

Unapproved Minutes
Vermillion Planning Commission
Monday September 12, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on September 12, 2011 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. July 25, 2011 Regular Meeting.

Moved by Howe to approve the July 25, 2011 Regular Meeting Minutes, seconded by Tuve. Motion carried 9-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Conditional Use Permit to allow General Manufacturing at 1212 Norbeck St., legally described as Lot 1, Block 3, Brooks Industrial Park.

Farrel reported that the VCDC has submitted an application for a conditional use permit to permit manufacturing in the former PEM building. Farrel reported that the use will fit within the existing building with no site changes except for the addition of an extra overhead door. Farrel said that staff recommend approval of the application with no conditions, but that the Planning Commission may add conditions if necessary.

The Planning Commission discussed the purpose for requiring manufacturing uses to obtain a special permit in a heavy industrial district. Concerns were raised that requiring a prospective business to obtain a special permit creates an unnecessary barrier to development. It was recommended that staff study an amendment to make the process easier for light manufacturing uses and come back at a later date with an ordinance change.

Moved by Manning to approve the conditional use permit application as submitted, seconded by Fairholm. Motion carried 9-0.

b. Petition to re-zone Lots 7 & 8, Block 1, Potters Addition, from NC Neighborhood Commercial to R-2 Residential.

Farrel reported that an application has been submitted by Bob Hanson to rezone two lots north of Hanson Funeral Home from Neighborhood

Commercial to R-2 Residential. Farrel stated that the lots are adjacent to an existing R-2 district and the neighborhood will not be impacted.

The Planning Commission asked about adjacent lots currently in the Neighborhood Commercial district and if it is a good idea to rezone only two lots. Discussion followed.

Moved by Howe to recommend approval of the zone change to the City Council, seconded by Forseth. Motion carried 9-0.

c. Adoption of the Vermillion 2000 - 2020 Comprehensive Plan for the Joint City of Vermillion and Clay County planning area.

Toby Brown, SECOG, reported that the City and County are in the process of adopting a joint jurisdictional zoning ordinance. Toby said that the City's Comprehensive Plan will serve as the plan for the joint jurisdictional area once adopted.

Cindy Aden, Clay County Zoning Administrator, stated that the City's plan has been amended to include a future land use map, but that the map is not a zoning map and will not serve as the map for the joint jurisdictional area. Cindy also reviewed several sections of the Comprehensive Plan, pointing to cooperation between the City and County and the fact that agriculture will remain the best use of the land outside of the City's growth areas.

Moved by Tuve to adopt the City of Vermillion 2000-2020 Comprehensive Plan as the planning document for joint jurisdictional planning area, seconded by Muenster. Motion carried 9-0.

6. Old Business

7. New Business

Reasoner requested to give a brief presentation to the Planning Commission. Due to Technical issues, it was decided to have the presentation at a future meeting.

8. Adjourn

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

Chairman Iverson declared the meeting adjourned 6:00 p.m.