

Unapproved Minutes

Vermillion Planning Commission

Monday, January 27, 2020 Joint Planning Commission Meeting with Clay County

The joint meeting of the Vermillion Planning and Zoning Commission and Clay County Planning Commission was called to order in the Large Conference Room at City Hall on January 27, 2020 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fairholm, Forseth, Gestring, Muenster, Tuve, Iverson.

City Planning and Zoning Commissioners Absent: Kleeman, Manning, Wilson

City Staff present: John, Prescott, City Manager; James McCulloch, City Attorney; José Domínguez, City Engineer; James Purdy, Assistant City Manager

County Planning Commissioners Present: Bottolfson, Prentice, Mockler.

County Planning Commissioners Absent: Gilbertson, Hubert

County Staff present: Alexis Tracy, Clay County State's Attorney; Drew Gunderson, Clay County Zoning Administrator

2. Minutes

a. December 17, 2019 Special Meeting.

Moved by Commissioner Muenster to adopt December 17, 2019 special meeting minutes with minor corrections, seconded by Forseth. Motion carried 6-0.

3. Declaration of Conflict of Interest

Muenster noted that he, and his wife (Ms. Karen Muenster) own investment property.

Forseth noted that he owns investment property.

4. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Tuve. Motion carried 6-0.

5. Visitors to be Heard

Iverson asked for the introductions between both of the Commissions and Staff. Introductions followed.

Dominguez stated that five of the City's Commissioners (Forseth, Manning, Muenster, Tuve, and Wilson) are up for reappointment this year. Staff will be notifying the Commissioner's in May. The Council would make the appointments at their first meeting in June.

6. Public Hearing

None

7. Old Business

None

#### 8. New Business

a. Initial Discussion with Clay County Planning Commission to discuss any amendments to the Comprehensive Plan for the Joint Jurisdictional Zoning Area.

Jose Dominguez, City Engineer, explained the history of zoning between the City and the County in areas within the joint jurisdiction zoning area. Dominguez explained that due to recent events, and the fact that the existing comprehensive plan for the joint jurisdictional zoning area has reached its planning usefulness, the City's Commission discussed approaching the County's Commission in order to start the process of amending the comprehensive plan for the joint jurisdictional zoning area.

Dominguez also explained that although the lifespan of the current comprehensive plan ends in 2020 it does not mean that the plan expires at the end of the year. The plan will still be a guiding document until it is replaced by a newer document.

Dominguez discussed the fact that the City's 2035 Comprehensive Plan also has portions that the City's Commission should strongly consider when developing the new joint jurisdictional zoning area comprehensive plan. Dominguez also stated that the current County's comprehensive plan (Clay County Comprehensive Plan 2001-2021) allows municipalities to plan for expansion within clearly defined areas around municipalities.

Dominguez recommended that the City's Commission start the process with the County to amend the comprehensive plan for the joint jurisdictional zoning area, and that the City's 2035 Comprehensive Plan be considered by the City's Commission when drafting this new document.

Iverson stated that he believes that the major amendment/revision of the document should be followed. He also stated that South Eastern Council of Governments (SECOG) should be considered to help with the drafting of the new document.

Mockler stated that he agreed with Iverson's recommendation and that SECOG should be contacted regarding drafting of the new document.

Muenster asked if the County Commission took exception to anything in the City Engineer's memo. The County Commissioner's present stated they were in agreement with the memo.

Mockler asked McCulloch for his opinion regarding the recent City's decision to table the Nutrien Conditional-Use Permit application on October 28, 2019. Discussion followed.

Moved by Muenster for the City Commission to work with the Clay County Planning Commission, along with SECOG, to develop a new comprehensive plan for the joint jurisdictional zoning area. Seconded by Forseth. Discussion followed. Motion passed 6-0.

9. Staff Report

None

10. Adjourn

Moved by Forseth to adjourn, seconded by Gestring. Motion carried 6-0. Iverson declared the meeting adjourned at 6:13 p.m.