



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, December 8, 2014
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. November 24, 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 Lots 1 and 2, Max Christol 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, November 24, 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 November 24, 2014 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. October 27, 2014, Regular Meeting.

Moved by Tuve to approve the October 27, 2014 Regular Meeting Minutes, seconded by Forseth. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Fairholm to adopt the agenda, seconded by Oehler. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

Muenster inquired about the best way to offer comments about the 2035 Comprehensive Plan. Andy informed the Planning Commission that anyone is welcome to offer comments in person or by email as the final draft is prepared. Andy informed the Planning Commission that Toby's draft handed out at the last meeting did not include all of staff's changes and revisions which are still being incorporated into the final draft. Andy hoped to have a final draft ready for presentation in the coming weeks.

7. New Business

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

Jose Dominguez, City Engineer, reported that a plat was received from Polaris Industries, Inc. to combine their two existing lots into one lot. Jose noted that the property owner stated that it is positioning the property for future development with this action. Discussion followed.

Moved by Forseth to approve the plat, seconded by Tuve. Motion carried 8-0.

8. Adjourn

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

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

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: December 8, 2014

Subject: Final Plat of Lots 1 and 2, Max Christol Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Brandt Land Surveying submitted a plat on behalf of the owner, Ms. Victoria Winteringham. The plat will combine 15-lots into two larger ones, and dedicate close to 66-feet of Noble Street. There is currently a house on what will become Lot 1.

The owner's intention is to have two lots that she would be able to sell. Lot 1 would have the current house, and Lot 2 would be a buildable lot for a single-family residence.

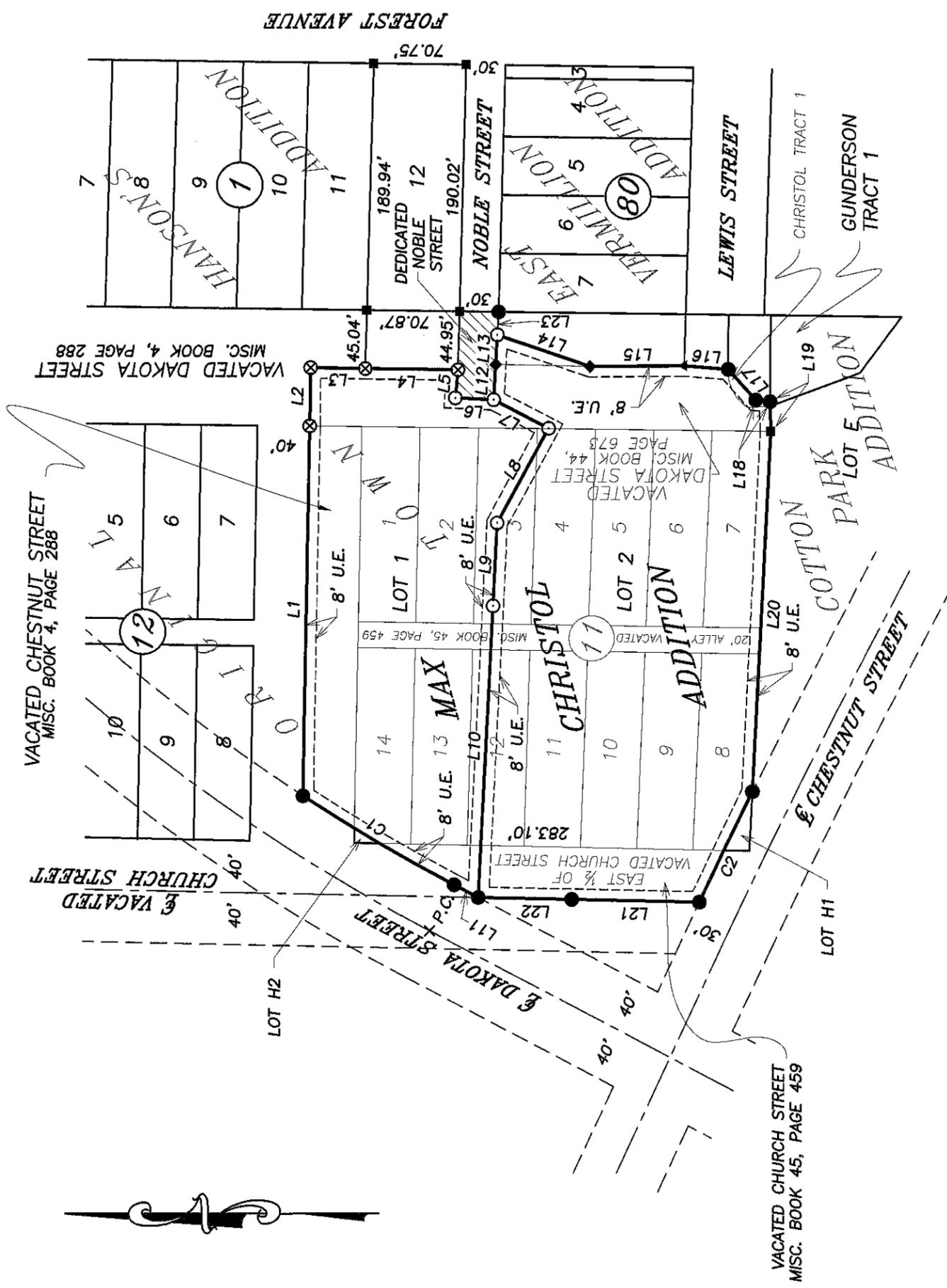
Discussion: Staff reviewed the final plat and found that it complies with all of the code provisions. The plat will dedicate the 8-foot utility easement along the inside perimeter of each lot.

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 15th.

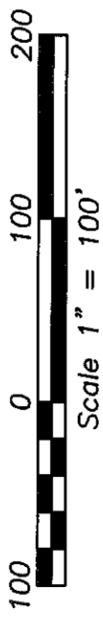
REPLAT OF LOTS 1 THROUGH 14, BLOCK 11, ORIGINAL TOWN, EXCEPT LOT H1 IN LOT 8 AND EXCEPT LOT H2 IN LOT 14 THEREOF; VACATED ALLEY IN BLOCK 11, ORIGINAL TOWN; THE E½ OF VACATED CHURCH STREET ADJACENT THE WEST END OF LOTS 8 THROUGH 14, BLOCK 11, ORIGINAL TOWN, SUBJECT TO DAKOTA STREET RIGHT OF WAY; CHRISTOL TRACT 1 IN A PORTION OF VACATED DAKOTA STREET ADJACENT TO LOT 7, BLOCK 11, ORIGINAL TOWN; VACATED DAKOTA STREET ADJACENT TO LOT 7, BLOCK 11, ORIGINAL TOWN, EXCEPT CHRISTOL TRACT 1, AND EXCEPT YELVERTON TRACT 1, AND EXCEPT THE EAST 40 FEET OF VACATED DAKOTA STREET; VACATED DAKOTA STREET ADJACENT TO LOTS 1 THROUGH 6, BLOCK 11, ORIGINAL TOWN, EXCEPT THE EAST 40 FEET THEREOF; THE EAST 40 FEET OF VACATED DAKOTA STREET ADJACENT TO THE WEST END OF NOBLE STREET; VACATED CHESTNUT STREET ADJACENT TO LOTS 1 & 14 AND THE VACATED ALLEY, BLOCK 11, ORIGINAL TOWN TO THE CENTER LINE OF VACATED CHESTNUT STREET; AND THE AREA OF VACATED DAKOTA STREET ADJACENT TO THE CENTER LINE OF VACATED CHESTNUT STREET FROM THE EAST END OF VACATED CHESTNUT STREET ON THE WEST TO THE CENTER LINE OF VACATED CHESTNUT STREET ON THE NORTH TO THE CENTER LINE OF VACATED DAKOTA STREET ON THE EAST, WHICH IS THE INTERSECTION OF VACATED CHESTNUT STREET AND VACATED DAKOTA STREET; AND A PORTION OF THE E½ OF VACATED DAKOTA STREET ADJACENT TO LOT 7, BLOCK 80, EAST VERMILLION ADDITION; ALL IN THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

LOTS 1 AND 2, MAX CHRISTOL ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	S89°09'23"E	284.80'
L2	S89°17'26"E	44.92'
L3	S01°06'44"W	41.92'
L4	S00°46'57"W	70.86'
L5	N86°56'19"W	21.73'
L6	S02°49'52"W	29.42'
L7	S27°46'48"W	47.40'
L8	N61°52'20"W	82.45'
L9	N87°18'35"W	64.00'
L10	N87°18'35"W	224.59'
L11	N27°50'25"E	20.96'
L12	S86°56'19"E	27.25'
L13	S86°56'19"E	22.75'
L14	S19°01'45"W	74.78'
L15	S00°23'28"E	72.47'
L16	S04°39'56"W	33.94'
L17	S48°29'26"W	31.73'
L18	S06°20'47"W	10.90'
L19	S88°16'50"W	22.69'
L20	S87°19'12"E	277.85'
L21	N01°13'33"E	98.09'
L22	N01°13'33"E	71.40'
L23	S86°56'19"E	17.68'

CURVE	RADIUS	ARC LENGTH
C1	1392.40'	134.69'
C2	5759.58'	93.81'



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 REBAR
- FOUND IRON PIPE WITH L.S. CAP STAMPED "JOHNSON 2919"
- ▲ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "GILLEN 1342"
- ◆ FOUND IRON PIPE
- 8' U.E. 8' UTILITY EASEMENT

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOW DALE ROAD
YANKTON, SD 57078
(605) 665-8455

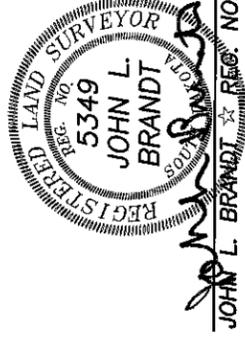
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LOTS 1 AND 2, MAX CHRISTOL ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF: LOTS 1 THROUGH 14, BLOCK 11, ORIGINAL TOWN, EXCEPT LOT H1 IN LOT 8 AND EXCEPT LOT H2 IN LOT 14 THEREOF; VACATED ALLEY IN BLOCK 11, ORIGINAL TOWN; THE E½ OF VACATED CHURCH STREET ADJACENT THE WEST END OF LOTS 8 THROUGH 14, BLOCK 11, ORIGINAL TOWN, SUBJECT TO DAKOTA STREET RIGHT OF WAY; CHRISTOL TRACT 1 IN A PORTION OF VACATED DAKOTA STREET ADJACENT TO LOT 7, BLOCK 11, ORIGINAL TOWN, EXCEPT CHRISTOL TRACT 1, AND EXCEPT YELVERTON TRACT 1, AND EXCEPT THE EAST 40 FEET OF VACATED DAKOTA STREET; VACATED DAKOTA STREET ADJACENT TO LOTS 1 THROUGH 6, BLOCK 11, ORIGINAL TOWN, EXCEPT THE EAST 40 FEET THEREOF; THE EAST 40 FEET OF VACATED DAKOTA STREET ADJACENT TO THE WEST END OF NOBLE STREET; VACATED CHESTNUT STREET ADJACENT TO LOTS 1 & 14 AND THE VACATED ALLEY, BLOCK 11, ORIGINAL TOWN TO THE CENTER LINE OF VACATED CHESTNUT STREET; AND THE AREA OF VACATED DAKOTA STREET ADJACENT TO VACATED CHESTNUT STREET FROM THE EAST END OF VACATED CHESTNUT STREET ON THE WEST TO THE CENTER LINE OF VACATED CHESTNUT STREET ON THE NORTH TO THE CENTER LINE OF VACATED DAKOTA STREET ON THE EAST, WHICH IS THE INTERSECTION OF VACATED CHESTNUT STREET AND VACATED DAKOTA STREET; AND A PORTION OF THE E½ OF VACATED DAKOTA STREET ADJACENT TO LOT 7, BLOCK 80, EAST VERMILLION ADDITION. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 25TH DAY OF NOVEMBER, 2014.



JOHN L. BRANDT, REG. NO. 5349

OWNER'S CERTIFICATE

I, VICTORIA WINTERINGHAM, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE SAID REAL PROPERTY AND THAT THE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, REPLATTING, AND TRANSFER, AND I FURTHER CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS, AND I HEREBY DEDICATE THE UTILITY EASEMENT AS SHOWN AND MARKED ON THIS PLAT.

THIS PLAT HEREBY VACATES CHRISTOL TRACT 1, AS RECORDED IN BOOK 8, PAGE 84 AND LOTS 1 THROUGH 14, BLOCK 11, ORIGINAL TOWN, EXCEPT LOT H1 IN LOT 8 AND LOT H2 IN LOT 14 THEREOF, AS RECORDED IN BOOK 1 OF DEEDS, PAGE 215.

DATED THIS _____ DAY OF _____, 20____.

VICTORIA WINTERINGHAM

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED VICTORIA WINTERINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY.

BE IT RESOLVED THAT THE ATTACHED AND FOREGOING PLAT HAS BEEN SUBMITTED TO AND A REPORT AND RECOMMENDATIONS THEREON MADE BY THE VERMILLION PLANNING COMMISSION TO THE CITY COUNCIL OF VERMILLION AND HAS RECOMMENDED APPROVAL.

BE IT ALSO RESOLVED THAT ACCESS SHALL BE GRANTED TO THE LOT IN ACCORDANCE WITH THE CITY OF VERMILLION STREET ACCESS AND DRIVEWAY APPROACH POLICY, WHICH REQUIRES AN APPLICATION PERMIT.

BE IT FURTHER RESOLVED THAT THE ATTACHED AND FOREGOING PLAT HAS BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF VERMILLION WHICH HAS EXAMINED THE SAME, AND IT APPEARS THAT THE SYSTEM OF STREETS AND ALLEYS SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS AND ALLEYS OF VERMILLION AND THAT ALL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON THE TRACT OR SUBMISSION HAVE BEEN FULLY PAID AND THAT SUCH PLAT AND SURVEY HAVE BEEN EXECUTED ACCORDING TO LAW, AND THE SAME IS HEREBY ACCORDINGLY APPROVED.

I, _____, MAYOR, CITY OF VERMILLION, SOUTH DAKOTA
THE UNDERSIGNED, FINANCE OFFICER OF THE CITY OF VERMILLION, SOUTH DAKOTA DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL OF THE CITY OF VERMILLION, SOUTH DAKOTA ON THIS _____ DAY OF _____, 20____.

COUNTY TREASURER'S CERTIFICATE

FINANCE OFFICER, VERMILLION, SOUTH DAKOTA

I, _____, COUNTY TREASURER FOR CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE AND FOREGOING PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

DIRECTOR OF EQUALIZATION

COUNTY TREASURER

I, _____, COUNTY DIRECTOR OF EQUALIZATION FOR CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

REGISTER OF DEEDS

DIRECTOR OF EQUALIZATION

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.