



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, July 25, 2016
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. June 13, 2016 Regular Meeting
3. **Adoption of the Agenda**
4. **Visitors to Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Plat of Lot 1, Block 1, Turner's Addition to the City of Vermillion, Clay County, South Dakota.
8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday, June 13, 2016 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 13, 2016 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. May 9, 2016 Regular Meeting.

Moved by Fairholm to approve the May 9, 2016 Regular Meeting Minutes, seconded by Muenster. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda, seconded by Forseth. Motion carried 6-0.

4. Visitors to be Heard

5. Public Hearing

a. Request for a Conditional Use Permit to construct a single-family home at 2924 Pettersen Road, legally described as Lot 24, Rolling Hills Estates, SW1/4, Section 6, AG, Vermillion Township, Clay County, South Dakota. (Joint item with Clay County Planning Commission.)

Cindy Aden Open the public hearing for the County and Chairman Iverson opened the public hearing for the City.

Cindy Aden reported to the Joint group that an application was received from Mart Brothers Construction for a conditional use permit to build a single family home in the A-1 district of the joint jurisdictional zoning district. Cindy stated that the lot has been platted prior to adoption of the joint zoning ordinance and a dwelling is permitted.

Discussion followed.

Moved by Muenster to grant the Conditional Use Permit, seconded by Forseth. Motion carried 6-0.

b. Zoning Amendment - Amending Title XV Land Usage, Chapter 155 modifying Applicable Standards for the Permitted Use of an electrical substation and adding a provision to the landscaping standards required for electrical substations.

Andy Colvin, Assistant City Manager, reported that the City identified the financial disadvantage of constructing a fence along the setback lines of a lot housing an electric substation noting that the cost of fencing a lot housing an electric substation constructed at the setback lines would be far greater than the fencing needed to secure an electrical substation. Andy stated that the changes would require a fence seven feet in height to encompass the electric substation with an opaque screen for any side abutting a residential zone.

Commissioner Forseth expressed concerns about lessening the requirements for fencing. Jose Dominguez, City Engineer, provided additional explanation of the necessary requirements and recommendations of the City's consulting Engineer for the project.

Moved by Tuve to recommend approval of the amendment to the City Council, seconded by Fairholm. Motion carried 6-0.

6. Old Business

7. New Business

a. Visioning Session - Draft Comprehensive Plan Chapters

Kristen Benidt from SECOG facilitated a work session and provided an update on the Comprehensive Plan. Several draft chapters were presented to gather input from the Planning Commission on proposed changes. Kristen reported that the feedback will be used to make adjustments to the plan as necessary and to bring back a final draft at a future meeting. Only a few chapters remain such as Parks/Recreation and additional updated information on Economic Development. Discussion followed.

8. Adjourn

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

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: July 25, 2016

Subject: Final Plat of Lot 1, Block 1, Turner's Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

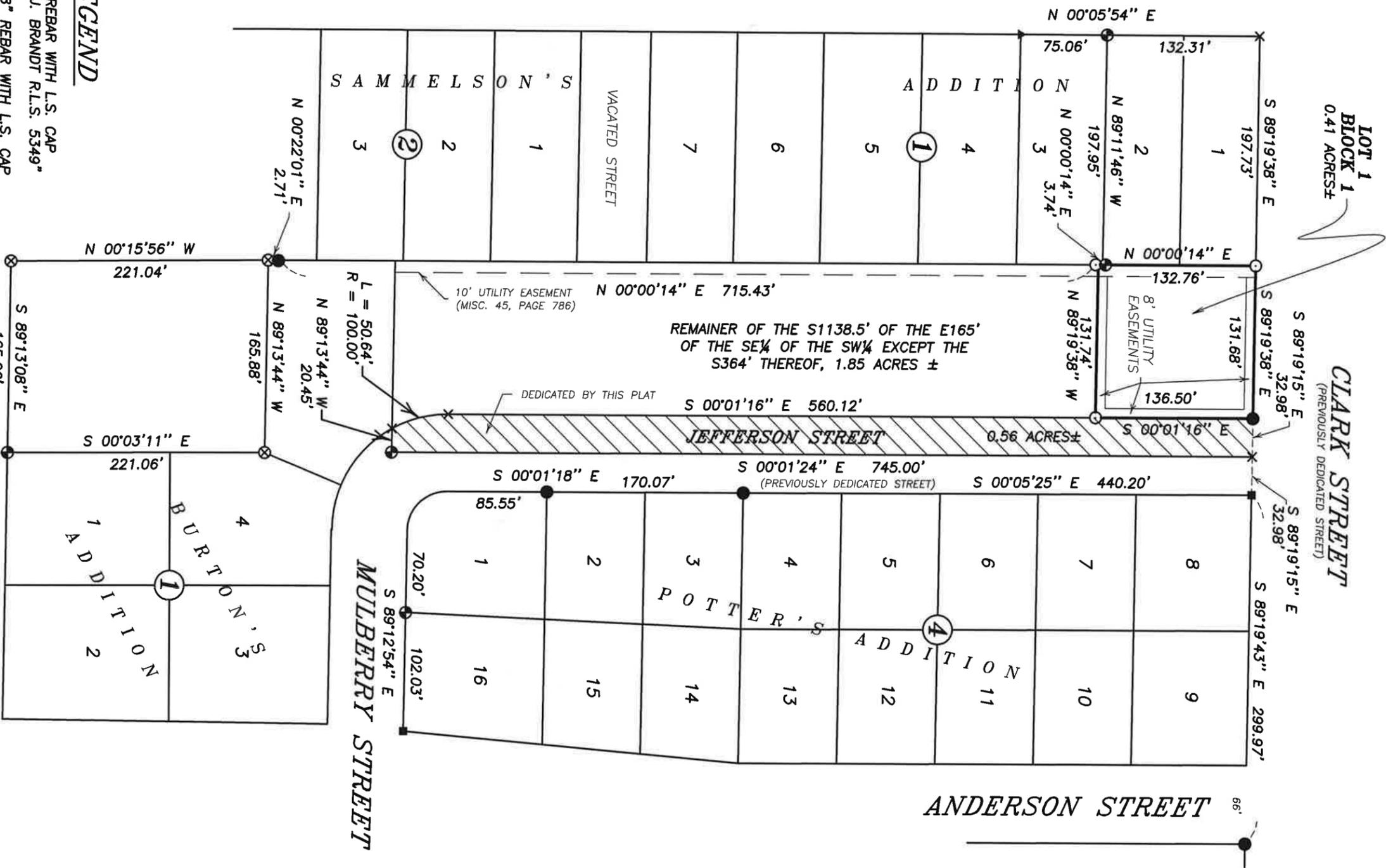
Background: Brandt Land Surveying has submitted a final plat for a lot in Turner's Addition. The area to be final platted is roughly 0.41-acres in area.

Discussion: Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lot. In addition, the developer will also be platting the west half of Jefferson Street, south of East Clark Street.

Compliance with Comprehensive Plan: The Comprehensive Plan specifies that the City should encourage development within the undeveloped areas inside City limits. Granting approval of the final plat will provide additional housing in the community and infill according to the goals of the Comprehensive Plan.

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council on August 1st.

PLAT OF LOT 1, BLOCK 1, TURNER'S ADDITION TO THE CITY OF VERMILLION,
CLAY COUNTY, SOUTH DAKOTA.



- LEGEND**
- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
 - ⊗ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
 - ⊕ FOUND 5/8" SMOOTH BAR STAMPED "GILLEN LS 1342"
 - FOUND 5/8" REBAR
 - FOUND IRON PIPE
 - ▲ FOUND 3/4" REBAR
 - x CALCULATED CORNER



NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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