

Unapproved Minutes
Vermillion Planning Commission
Tuesday May 29, 2012 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on May 29, 2012 at 5:30 p.m.

1. Roll Call

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

Also present were José Dominguez, City Engineer and Andy Colvin, Assistant City Manager. As this was a Joint Meeting with the clay County Planning Commission, Cynthia Aden, Clay County Zoning Administrator was also present.

2. Minutes

a. May 14, 2012 Regular Meeting.

Moved by Reasoner to approve the May 14, 2012 Regular Meeting Minutes, seconded by Tuve. Motion carried 6-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Application for Conditional Use Permit to enlarge or extend an existing nonconforming use located at 2630 East Highway 50, Vermillion, SD 57069 (Joint Jurisdictional Zoning Area).

Cynthia Aden presented the application for conditional use to both boards. Cynthia stated that a special permit is required by the Joint Jurisdictional Zoning Ordinance since the current use is nonconforming. Cynthia stated that the permit will authorize the extension of a deck on an existing house and will not substantially modify the use of the property. Brief discussion followed.

Moved by Muenster to approve the conditional use permit application, seconded by Howe. Motion carried 6-0.

b. Proposed Ordinance 1279 Zoning Amendment - Amending Title 15 Chapter 155 Sections 155.031, R-1 Residential District, (A) Permitted Uses and (C) Lot and Yard Regulations to add Single Family Attached (townhouse) Dwellings as a Permitted Use and add regulations for Building Lines and Frontage.

Andy Colvin reported that staff have been developing an ordinance to permit townhomes within the R-1 zoning district. Andy stated that the 2008 revision removed them from the single family district in order to promote single-family neighborhoods. Andy further stated that staff were approached by a property owner desiring to develop their property, with the initial construction of townhomes. Andy reported that the proposed amendment provides townhomes as a permitted use and reviewed some potential items to consider. Andy stated that townhomes can alter the look of a neighborhood and increase traffic due to density increases. However, Andy also stated that townhomes offer additional flexibility and variety, as well as an affordable option for housing.

Discussion followed on the amendment, with the Planning Commission exploring options to mitigate potential impacts on single family neighborhoods. The option of requiring a conditional use permit for the construction of townhomes in the R-1 District was proposed as an alternative.

Moved by Manning to recommend approval of the amendment with the change to move townhomes from the permitted use category to the conditional use category, seconded by Tuve. Motion carried 6-0.

c. Proposed Ordinance 1280 Zoning Amendment - Amending Title 15 Chapter 155 Sections 155.036, GB General Business District, (B) Conditional Uses, to modify the distance requirements for Veterinary Clinics and Kennels.

Andy presented the amendment, reporting that staff were recently contacted with questions about the distance kennels must be from residential uses. Andy stated that current ordinance requires a 1,000-foot buffer between kennels and residential uses, which effectively eliminates them from locating in the city, with the exception of industrial districts. Andy further reported that staff researched other cities and found that 150 feet seemed to be the standard. Andy also stated that kennels are a conditional use and that the Planning Commission can require additional distance or other conditions when granting a permit. Brief discussion followed.

Moved by Howe to recommend approval of the amendment to the City Council, seconded by Manning, Motion carried 6-0.

d. Proposed Ordinance 1281 Zoning Amendment - Amending Title 15 Chapter 155 Sections 155.034 (C), R-4 Manufactured Housing District Lot and Yard Regulations, 155.035 (C), CB Central Business District Lot and Yard Regulations, 155.036 (C), GB General Business District Lot and Yard Regulations 155.038 (C), GI General Industrial District Lot and Yard Regulations and 155.039 (C), Hi Heavy Industrial District Lot and Yard Regulations, to add regulations for Building Lines and Frontage.

Andy presented the amendment and reported that the ordinance will clean up the Zoning Ordinance tables and make them consistent with recent amendments to add building line and frontage categories to Lot and Yard Regulations. Brief discussion followed.

Moved by Muenster to recommend approval of the amendment to the City Council, seconded by Reasoner. Motion carried 6-0.

6. Old Business

7. New Business

a. Preliminary Plat of Lot 3, Block 1, Park Avenue Addition.

Jose reported that Gillen Land Surveying has submitted a preliminary plat on behalf of the owners of Park Avenue Addition, which is located in the joint Jurisdictional Area. Jose stated that once platted, the owner intends to annex the property into the city. The plat reflects all of the required easements.

Moved by Tuve to approve the final plat, seconded by Muenster. Motion carried 6-0.

b. Final Plat of Lot 3, Block 4 of Brooks Industrial Park Addition.

Jose reported that the VCDC has submitted a final plat for vacant land within the Brooks Industrial Park. Jose stated that a preliminary plat was approved on May 14th that encompassed approximately 17 acres. The final plat includes one lot, with the rest being platted as development takes place.

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 5-0 with Howe abstaining.

8. Staff Reports

9. Adjourn

Moved by Howe to adjourn, seconded by Manning. Motion carried 6-0.

Chairman Iverson declared the meeting adjourned 6:25 p.m.