

Unapproved Minutes
Vermillion Planning Commission
Monday, May 28, 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 28, 2019 at 5:30 p.m.

1. Roll Call

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

Absent: Fairholm, Kleeman, Manning, Tuve.

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

2. Minutes

a. May 13, 2019 Regular Meeting.

Moved by Commissioner Gestring to adopt May 13, 2019 regular meeting minutes as printed, seconded by Commissioner Forseth. Motion carried 5-0.

3. Declaration of Conflict of Interest

Commissioners Muenster and Forseth noted they own investment property.

4. Adoption of the Agenda

Moved by Commissioner Forseth to adopt the agenda as published, seconded by Commissioner Muenster. Motion carried 5-0.

5. Visitors to be Heard

None.

6. Public Hearing

None.

7. Old Business

Discussion on Comments Regarding Storage Units in the Central Business District.

Jose Dominguez, City Engineer, began by explaining that at the public meeting held on May 13 Mr. Chad Grunewaldt asked the Commission to look into the possibility of allowing 'storage units' or 'outdoor contractor storage' as either a permitted use, or conditional use, within the Central Business District (CBD). During the discussion Mr. Grunewaldt also pointed out four properties within the CBD that might fall under the definition of 'storage unit' or a 'contractor's storage yard'. The commission directed Staff to research the history of the properties noted by Mr. Grunewaldt. As outlined in the memo, the current uses of the four properties researched have not changed since the most recent update to the zoning ordinance, which became effective February 20, 2008. All but one of the properties have allowed uses in the current district. The remaining property is allowable as a non-conforming use as it was in a different district prior to the 2008 update. However, should the building be destroyed or used differently, it would need to comply with the

existing ordinance. Mr. Dominguez noted that Mr. Grunewaldt's property is currently a vacant lot but was a business at the time of the zoning ordinance update. Mr. Dominguez stated that historically, storage units have never been a permitted, or conditional, use in the Central Business District. Staff believe that amending the ordinance could have large implications in the CBD and recommend directing Code Enforcement to work with Mr. Grunewaldt on this matter. Commissioner Iverson stated the CBD is not a place for storage units. Commissioner Muenster stated that enclosed storage units could be beneficial to downtown merchants and tenants. Commissioner Forseth suggested the possibility of rezoning 9 W Main to residential. Discussion followed. Staff was directed to work with Code Enforcement regarding the upkeep of the discussed properties.

8. New Business

a. Discussion on Amendments to Zoning Ordinance - Section 155.072 Off-Street Parking

Dominguez, City Engineer, explained that many of the changes within this section are due to the update of the definition section of the ordinance. He explained that the most notable change is to the minimum parking requirements for boarding houses, fraternities and sororities. This sizable change is due to an error with a recent codification of ordinances. With the most recent update, changes that had been made with the adoption of Ordinance 1354, were erroneously removed with the adoption of Ordinance 1367. Staff's proposed amendments to these uses are intended to incorporate the changes adopted by Ordinances 1354 and 1367.

Mr. Dominguez provided history of parking requirements dating back to the original ordinance in 1966 as printed in the memo.

Commissioners offered the following suggestions:

MANUFACTURED HOME PARKS: 2 spaces ~~for each~~ (for each manufactured home)

HOTELS AND MOTELS: 1 space for each ~~2~~ rental rooms

HOSPITALS: 1 Space for each bed - Staff was directed to research this item as 1 space for each patient bed does not account for hospital staff parking. It was suggested to match the definition for MEDICAL AND DENTAL CLINICS.

CHURCH ~~OR TEMPLE~~: Change the definition to "Place of Worship"

Commissioner Gestring questioned why some establishments' parking was determined by 'floor area' and others were determined by 'gross floor area.' Mr. Dominguez explained that that floor area/gross floor area is determined by where customers are served providing the example that a restaurant's kitchen would not be taken into account for parking.

Staff requested that the Commissioners review the proposed changes to the parking portion of the zoning ordinance and provide feedback at the next meeting.

9. Staff Reports

Anderson Street: scheduling preconstruction meeting with contractor - tentatively in June.

Elm Street: scheduling preconstruction meeting with contractor - tentatively in June.

Roosevelt Street: working with developer that will be constructing ½ of the street.

Downtown Streetscape Project: Public meeting to be set for June.

Generally gearing up for several projects throughout the City and waiting for things to dry up.

10. Adjourn

Moved by Commissioner Forseth to adjourn, seconded by Commissioner Wilson. Motion carried 5-0. Commissioner Iverson declared the meeting adjourned at 6:15 p.m.