plan for Coyote Village Addition Planned Development District.

Farrel reported that the final development plan for Coyote Village has met the standards outlined in the district regulations as adopted by the City Council. Farrel also reported that the development plan as submitted has addressed staff concerns with regard to utilities and parking.

Heidi Condon, project engineer with Stockwell Engineers, addressed the changes that have been made since the submission of the preliminary development plan as well as concerns from the Planning Commission from the March 9, 2009 meeting. Heidi reviewed the parking arrangements, the

additional access from Dakota Street, light plan, the added berm along Dakota Street, and the utility plan. Questions and discussion followed.

Rod Nelson, 1030 Ratingen Strasse, approached the commission opposed to the development. Mr. Nelson pointed out concerns of noise, lack of sufficient fire access, safety, aesthetics, and reduced property values because of the development.

Rich Van Den Hul, VP of Finance and Administration at USD, answered questions from the planning commission regarding the potential for commercial uses in the proposed structure.

Moved by Reasoner to approve on the condition that the proposed structure meet state building standards, seconded by Magee. Discussion on the motion and potential for LEED certification followed. A roll-call vote was requested and the members voted as follows: Forseth-N, Howe-N, Magee-N, Muenster-Abstain, Reasoner-Y, Schempp-N, Tuve-N, Iverson-N. Motion failed 6-1 with Muenster abstaining.

Moved by Howe to approve as submitted with a request that they provide information on the extent to which the structure meets LEED certification. A roll-call vote was requested and the members voted as follows: Forseth-Y, Howe-Y, Magee-Y, Muenster-Abstain, Reasoner-Y, Schempp-Y, Tuve-Y, Iverson-Y. Motion carried 7-0 with Muenster abstaining.

#### 8. Staff Reports

Andy welcomed everyone to the first meeting in the new City Hall. Farrel gave an update on the status of the Pressbox dangerous building issue.

#### 9. Adjourn

Moved by Magee to adjourn, seconded by Forseth. Motion carried 8-0.

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