

Unapproved Minutes  
Vermillion Planning Commission  
Monday, June 8, 2015 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 June 8, 2015 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. May 26, 2015, Regular Meeting.

Moved by Muenster to approve the May 26, 2015 Regular Meeting Minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda with the addition of placing the advertised Public Hearing for a Conditional Use Permit for the construction of a single-family home in the Joint Jurisdictional Zoning Area under item "a" and moving all other items down, seconded by Manning. 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 Annar Pettersen for property located at 2815 Pettersen Court, Vermillion, South Dakota, which is Lot 8A, Rolling Hills Estates Second Addition, SW1/4, Section 6, T92N, R51W, 5<sup>th</sup> PM, Vermillion Township, Clay County, South Dakota.

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 proposed use is to construct a single family home on a lot of record. Brief discussion followed on the application and the impact on surrounding uses.

Moved by Manning to approve the conditional use permit application, seconded by Jones. Motion carried 8-0.

b. Minor Amendment to the Final Development Plan for the Community-Oriented Healthcare Planned Development District.

Jose Dominguez reported that staff received an amendment to the final development plan for the Healthcare-Oriented Planned Development District that would change the height on the new entrance to the hospital from 28-feet to 58-feet and 6-inches (see exhibit included).

Jose stated that this change would be an aesthetic improvement to the design, and no functional/usable space will be created within the additional height to the tower. Tim Tracy, CEO of Sanford Vermillion Medical Center was present to answer questions. Discussion and questions followed on the amendment.

Moved by Forseth to approve the minor amendment to the final development plan, seconded by Jones. Motion carried 8-0.

6. Old Business

7. New Business

a. Information on overlay zoning and historic preservation activities.

Andy Colvin provided a presentation on overlay zoning and how it is utilized in South Dakota. Andy reported that most South Dakota cities utilize this zoning for special areas, such as floodplains, aquifer protection areas and airports where special requirements are needed in addition to typical zoning restrictions. Andy also provided some information on how state law grants cities the authority to regulate historic preservation and how it is separate from zoning. Andy answered questions from the audience and Planning Commission.

8. Adjourn

Moved by Forseth to adjourn, seconded by Jones. Motion carried 8-0. Iverson declared the meeting adjourned at 6:30 p.m.