

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

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on February 28, 2011 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. January 24, 2011 Regular Meeting; February 8, 2011 Special Meeting.

Moved by Forseth to approve the January 24, 2011 Regular Meeting and the February 8, 2011 Special Meeting minutes, seconded by Tuve. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Proposed zone change from R-2 and GB to Cottage Place Planned Development District. (Old Wheeler Inn Property, located approximately at 14 West Cherry Street)

Jose Dominguez reported that Troy Gregoire has submitted plans for a Planned Development District (PDD) for the old Wheeler Inn property. Jose stated that Mr. Gregoire has submitted plans that fulfill the first phase of the Planned Development Process that will essentially create a new zoning district for the City. The district will include a mix of residential and commercial uses. Lance Weatherly, consultant for the owner, stated that the PDD was the best way to approach the project. Lance also reported that Mr. Gregoire only intends to construct a storage building at this time with more plans to develop in the future. Questions were raised about the dead-end of Cottage Place and the reason for a half of a street. Jose reported that the street right-of-way is only 33 feet, which is half of the width of a normal street and that additional right-of-way would cut into existing structures.

Commissioner Muenster inquired whether a public notice was posted on the property prior to the hearing. It was determined that a notice was not posted according to ordinance requirements. Chairman Iverson ended the

hearing and instructed staff to re-post for a new hearing to be held on March 14<sup>th</sup>.

b. Comprehensive Plan Amendment - Adoption of a Future Land Use Map for the City of Vermillion.

Andy reported that it has been the recommendation of SECOG that the City expedite the process of updating the City's future land use map in light of plans to adopt a Joint Jurisdictional Ordinance. Andy presented a proposed map to the Planning Commission for discussion, requesting that any changes made to the draft be in a motion.

Moved by Forseth to adopt the map as presented, seconded by Muenster. Reasoner requested discussion on the proposed map prior to voting on the motion. Discussion followed on how the proposed boundaries were determined. Staff reported that the boundaries include major transportation corridors and more developable areas. It was also stated that the prior versions of the land use map were presented to the City/County planning group. The alternate versions encompassed more area than the proposed draft and were not looked upon favorably by the County representatives. Andy clarified that the Future Land Use Map is only for planning purposes and does not, by itself, grant any authority over the area included in the map.

Reasoner offered a substitute motion to amend the map by extending the boundaries east to Saginaw and south to the Missouri River, seconded by Fairholm. Fairholm, Reasoner and Iverson voted yes; Forseth, Gruhn, Muenster and Tuve voted no. Substitute motion failed.

The original motion to adopt the map as proposed carried 7-0.

c. Amendment to repeal existing subdivision regulations and adopt new regulations for the subdivision of land within the City of Vermillion and rural platting jurisdiction area.

Jose reported that City staff has been working to revise the existing subdivision regulations for several months. Jose stated that the existing regulations were adopted in 1967 and have changed very little, leaving the City with outdated standards that are difficult to interpret. Jose reviewed the existing and proposed regulations citing major differences between the two. Jose also reviewed the proposed process to approve plats and subdivision plans. Minor plats with five or fewer lots will be approved by the City Engineer and major plats will be approved by the Planning Commission and City Council. Jose also reviewed the difference between plats and plans to the Planning Commission, stating that the Golf Course development is the only subdivision plan currently on file. Discussion and Questions followed.

It was the consensus of the Planning Commission to continue the hearing until March 14<sup>th</sup> after the City Attorney has had a chance to review the proposed regulations.

6. Old Business

7. New Business

Matt Fairholm requested the City look into annexing the Airport and Wastewater Treatment Plant. Staff indicated that annexing the airport is authorized under state law, but the area will need to be surveyed in order to describe any territory to be annexed. Staff also noted that the annexation of the airport does not extend the City's boundaries to the airport's boundaries upon annexation, so land adjacent to the airport is not considered adjacent to City limits.

8. Staff Reports

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 7:08 p.m.