

Unapproved Minutes  
Vermillion Planning Commission  
Monday November 28, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the City Council Chambers at City Hall on November 28, 2011 at 6:30 p.m. The Clay County Commission was also present for a joint public hearing to make a recommendation on the proposed Joint Zoning Regulations for Clay County and the City of Vermillion.

1. Roll Call

Present: Forseth, Gruhn, Howe, Manning, Muenster, Tuve, and Iverson.  
Absent: Fairholm and Reasoner.

Also present were Andy Colvin, Assistant to the City Manager, Jose Dominguez, City Engineer and Toby Brown, SECOG.

2. Minutes

a. September November 14, 2011 Regular Meeting.

Moved by Forseth to approve the November 14, 2011 Regular Meeting Minutes, seconded by Muenster. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Joint Zoning Regulations for the Joint Jurisdictional Area of Clay County and the City of Vermillion.

Toby Brown, SECOG planner, provided a background on the Joint Jurisdictional Ordinance. Toby reported that the City currently exercises extraterritorial zoning control under a separate ordinance and, as such, is responsible for all zoning matters. Toby reported that the proposed regulations provide for a joint process whereby the City and County both exercise control, with the County Zoning Administrator being the primary administrative official.

Muenster requested clarification on the party responsible for Building Inspections within the joint area. Toby reported that the County will adopt the City's building code and the City will be responsible for inspections under a joint powers agreement.

Chairman Iverson stated that this was a public hearing and asked if anyone in the audience wished to speak on the proposed zoning regulations.

John Walker, 603 S. Norbeck, expressed concern that his property located outside of the City is designated NRC, which will prohibit their current use of the property. Toby clarified that when the City's zoning was converted, the area in question was changed by mistake. Toby reported that the area will be in the agricultural district.

Rich Walker, 16 W. Cedar, requested clarification and asked to know what the NRC district means, but that it is not an issue since the area will be zoned for agriculture.

Howe requested clarification on why some residential areas are zoned and some are not. Toby reported that the areas cited as Rural Residential are currently zoned under the City's extraterritorial ordinance.

Moved by Tuve to recommend approval of the Joint Zoning Regulations to the City Council, seconded by Muenster. Motion carried 7-0.

Andy reported that the proposed regulations will go before the City Council for first reading on December 19<sup>th</sup>, with joint adoption tentatively scheduled for January 10<sup>th</sup>.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 7:00 p.m.