



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, May 23, 2016
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. May 9, 2016 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Visioning Session – Draft Comprehensive Plan Chapters
 1. Planning and Development
 - Environment and Geography
 - Land Use
 - Growth Areas
 2. Economic Development
 - Overview
 - Socio-economics
 - Housing and Neighborhoods
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, May 9, 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 May 9, 2016 at 5:30 p.m. This was also a joint meeting with the Clay County Planning Commission.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Muenster, Manning, Oehler, Tuve and Iverson. Absent: None.

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

2. Minutes

a. March 29, 2016 Regular Meeting.

Moved by Fairholm to approve the March 29, 2016 Regular Meeting Minutes, seconded by Oehler. Motion carried 8-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Joint Jurisdiction Zoning Ordinance Amendment - Amending Appendix A, 2012 Joint Zoning Regulations for Clay County and the City of Vermillion, Chapter 2, Section 2.03(A) Zoning Map, by including certain real property in the Aquifer Protection Overlay Zone A - Aquifer Critical Impact Zone. (Joint item with Clay County Planning Commission)

Chairman Iverson opened the public hearing for the City.

Cindy Aden reported to the Joint group that the Lewis and Clark Water system has submitted an application to include certain property within the Zone A Aquifer Critical Impact Zone overlay category.

Jim Auen, speaking on behalf of Lewis and Clark, provided some background on the proposed amendment. Jim indicated that the amendment is necessary to protect Lewis and Clark's wells from potential contamination by prohibiting some uses, such as Chemigation and spreading of waste for fertilizer.

Grant Sorensen, 219 Sorensen Avenue, asked about the current zoning and why it needs to be changed. Grant stated that he feels the zoning should be left alone and that the proposed amendment may devalue their property since some uses that are possible now will no longer be possible if adopted. Sorensen also stated that he is concerned about the ability of the City to provide the bio-solids from the treatment plant for spreading as fertilizer.

Clay County Planning Commission members expressed concern about future loss of value for farmland.

Discussion followed.

Moved by Muenster to recommend approval of the amendment to the City Council, seconded by Tuve. Motion carried 8-0.

The Clay County Planning Commission recommended approval of the amendment to the Clay County Commissioners. The action was approved by a vote of 3-2.

6. Old Business

7. New Business

8. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 8-0. Iverson declared the meeting adjourned at 6:20 p.m.

Planning Commission Agenda Memo

From: Andrew Colvin, Assistant City Manager

Meeting: May 23, 2016

Subject: Comprehensive Plan

Presenter: Andrew Colvin

Background: The 2035 Comprehensive Plan is in the final stages of development. A number of work sessions have been held to develop a vision for the plan and stakeholder meetings were conducted to gather input from key organizations, businesses and individuals in the community. After gathering the information, staff put together a draft of goals to be included in the plan, divided among the chapters. The Planning Commission finalized the goals on May 26, 2015 and these have been included into the individual chapters of the plan.

SECOG is providing some professional assistance in preparing the document. Kristen Benidt has replaced Toby Brown as the Planner for Vermillion. Toby resigned and took a position with Lincoln County as the Planning Director.

Discussion: Final drafts of chapters dealing with economic development and land use have been prepared for comment and consideration. The land use section includes the maps, existing and future uses, growth areas and geography. The economic development section addresses housing, socio-economic data and demographics.

Staff hoped to have the drafts ready for the packets; however, the documents will need to be handed out on Monday as SECOG is still finalizing the drafts.

Compliance with Comprehensive Plan: Once a final draft is approved, a series of public open houses will be held and the goals will be presented for input.

Conclusion/Recommendations: Staff asks the Planning Commission to review the sections and make a motion to approve with any suggested changes. If more time is needed then action can be delayed until the next meeting.