

Unapproved Minutes
Vermillion Planning Commission
Monday March 24, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on March 24, 2014 at 5:15 p.m.

1. Roll Call

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

Staff present: Andrew Colvin, Assistant City Manager and Jose Dominguez, City Engineer.

2. Minutes

a. February 24, 2014 Regular Meeting.

Moved by Muenster to approve the February 24, 2014 Regular Meeting Minutes, seconded by Holland. Motion carried 8-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Request for a Conditional Use Permit for a single-family dwelling for Richard Jahn for property located at 46171 Timber Road, Vermillion, South Dakota, which is Lot 1 of Parcel A N1/2 SE1/4, Section 15, T92N, R52W, 5th PM, Vermillion Township, Clay County, South Dakota.

Cindy Aden, Clay county Zoning Administrator, presented the conditional use permit application to the joint planning commissions. Cindy reported that the joint jurisdictional ordinance was amended to permit the construction of single family homes within the agricultural district by conditional use. Cindy also explained that the maximum density for the quarter-quarter section has not been reached, so the proposed application meets ordinance requirements.

Moved by Forseth to approve the conditional use permit, seconded by Gruhn. Motion carried 8-0.

Chairman Iverson declared a ten minute recess at 5:20.

Chairman Iverson reconvened the meeting at 5:30 with all members present.

6. Old Business

7. New Business

a. 2035 Comprehensive Plan Stakeholder Session - Landowners, Real Estate Agencies, Rental Property Owners, Vermillion Chamber and Development Company.

Andy Colvin provided background information on the Comprehensive Plan and revision process. Chairman Iverson asked for input from any interested persons or stakeholders present on the future of Vermillion and development of the community.

Caitlin Collier, speaking as a citizen and local attorney, stated that she would like to see Vermillion plan for the post-carbon future. Ms. Collier also stated that the federal and state governments can't be relied upon and that it will be left to local communities to plan for the future. Ms. Collier also distributed some reading material to the Planning Commission members.

Dean Spader, speaking as a citizen, discussed the need for food security and its importance as a local issue. Mr. Spader stated that it should be planned for and considered as a part of infrastructure development. Mr. Spader also stated that the future plan needs to include ecological balance and address the dangerous pesticides and chemicals used on modern lawns, instead creating an environment for native pollinators. Mr. Spader also distributed some background reading material.

Sam Heikes, speaking as a citizen and local farmer, spoke on the importance of a highly cooperative effort to work with the County on planning and zoning issues.

MichelleMaloney, speaking as a local real estate agent, stated that the City needs to address high property taxes and be cognizant of USD's future growth plans, which will take additional property off of the tax rolls. Ms. Maloney also stated that the river is an important asset for Vermillion and the surrounding area. Ms. Maloney also stated that there is a need for a central form of communication, such as a community website, to better inform citizens, visitors and newcomers of what Vermillion has to offer.

Barb Iacino, speaking as a local realtor and rental property owner, made a statement regarding the negative impact of un-grandfathering things that have been built.

Jennifer French, speaking as a citizen and on behalf of a major landowner, stated that the Prentis Park and pool plan needs financial backing to move forward.

Ted Muenster asked those present about their thoughts on the importance of historic preservation. Michelle Maloney stated that historic preservation is important, but efforts should not interfere with property owner rights and shouldn't dictate what can or can't be done. Marty Gilbertson stated that it was fun restoring an old home but will not do it again. Mr. Gilbertson also stated that the City needs to work closely with USD to find out what students need and want. Muenster also stated the need for redevelopment in parts of the community and underdeveloped property.

Dean Spader expressed a concern that growth is planned on the richest soil in the community and that urban farming would be a more viable option.

Jesse Willharm, speaking as a citizen, stated that the residential area around campus needs to be fixed up.

Dave Thiesse, speaking as a citizen and rental property owner, stated that he purchased several run-down homes and that un-grandfathering makes reinvestment cost prohibitive. Mr. Thiesse also stated that rental investments are expensive.

Greg Card, speaking as a citizen and rental property owner, stated that taking away grandfathering creates additional costs. Mr. Card stated that the City needs to address trailer homes, address future needs to blend citizen and student housing, and create more parks.

Asad Barari, speaking as a local landowner, stated that the City is missing housing for people to return to Vermillion. Steve Howe stated that developers have shown an interest in this type of housing, but there are not enough people to sustain or start such a development.

The Planning Commission discussed the need for redevelopment in certain areas of the community and received input on how best to promote and manage redevelopment activities, including public/private cooperation, focusing on quality of life, and looking to other communities for ideas.

Matt Fairholm asked those present about their thoughts on growth in Vermillion and if Vermillion is a pro-growth community. Michelle Maloney stated that the city has already made investments to grow and has set the course.

Assad Barari stated there is a need to ensure sufficient water supply and quality.

8. Adjourn

Moved by Forseth to adjourn, seconded by Manning. Motion carried 9-0.

Chairman Iverson declared the meeting adjourned at 6:50 p.m.