

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

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the City Council Chambers at City Hall on August 11, 2014 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. July 28, 2014 Regular Meeting.

Moved by Forseth to approve the July 28, 2014 Regular Meeting Minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Muenster. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. Application from Melinda Robinson for a Conditional Use Permit to operate a Gas Dispensing Station at 1325 East Cherry Street, legally described as the east 173.2' of lot 17 block 1 excluding the south 90' and excluding lot H1, Ouellettes Addition, City Of Vermillion, Clay County, South Dakota.

Andy Colvin presented the application to the Planning Commission and reported that the proposed use requires a special permit since the owner will be providing a gas dispensing station. Andy also reported that the location had been used for gas dispensing for several years and has sat vacant since the previous occupant relocated a few years ago.

Melinda Robinson, owner and applicant, indicated that they plan to open as soon as possible after the permit is approved and that they are finishing up work to remodel the building. Mrs. Robinson stated that she would be happy to answer any questions.

Muenster asked about the car wash feature of the business. Mrs. Robinson stated that the business will provide a hand washing service on-site. Tuve inquired about the current condition of the fuel tanks and who is responsible for maintenance. Mrs. Robinson indicated that Stern Oil has been taking care of the tanks and will service them in the future. Fairholm thanked the applicants for putting the building into use on a major entrance into the community.

Gary Wright, 1601 East cherry, asked what will happen with the cleaning trucks related to the janitor business that are currently parked on the property, as well as the dumpster. Mrs. Robinson indicated that they have a permit for the dumpster and that it will be removed once work on the building is complete. With respect to the trucks, Mrs. Robinson stated that they are there temporarily and will be removed in the

future. Mr. Wright stated that he is pleased someone is taking over the building and wished them luck.

Moved by Fairholm to approve the application for a conditional use permit to operate a gas dispensing station at 1325 East Cherry, seconded by Gruhn. Motion carried 8-0.

6. Old Business

7. New Business

a. Request from Dakota Hospital Foundation to create a Community-Oriented Healthcare Planned Development District.

Andy reported that a letter was received from Banner Associates, on behalf of the Dakota Hospital Foundation, asking the Planning Commission to initiate a rezone of property, including the hospital and other healthcare facilities on Plum Street, to a Community-Oriented Healthcare Planned Development District. Andy stated that a motion from the Planning Commission to move forward with the rezone would involve scheduling the necessary hearings and drafting an amendment to the zoning ordinance for approval in the future. Harold Holoch, Banner Associates, stated that establishing a PDD will help all healthcare providers in the area to plan ahead and grow as the healthcare needs of the community grow. Discussion followed with the Planning Commission coming to a consensus that allowing healthcare providers to grow and expand services to residents in the community and region is in the best interests of the City.

Moved by Forseth to direct staff to move forward with the Healthcare Oriented Planned Development District for approval at a future meeting, seconded by Muenster. Motion carried 8-0.

8. Adjourn

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

Iverson declared the meeting adjourned at 5:50 p.m.