



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, November 24, 2014
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. October 27, 2014 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Final Plat of Lot 1A, Block 3, Erickson 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, October 27, 2014 Regular Meeting (Joint Meeting w/Clay County)

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on October 27, 2014 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. October 14, 2014, Regular Meeting.

Moved by Jones to approve the October 14, 2014 Regular Meeting Minutes, seconded by Tuve. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. A request to re-zone land (two parcels) from Agriculture to L1: Light Industrial to build industrial structures. The legal descriptions of the properties are: the South 175 feet of the East 422.27 feet of the West 1,625.62 feet of Heikes Tract 4, a subdivision of the SE1/4 SE1/4, SW1/4 SE1/4, the S1/2 SW1/4 NE1/4 SE1/4, the E1/2 SE1/4 SE1/4 NW1/4 SE1/4, and the East 23.5 acres of the S1/2 of Lot 1 of the SW1/4, Section 7, T92N, R52W of the 5th P.M. and the South 175 feet of the East 633.49 feet of the West 1,203.35 feet of Heikes Tract 4, a subdivision of the SE1/4 SE1/4, SW1/4 SE1/4, the S1/2 SW1/4 NE1/4 SE1/4, the E1/2 SE1/4 SE1/4 NW1/4 SE1/4, and the East 23.5 acres of the S1/2 of Lot 1 of the SW1/4, Section 7, T92N, R52W of the 5th P.M.

Cindy Aden, Clay County Zoning Administrator, presented a request from Richard Hammond to rezone two parcels from A-1 Agricultural to L1 Light Industrial. Cindy reported that Mr. Hammond intends to construct a shop for storage of equipment as well as an office. Andy Colvin reported that the area is adjacent to City limits and that the future land use map includes the area within an industrial zone. Andy also reported that platting would be required prior to construction taking place on the property. Chairman Iverson stated that the rezone will be considered by the City Council and County Commission at a future meeting. Discussion followed.

Oehler arrived at 5:38 p.m.

Moved by Manning to recommend approval of the zone change to the City Council, seconded by Forseth. Motion carried 8-0.

6. Old Business

7. New Business

Toby Brown distributed a preliminary incomplete draft of the Comprehensive Plan to the Planning Commission. Andy reported that staff are working on finalizing a draft that addresses the comments and wishes of the Planning Commission discussed during past work sessions. Discussion followed.

8. Adjourn

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

Iverson declared the meeting adjourned at 5:40 p.m.

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: November 24, 2014

Subject: Final Plat of Lot 1A, Block 3, Erickson Addition to the City of Vermillion, Clay County, South Dakota.

Presenter: Jose Dominguez

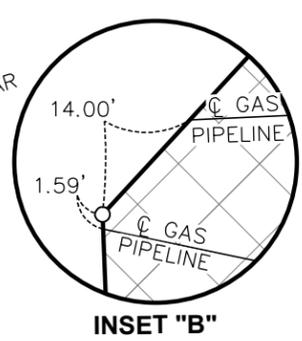
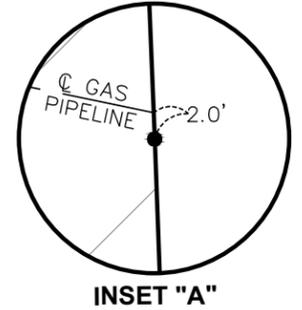
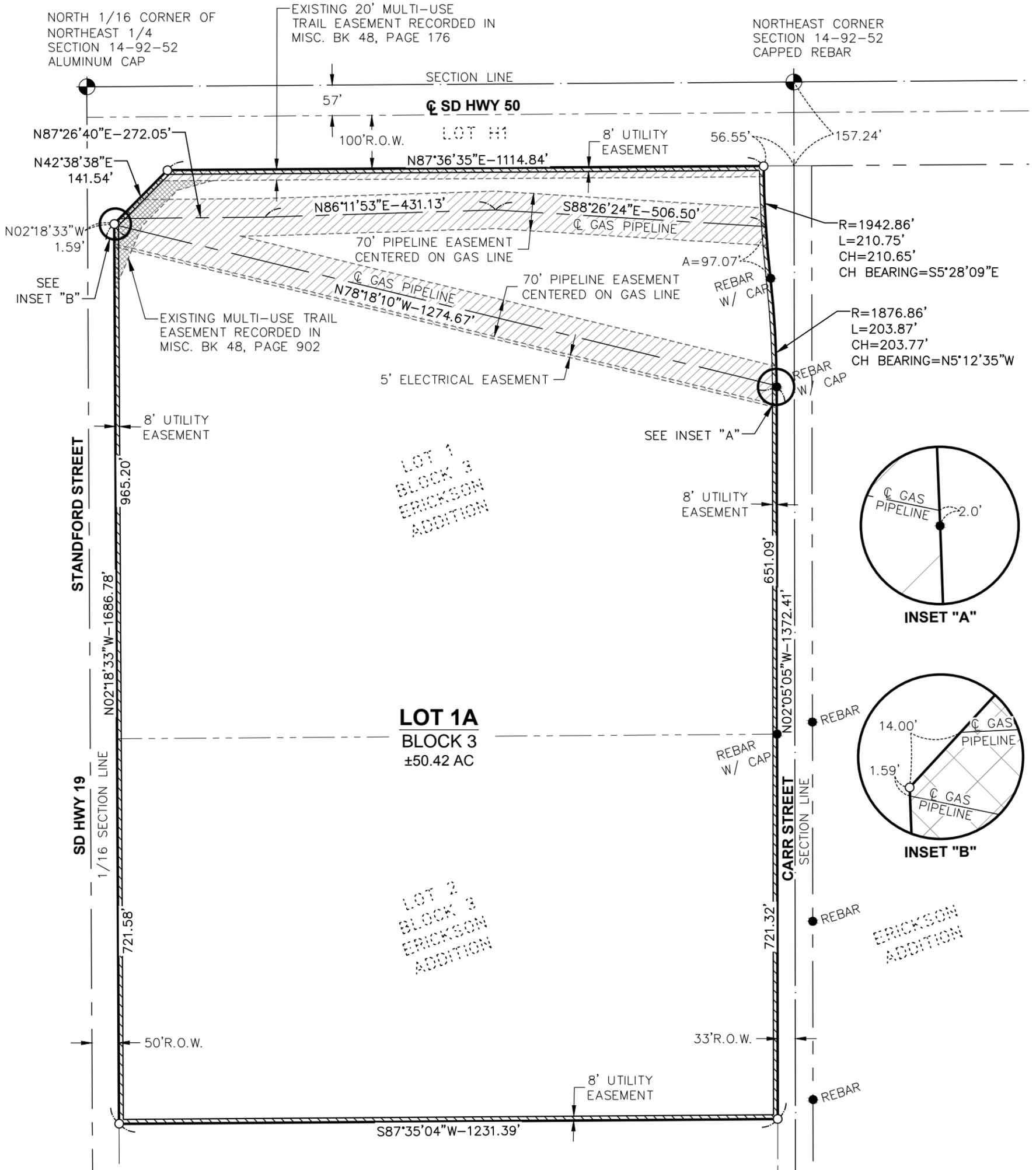
Background: DGR Engineering has submitted a plat on behalf of the owner, Polaris Industries, Inc. The plat will combine two existing lots into one. The owner's intention is to have the lot ready for any future expansions that may take place. City ordinance requires the lots be replatted when a new building construction, or building expansions, encroaches over existing lot lines. The new plat will create one parcel roughly 50-acres in size.

Discussion: Staff reviewed the final plat and found that it complies with all of the code provisions. The plat will dedicate the 8-foot utility easement along the inside perimeter of the parcel. Additionally, the plat shows all of the existing easements within the property.

Financial Consideration: The platting fee has been paid by the Owner.

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

**PLAT OF LOT 1A OF BLOCK 3
ERICKSON ADDITION
TO THE CITY OF VERMILLION,
CLAY COUNTY, SOUTH DAKOTA.
CONTAINING ±50.42 AC**

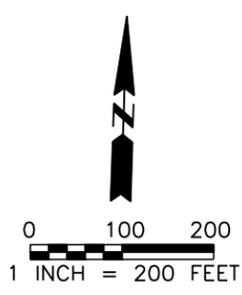


LOT 1
BLOCK 3
ERICKSON
ADDITION

LOT 1A
BLOCK 3
±50.42 AC

LOT 2
BLOCK 3
ERICKSON
ADDITION

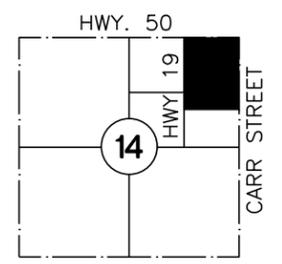
ERICKSON
ADDITION



- LEGEND:**
- FOUND SECTION CORNER
 - FOUND 5/8" REBAR
 - SET 5/8" x 18" CAPPED REBAR
 - PREVIOUSLY PLATTED FIELD (100.00')
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - QUARTER LINE
 - UTILITY EASEMENT

NOTES:

BASIS OF BEARINGS SHOWN ON THIS PLAT IS UTM ZONE 14 NORTH.



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