

Unapproved Minutes
Vermillion Planning Commission
Monday May 12, 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 May 12, 2014 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. April 28, 2014 Regular Meeting.

Moved by Muenster to approve the April 28, 2014 regular meeting minutes, seconded by Tuve. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Manning to adopt the agenda with the change of moving Visitors to be Heard after New Business, seconded by Holland. Motion carried 7-0.

4. Public Hearing

5. Old Business

6. New Business

a. 2035 Comprehensive Plan Stakeholder Session - Nonprofit and Service Organizations.

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.

Jon Flanagan, citizen, suggested to not losing sight of the community itself as the City moves forward with development. Jon stated that if radical changes are made, bad development will take place and the Comprehensive Plan will have failed. Jon also noted that it is important to preserve the identity and values of the community. Holland asked what is at risk at the current time. Jon stated that a number of developments in the R-2 district conflict with green space and landscaping requirements, whereby parking always takes precedence. Jon also cited the developments on Cottage and the importance of keeping neighborhoods intact.

Kate Stewart, citizen, expressed concerns about the project on North Plum, particularly the potential for flooding. Gene Lunn, citizen at 403 N. Plum, stated that the R-2 district acts as a buffer between R-3, GB and R-1 and that by looking at the ordinance requirements, parking overrides everything else and it shouldn't. Gene also stated that the project on North Plum sets a new standard for what developers will do to avoid infrastructure costs.

Dan Neufeld stated that he supports the previous comments and also supports having historical districts defined in the City.

Rick Pittenger, Reverend of United Methodist Church, spoke about the need for halfway houses in the community, particularly for people who may have spent time in jail and are later released, but required to stay in the community until their court hearing date.

Kelsey Collier-Wise, United Way Executive Director, spoke about the amount of poverty in the community and the need for appropriate housing.

Gene Lunn stated that he is not opposed to four-plexes but the project on North Plum was built to take advantage of the location.

Dean Spader handed out information on Permaculture and the basics of sustainability. Dean stated that it would be good to include these principles in the Comprehensive Plan.

Susan Keith-Gray, 119 University, spoke about the importance of spending money to keep the historical character of the community.

Ted Muenster stated that he appreciates everything that was said and that he didn't fully realize green space can be traded for parking. Ted also spoke about the importance of historic preservation and mentioned a meeting scheduled for June 19 to provide the public with information on preservation in Vermillion.

Tim Tracy, Sanford Vermillion CEO, stated that he appreciates the conversation about poverty and housing. Tim also stated that rental standards in the community continue to be deplorable and that the regulations have not been enforced to the appropriate level, leaving many homes unfit. Tim offered the opinion that rental standards need to be revised and enforced.

7. Visitors to be Heard

Gene Lunn, 403 N. Plum, read a statement to the Planning Commission expressing concerns about the R-2 District standards and preserving single-family neighborhoods.

8. Adjourn

Moved by Holland to adjourn, seconded by Fairholm. Motion carried 7-0. Chairman Iverson declared the meeting adjourned at 6:40 p.m.