

Unapproved Minutes  
Vermillion Planning Commission  
Monday April 28, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on April 28, 2014 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. April 14, 2014 Regular Meeting.

Moved by Fairholm to approve the April 14, 2014 Regular Meeting Minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Zoning Ordinance Amendment - Amending Section 155.008, Definitions, and Section 155.036, GB General Business district, Providing a Definition and Regulations for Limited Production and Processing as a Conditional Use.

Andy Colvin reported that the proposed amendment comes about from a request by the Development Company to take a look at allowing some limited industrial uses within the GB District for buildings whose original purpose was industrial. Andy stated that the 2008 revision changed the zoning districts and certain buildings are undesirable for general business purposes. The proposed amendment would add limited production and processing as a conditional use, whereby each proposed use would need approval from the Planning Commission, who would hold a public hearing to receive public input and may attach restrictions to any uses specific to a particular site. Andy also noted that there is a maximum size restriction of 20,000 square feet for the conditional use.

Nate Welch, Vermillion Area Chamber of Commerce and Development Company Director, spoke in favor of the proposed amendment and stated that it would help the VCDC respond to inquiries for start-up businesses that are looking to have small-scale assembly operations.

The Planning Commission discussed the proposed amendment and expressed concerns about such a broad definition. Concerns were also raised about the ability to deny conditional uses and creating a liability for the City. Additional concerns were raised about increased traffic, parking issues, and noise. Andy reminded the Planning Commission that conditional use permits are site specific so any permit issued can have restrictions specific to that neighborhood and area.

Holland stated that he is in favor of the proposed amendment and that it is structured with enough safeguards and public input. Holland also stated that anything the Planning Commission does can be challenged.

Moved by Holland to recommend approval of the proposed amendment to the Zoning Ordinance allowing Limited Production and Processing as a Conditional Use in the General Business District, seconded by Manning. Motion carried 8-0.

b. Zoning Ordinance Amendment - Amending Section 155.032 (A), R-2 Residential District Permitted Uses, adding a provision to allow more than one building per lot as a conditional use.

Jose reported that the proposed amendment was developed from a request by a property owner to place a three-unit apartment on a large lot currently occupied by a single family home. The amendment would permit more than one structure on a lot via conditional use, as long as the density of four dwellings is not exceeded. Jose also stated that the R-3 district currently permits multiple dwellings. Jose reported that there are large lots in the R-2 District that could accommodate more than one structure; however, there is the potential to negatively impact single family neighborhoods since the R-2 District is a transitional district from single family to multi family.

The Planning Commission discussed the proposed amendment. Concerns were raised about the potential negative impact on neighborhoods that are primarily single family. Rich Holland commented that the conditional use permit process provides the opportunity to look at each proposed use individually. Darby Ganschow, USD Representative, commented that the university of opposed to the amendment since areas surrounding campus are zoned R-2 and could be negatively impacted by additional buildings.

Moved by Forseth to recommend denial of the amendment to the City Council, seconded by Muenster. Motion carried 7-1.

## 6. Old Business

## 7. New Business

a. 2035 Comprehensive Plan Stakeholder Session - Financial Institutions, Local Businesses, and Large Employers.

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.

Tom Schaack, First Bank and Trust, inquired about the structure of the revised plan and whether it will include more detail than the current plan, such as time frames, specific improvements and other information. Andy clarified that the Comprehensive Plan is a high level document that sets overall goals, which drive detailed documents such as the Capital Improvement Plan and budget.

Josh Suing, Hy-Vee Manager, stated that the Comprehensive Plan should create an environment that will attract more people to the community. Examples include hike/bike paths, parks and other quality of life items.

Farron Pratt, First Dakota National Bank, stated that the Planning Commission's main focus is land use with the second question to determine how we get there. Farron also stated that the Comprehensive

Plan should tell the community where to grow and outline the best land for certain uses.

Nate Welch, VCDC Director, stated that the Comprehensive Plan provides overall direction, but it is by ordinances and City projects where change is implemented.

Greg Merrigan, Clay Rural Water District, stated that CRW provides water service to 245 customers just outside City limits and to involve rural utilities in the decision making process as the City plans for growth.

8. Adjourn

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

Vice-Chairman Forseth declared the meeting adjourned at 6:40 p.m.