



Historic Preservation Commission Agenda

9:00 a.m. Regular Meeting
Wednesday January 8, 2020
City Hall: Large Conference Room
25 Center Street
Vermillion, South Dakota 57069

1. **Roll Call**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
 - a. December 11, 2019
4. **Visitors to be Heard**
5. **Old Business**
 - a. Prentis Park Archway Feature Renovations- Jim Goblirsch.
 - b. CLG Annual Report.
 - c. Educational outreach to historic property owners.
 - d. S. University Historic District Report.
6. **New Business**
 - a. Zoning Question- Jose Dominguez.
7. **Adjourn**

Access the Historic Preservation Commission Agenda on the web – www.vermillion.us

Addressing the Commission: Persons addressing the Council shall be recognized. Please raise your hand to be recognized and state your name and address.

a. Items Not on the Agenda Members of the public may speak under Visitors to Be Heard on any topic NOT on the agenda. Remarks are limited to 5 minutes and no decision will be made at this time.

b. Agenda Items: Public testimony will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen who wishes may speak one time for 5 minutes on each agenda item. Public testimony will then be closed and the topic will be given to the governing body for possible action. At this point, only commission members and staff may discuss the current agenda item unless a commission member moves to allow another person to speak and there is unanimous consent from the commission. Questions from commission members, however, may be directed to the public through the presiding officer at any time.

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.

As a courtesy to others, we ask that cellular phones and pagers be turned off during the meeting.



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Unapproved Minutes
Historical Preservation Commission
Wednesday December 11, 2019 Regular Meeting

The regular meeting of the Vermillion Historical Preservation Commission was called to order in the Large Conference Room at City Hall on December 11, 2019 at 9:32 a.m.

1. Roll Call

Present: Susan Keith Gray, Gloria Hensley, Ed Gerrish, William Dendinger, Dietrik Vanderhill

Absent: Jim Wilson, Cyndy Chaney

Staff present: James Purdy, Assistant City Manager

Jose Dominguez, City Engineer

John Prescott, City Manager

2. Adoption of the Agenda

Susan Keith Gray wishes to add several items to the agenda:

5c. Update on survey for potential S. University Historic District

5d. Discussion of approved permit for 209 N. University

6b. Commission's role in the downtown streetscape project

Gloria Hensley motions to adopt the agenda with the proposed additions, second by Ed Gerrish. The motion carried unanimously.

3. Approval of the Minutes

Dietrik Vanderhill moved that the November 6, 2019 minutes be adopted as written, seconded by Ed Gerrish. The motion carried unanimously.

4. Visitors to be Heard

None

5. Old Business

5a. Discussion of historic properties and commission involvement (roof and siding)

5b. Educational outreach to historic property owners

5c. S. University Historic District survey (added)

5d. Discussion regarding previously approved permit

5a. Susan Keith Gray reported that she presented at the December 2, 2019 Noon City Council educational session and that the City Council seemed very receptive to the idea of permitting roofing and siding. City staff passed out a draft ordinance that will be presented to the City Council on January 20, 2019 at noon. City Staff indicated they are not sure what the fee schedule would be for roofing and siding permits, but stated they believe it will be a low cost flat-rate similar to windows.

5b. Susan Keith Gray reported that she is looking to have conversations with realtors in January of February of 2020.

5c. The plan is for Susan Keith Gray, Ed Gerrish, and Dietrik Vanderhill to review information gathered on the survey of the potential S. University Historic District, and prepare a report to for the South Dakota State Historic Preservation Office (SDSHPO).

5d. Susan Keith Gray stated that she has had conversations with Farrel Christensen, the City Building Official, about the best way to communicate with the applicant through Code Enforcement. The matter is still be discussed, and it's going through some trial and error.

6. New Business

6a. Biennial gathering of South Dakota CLG's in Rapid City March 25-27

6b. BID #2 and Commission involvement

6a. Susan Keith Gray stated that she would like to attend the upcoming gathering. Gloria Hensley stated that the Clay County Historic Preservation Commission would be willing to pay for some members of the City Historic Preservation Commission to attend. John Prescott, City Manager, stated that he was not sure if City Staff would attend, but that he would discuss with the SDHSP0 what the typical audience for this event is composed of, and who it is geared towards.

6b. City staff discussed what the scope of the BID #2 project AKA Downtown Streetscape Project would be, and what that process could look like. Once design specifics are being discussed, a possible role for the Commission could be to give input on particular components of the design that may affect the historic nature of downtown Vermillion.

Due to the holiday on the day of the next scheduled meeting, the Commission decided to reschedule the next meeting to January 8th, 2020 at 9:00 a.m.

Adjourn

Moved by Ed Gerrish to adjourn, seconded by William Dendinger. Motion carried at 10:22a.m.

Vermillion Historical Preservation Commission

MEMORANDUM

Vermillion City Engineer's Office

**25 Center Street
Vermillion, South Dakota 57069**

To: Historic Preservation Commission
From: Jose Dominguez, City Engineer
Date: January 6, 2020
Re: Planning Options for Multi-Family Uses in University Historic District

Facts:

- University Historic District is currently zoned R-2 Residential District
 - Currently, residential uses up to a 4-plex are allowed without a conditional-use permit. This was also true prior to 2008.
 - Construction of multi-family uses larger than a 4-plex are not allowed. Currently, anything larger than a 4-plex found in area is non-conforming.
- Residential breakdown in the University Historic District:
 - 93 total residential structures
 - 42 of those structures are rentals
 - 16 of the 42 structures are multi-family
 - The rest (26 of the 42 structures) are single-family

Possible Solutions:

1. Downzone area from R-2 to R-1 Residential District
 - a. Most of the uses in R-2 Residential District will fit within the zoning district.
 - b. Rentals are allowed in the R-1 Residential District (they are allowed in ALL districts).
 - c. All of the current multi-family uses will become non-conforming in the R-1 Residential District.
 - i. When a use is non-conforming the use can continue, but no expansion or significant remodel can occur (anything more than 50% of property value would not be allowed) (items only count if they require a building permit) (a non-conforming use can be remodeled to make it conforming regardless of cost) (non-conforming uses can create insurance or financing issues for owners) (a non-conforming use expires if the use is stopped for longer than one year).

2. Create a new zoning district

- a. Make all of the University Historic District a new zoning district.
 - i. The new zoning district can be used for all of different residential historic districts (ONE historic residential zoning district could be used for ALL residential historic districts).
- b. The new zoning district would have the same uses as the R-1 Residential District, except multi-family uses can be a conditional use. Before being considered by the Planning and Zoning Commission the proposed multi-family uses would need to be below a density requirement set by ordinance.
 - i. The density could be no more than three multi-family structures within 100-feet of property lines.
- c. This option would maintain all current conforming uses in Historic District, but greatly limit the expansion of multi-family uses in the new zoning district.

3. Create an overlay district

- a. The area would still be zoned R-2. An overlay district would create an additional layer of regulations for a specific area.
 - i. An overlay district could be created for each historic area.
- b. In SD, overlay districts are typically used to prohibit uses from being placed in locations that could be harmful to public (e.g. no gas stations being constructed in a floodplain), or to create aesthetic standards (i.e. Brookings' "Campus Edge Neighborhood").
- c. Overlay districts have not been used for prohibiting a use due to perceived incompatibility. If this is the goal, then a rezone should be considered rather than an overlay district.

Recommendation:

Work on creating a new zoning district that does not make any existing uses non-conforming, or prohibitive in the future. The draft of the ordinance for this district could start with the HPC, but the actual rezoning of the area should be a public request started by neighbors in the area. This removes the perception that the City is behind the rezone of the area.

Sincerely,



CITY OF VERMILLION

Jose L. Dominguez

City Engineer