

Unapproved Minutes
Vermillion Planning Commission
Monday, May 13, 2019 Regular Planning and Zoning Commission Meeting

The regular meeting of the Vermillion Planning and Zoning Commission was called to order in the City Council Chambers at City Hall on May 13, 2019 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Gestring, Tuve, Muenster, Wilson, Iverson.

Absent: Kleeman, Manning.

Staff present: José Domínguez, City Engineer; James Purdy, Assistant City Manager

2. Minutes

a. April 22, 2019 Regular Meeting.

Moved by Commissioner Wilson to adopt April 22, 2019 regular meeting minutes as printed, seconded by Commissioner Fairholm. Motion carried 7-0.

3. Declaration of Conflict of Interest

Commissioner Muenster noted that he owns investment property.

Commissioner Forseth noted that he owns property within the General Industrial District along West Street.

4. Adoption of the Agenda

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

5. Visitors to be Heard

None.

6. Public Hearing

None.

7. Old Business

None.

8. New Business

a. Presentation to the Public of Part One of the Proposed Amendments to the City's Zoning Ordinance.

Dominguez, City Engineer, started presentation regarding the first part of the proposed amendments to the City's Zoning Ordinance. Dominguez, gave a brief history of the zoning ordinance from when the first one was adopted to the current one. Additionally, Dominguez discussed the major changes to the current ordinance. The major changes are: added an 'Adult Day Services' definition; combined the definitions for 'Dwelling, Two-Family Attached (Duplex)' and 'Dwelling, Multiple-Family' with 'Dwelling, Multiple-Family (Apartments and Condominiums)'; combined the

definition of 'Dwelling, Townhouse' with 'Dwelling, Single-Family Attached (Townhouse)'; added definition for 'Fraternities and Sororities'; updated the definition of 'Manufactured Home'; added definition for 'Off-Premise Parking'; updated the definition of 'Use, Conditional'; in the R-1 district, moved single-family attached dwellings from conditional-uses to permitted uses. However, it would only be allowed to be constructed if the building permit was issued prior to December 31, 2019. This was done only to cover existing single-family attached dwellings within the R-1 district; in the R-2, R-3, NC, and PD districts, changed the way the maximum number of apartments is calculated from number of apartments to number of bedrooms. For example, currently in the R-2 district you could only build a 4-plex with up to four bedrooms per unit. This means that you could have up to 16-bedrooms in one building. The proposed change would allow for a building to have no more than 16-bedrooms in the R-2 district, meaning that a building could have more than four units but never more than 16-bedrooms; in the R-3 district, the rear yard setback was increased from 10-feet to 25-feet.

Mr. Marty Gilbertson, 419 Park Lane, had concerns with the high parking requirements for 1-bedroom apartment units. Discussion followed. Additionally, Mr. Gilbertson expressed concerns with the fact that areas currently zoned Neighborhood Commercial do not see development, or improvements, due to the fact that the current zoning does not allow for high density residential development as a permitted use. Discussion followed.

Dominguez, continued with the presentation talking about the maximum building height was increased from 45-feet to 75-feet. These changes were only for multiple-family dwellings; in the CB district 'Restaurant' was included as a permitted use. This use was omitted from the district. Additional changes to the ordinance are minor in nature and are included in the packet.

Dominguez, presented a request from Mr. Chad Grunewaldt, 100 N. Yale, about adding under permitted use, or as a conditional-use, storage units in the Central Business District. A letter was also received from the Vermillion Chamber and Development Company in support of Mr. Grunewaldt's request. Dominguez explained that currently storage units are not allowed in the Central Business District. Mr. Grunewaldt presented pictures of various properties within the Central Business District that are already functioning as storage units. Discussion followed.

Mr. Chris Larson, 1540 Rockwell Tr., asked if the proposed changes will clear-up the confusion, turmoil, regarding townhomes in the Bliss Pointe PDD. Dominguez responded that the changes will not remove, or limit, the use of townhomes within any of the Planned Development Districts such as Bliss Pointe. The only change that will affect Bliss Pointe regarding townhomes is that the use will be consistent with the

definition. Dominguez, stated that any changes to Planned Development Districts will start with a petition rather than a blanket change started with the City. This process was chosen to allow the residents of Planned Development Districts to decide for themselves what the uses should be, which is why they were originally created. Discussion followed.

Mr. Paul Hasse, 415 Sterling, asked if the covenants for Bliss Pointe PDD be changed with this process. Commissioner Iverson stated that the covenants will not be changed. Discussion followed. Mr. Hasse also stated that the Commission should consider increasing the width of residential lots within residential districts. Discussion followed.

Discussion followed between the Commission and Mr. Grunewaldt regarding his request to allow storage units within the Central Business District. Dominguez suggested that Staff will have a report about the existing uses on the properties that Mr. Grunewaldt brought up to the Commission.

Ms. Katherine "Peele"(sp), representing Circle 13 LLC, 1313 W. Cherry, would like the definition of 'campground' to clarify that individual camping units could not be located and occupied as living quarters for no more than three contiguous months out of a year. Discussion followed. Ms. "Peele" (sp) also would like 'telephone, and secretarial' to be removed from the definition of 'motel' as not all motels offer these services. Discussion followed. Commission agreed with the requested changes.

9. Staff Reports

None.

10. Adjourn

Moved by Commissioner Forseth to adjourn, seconded by Commissioner Tuve. Motion carried 7-0. Commissioner Iverson declared the meeting adjourned at 6:20 p.m.