

Unapproved Minutes
Vermillion Planning and Zoning Commission
Monday, January 9, 2023 Regular Planning and Zoning Commission Meeting

The regular meeting of the Vermillion Planning and Zoning Commission was called to order in the Powell Conference Room at City Hall on January 9, 2023 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: O'Kelley, Gestring, Fitzgerald, Tuve, Forseth, Merrigan, Steele
City Planning and Zoning Commissioners Absent: Heggstad, Wilson
City Staff present: José Domínguez, City Engineer; Kalin Bird, Building Official

2. Minutes

a. December 12, 2022 Joint Planning and Zoning Commission Meeting.

Moved by Commissioner Merrigan to adopt the December 12th meeting minutes as published, seconded by O'Kelley. Motion carried 7-0.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in lower Vermillion.

4. Adoption of the Agenda

Moved by Tuve to adopt the agenda as published, seconded by Gestring. Motion carried 7-0.

5. Visitors to be Heard

None

6. Public Hearings

a. Request for a Conditional Use Permit to Construct and Operate a Motor Vehicle Service Station at 1134 Princeton Street, Legally known as Lot 4C, Block 6, Erickson Addition, City of Vermillion, Clay County, South Dakota.

Dominguez presented the agenda memo from the City's Planning and Zoning Commission packet. The conditional use application being considered is for the construction and operation of a motor vehicle service station within the GB General Business district. The Commission is allowed by ordinance to consider and review conditional use applications. As part of the review the Commission needs to consider certain criteria set forth in section 155.095. Dominguez read each criteria and Staff's recommendation for each. Dominguez recommended that the conditional use permit be granted without any conditions.

Forseth opened the floor to public comment.

Mr. Scott Kolbinger, from KLJ Engineering and representing the applicant, and Mr. Jim Peterson, President and CEO of the VCDC, gave a brief history of the company and what possible services would be offered at the location. Discussion followed.

Moved by Gestring to grant the conditional use to construct and operate a motor vehicle service station at 1134 Princeton Street without any conditions, seconded by Steele. Motion carried 7-0.

7. Old Business

None.

8. New Business

None

9. Staff Report

Staff reported that the Jefferson Street storm sewer improvements, the improvements to Lions, Prentis and Cotton Park will be out to bid during the first quarter of 2023. Dominguez also reported that a meeting with the County regarding amendments to the JJZA will occur towards the end of the month. Discussion followed.

10. Adjourn

Moved by Gestring to adjourn, seconded by Steele. Motion carried 7-0, Forseth declared the meeting adjourned at 5:45 p.m.