

Unapproved Minutes
Vermillion Planning and Zoning Commission
Monday, May 9, 2022 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 May 9, 2022 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fairholm, Fitzgerald, Forseth, Gestring, Merrigan, Tuve, Wilson (5:31 p.m.).

City Planning and Zoning Commissioners Absent: Heggstad, Steele

City Staff present: José Domínguez, City Engineer; Kalin Bird, Building Official; Stone Conley, Asst. to the City Manager

2. Minutes

- a. April 25, 2022 Joint Planning Planning and Zoning Commission Meeting.

Moved by Commissioner Tuve to adopt the April 25, 2022 meeting minutes as published, seconded by Fitzgerald. Motion carried 6-0.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in lower Vermillion.

4. Adoption of the Agenda

Moved by Fairholm to adopt the agenda as published, seconded by Wilson. 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 Kennel at 1017 Cornell Street, Legally Known as the East 80-foot of the South 170-foot of Lot 7, Collins Addition, City of Vermillion, Clay County, South Dakota.

Dominguez presented to the Commission the agenda memo from the City's Planning and Zoning Commission packet regarding the requested conditional use permit for the construction and operation of a kennel at 1017 Cornell Street. Dominguez read all of Staff's comments in response to the items considered by the Commission when reviewing conditional use permits. Staff recommended that the conditional use permit for the construction and operation of a kennel at 1017 Cornell Street be granted without any conditions.

Forseth opened the floor to public comment.

Ms. Kasey Jensen (future owner) gave a brief introduction and explained the need for the business in Vermillion stating that there

are currently no "dog daycares" or kennels in Vermillion and that there are a many that travel to Yankton or Sioux Falls to leave their pets.

Commissioner Merrigan asked if there were any State requirements for running such business. Ms. Jensen explained that the State regulates the business.

Commissioner Fairholm asked how many dogs will be kept during the day and how many could be kenneled. Ms. Jensen stated that there could be between 60 and 80 dogs during the day, and that there will be 15 kennels. Ms. Jensen explained that since some dogs could be kenneled together the number of dogs being kenneled would not be more than 40.

A member of the public that did not introduce themselves asked how the noise from barking dogs would be addressed. Ms. Jensen explained that the dogs would be outside only during the day and that if one would start barking that dog would be brought inside the building. Additionally, Ms. Jensen stated that the building will be insulated to dampen the noise from barking dogs. She explained that similar insulation is used in other kenneling facilities and that barking is not heard within 100-feet of the facilities.

Discussion followed.

Moved by Merrigan to grant the conditional use permit for the construction and operation of a kennel at 1017 Cornell Street, Legally Known as the East 80-feet of the South 170-feet of Lot 7, Collins Addition, City of Vermillion, Clay County, South Dakota, seconded by Wilson. Motion carried 7-0.

7. Old Business

None.

8. New Business

None

9. Staff Report

Staff reported that City crews are completing repairs on streets getting them ready for the slurry and chip seal projects.

Staff also notified the Commission that there would be a meeting on May 23rd to discuss a zoning ordinance amendment allowing chicken coops, and a JJZA item discussing a conditional-use permit.

10. Adjourn

Moved by Tuve to adjourn, seconded by Gestring. Motion carried 7-0, Forseth declared the meeting adjourned at 5:53 p.m.