

Unapproved Minutes  
Vermillion Planning Commission  
Monday December 13, 2010 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on November 22, 2010 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Flanagan, Forseth, Gruhn, Howe, Muenster, Reasoner, Tuve, and Iverson. All members present.

Also present were Farrel Christensen, Building Official, José Dominguez, City Engineer, Jim McCulloch, City Attorney, Andy Colvin, Assistant to the City Manager, and Darby Ganschow, USD Representative.

2. Minutes

a. November 22, 2010 Regular Meeting.

Moved by Tuve to approve the November 22, 2010 regular meeting minutes with the correction to add City Attorney Jim McCulloch as being present, seconded by Howe. Motion carried 9-0.

3. Adoption of the Agenda

Moved by Fairholm to adopt the agenda as printed, seconded by Forseth. Motion carried 9-0.

4. Visitors to be Heard

5. Public Hearing

a. Parking Variance for 117 Forest Avenue

Andy Colvin presented the item to the Planning Commission, reporting that Rebecca Terk, owner of 117 Forest Avenue, desires to register her home as a rental but is unable to meet the minimum parking requirements. Andy noted that at the last meeting questions were raised about the size of the second bedroom and if the home would qualify for an exemption from the ordinance. Andy reported that staff measured the second bedroom finding that it does meet the minimum size requirements under the rental housing code; therefore, the requirement for the property to have two off-street parking spaces is applicable. Andy also reported that if the Planning Commission desires to grant the variance, staff's recommendation would be to approve the variance based on the financial hardship of maintaining two residences, with the variance expiring once the hardship no longer exists. Discussion followed.

Moved by Howe to grant the parking variance as long as the financial hardship exists and will expire if the property sells, is no longer listed for sale, if the owner returns to Vermillion, or on May 31<sup>st</sup>, 2012, whichever is sooner, and with the condition that the variance will

not transfer to any buyer of the property except for 45 days after sale to permit time for existing tenants to vacate the property, seconded by Muenster. Motion carried 8-1.

6. Old Business

7. New Business

a. Education Session - Results of Comprehensive Plan Community Survey.

Andy Colvin, Assistant to the City Manager, stated that, as part of the update to the Comprehensive Plan, a community survey was conducted. Andy stated that a random survey was sent to 341 households in the city, of which over 100 have been returned. Andy reviewed the survey results with the Planning Commission and answered questions.

b. Education Session - Long Range Planning Process for the Missouri National Recreational River, Anne Doherty-Stephan, NPS.

Anne Doherty-Stephan presented an update on the Long Range Interpretive Planning process for the Missouri National Recreational River. Anne provided a PowerPoint presentation and answered questions.

8. Staff Reports

Andy Colvin informed the Planning Commission that a Major Street Plan for Vermillion will be presented to the Planning Commission at a public hearing in January.

9. Adjourn

Moved by Howe to adjourn, seconded by Forseth. Motion carried 9-0.

Chairman Iverson declared the meeting adjourned 7:02 p.m.