

Unapproved Minutes
Vermillion Planning Commission
Monday May 14, 2012 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on May 14, 2012 at 5:30 p.m.

1. Roll Call

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

Also present were José Dominguez, City Engineer and Andy Colvin, Assistant City Manager.

2. Minutes

a. March 12, 2012 Regular Meeting.

Moved by Tuve to approve the April 23, 2012 Regular Meeting Minutes, seconded by Forseth. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Muenster. Motion carried 6-0.

Reasoner arrived at 5:32 p.m.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Final Plat of Cottage Place Addition.

Jose reported that Banner Associates has submitted a preliminary plat on behalf of the owners of Cottage Place Planned Development District. Jose stated that the plat includes all of the required easements and will subdivide the property into eight lots. Reasoner inquired about a final development plan prior to construction taking place on the lots and whether plans will be submitted to the Planning Commission. Jose stated that City ordinance requires development plans to be approved by the Planning Commission.

Moved by Muenster to approve the final plat, seconded by Tuve. Motion carried 6-1.

Gruhn arrived at 5:35 p.m.

b. Preliminary Plat of Lot 3, Block 4 and Lots 1, 2 and Outlot C, Block 5 of Brooks Industrial Park Addition.

Jose reported that the VCDC has submitted a preliminary plat for vacant land within the Brooks Industrial Park. Jose stated that the plat

encompasses approximately 17 acres and will plat four lots, including one outlet.

Forseth asked for clarification on the purpose of an outlet. Jose reported that an outlet is a piece of ground that is platted with the intention of further subdivision in the future.

Steve Howe, VCDC Director, stated that the purpose of developing the land is to have land available for future industrial development and uses which may not be desirable in other, similar-zoned areas.

Moved by Muenster to approve the final plat, seconded by Reasoner. Motion carried 7-0 with Howe abstaining.

c. Preliminary Plat of Lot 1, Solomon's Addition in the NE ¼ of the NE ¼ of Section 15, T92N, R51W of the 5th P.M., Clay County, South Dakota.

Jose reported that the plat subdivides land located within the joint jurisdictional area and meets the lot requirements of the adopted ordinance. Reasoner expressed concern that the plat goes against the comprehensive plan by permitting development outside City limits. Reasoner stated that there has been discussion of a housing shortage in the City and allowing the subdivision of lots outside City limits does not help solve the problem. Discussion followed.

Moved by Forseth to approve the preliminary plat, seconded by Howe. Motion carried 7-1.

The Planning Commission held a brief discussion of housing needs within the City. Steve Howe stated that the VCDC and City are actively working to address the issue.

The Planning Commission also discussed the parking amendment from the last meeting and expressed concerns that the full discussion and intentions were not conveyed. Howe stated that the intent was to allow all attached garages to count without the criteria suggested by staff and allow the building code to define stall size and "attached." Andy offered the suggestion that the Planning Commission could request the City Council table adoption of the ordinance so the Planning Commission can meet to provide additional information on the recommendation. Moved by Manning to request that the City council table final action on the parking amendment, seconded by Reasoner. Motion carried 8-0.

8. Staff Reports

Andy informed the Planning Commission about upcoming hearings for zoning amendments on May 29th, which will include adding Townhomes to the R-1 district and amending the district regulations for other districts to include building lines and frontage. Andy also informed the board that an application for a conditional use permit within the Joint Jurisdictional Area has been submitted and schedule for hearing on May 29th.

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 6:38 p.m.