

Unapproved Minutes
Vermillion Planning Commission
Monday September 24, 2012 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on September 24, 2012 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. August 13, 2012 Regular Meeting.

Moved by Muenster to approve the August 13, 2012 Regular Meeting Minutes, seconded by Manning. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda as printed, seconded by Forseth. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. Application for Conditional Use Permit to construct five single-family attached (townhouse) dwellings for lots 9-13, Block 2, French Addition to the City of Vermillion.

Farrel Christensen reported that Matt Mulheron submitted an application for a conditional use permit to construct five townhomes on Norbeck Street within the R-1 district. Farrel stated that the application and plan meets ordinance requirements and will fit within the neighborhood.

Reasoner inquired about the suitability of French Drive for future townhomes, which could create traffic issues around the school. Staff reported that future townhomes would also need a conditional use permit and that the Planning Commission would be able to consider traffic and other concerns on a case by case basis.

Fairholm clarified that French Drive will not be paved at this time. Jose reported that a developer's agreement will be signed that provides for the paving of French Drive if future development takes place.

Moved by Forseth to approve the conditional use permit conditional upon approval of the plat by the Planning Commission and City Council, seconded by Muenster. Motion carried 8-0.

6. Old Business

7. New Business

a. Final Plat of Lots 9-13, Block 2, French Addition to the City of Vermillion.

Jose reported that Brandt Land Surveying has submitted a final plat on behalf of the owner. The area to be platted is roughly 0.72-acres in area and is bordered on the north by the proposed French Drive and on the west by the Norbeck Street. Jose stated that the intent of the plat will be to subdivide the area into 5 lots planned for townhouses. The applicant will also be dedicating all of the required utility easements and land for the proposed French Drive. Brief discussion followed on the construction schedule and building plans for the lots.

Moved by Tuve to approve the preliminary plat, seconded by Gruhn. Motion carried 8-0.

8. Staff Reports

Andy informed the Planning Commission that there will be a joint city/county public hearing on October 9th for a proposed zone change in the joint jurisdictional area.

9. Adjourn

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

Chairman Iverson declared the meeting adjourned 5:45 p.m.