

Unapproved Minutes  
Vermillion Planning and Zoning Commission  
Monday, July 12, 2021 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 July 12, 2021 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fitzpatrick, Forseth, Gestring, Heggstad, Mrozla, Tuve, Wilson.

City Planning and Zoning Commissioners Absent: Fairholm

City Staff present: José Domínguez, City Engineer; Stone Conley, City Management Assistant

2. Minutes

a. June 28, 2021 Regular City Planning and Zoning Commission Meeting.

Moved by Commissioner Tuve to adopt the June 28, 2021 meeting minutes, seconded by Wilson. Motion carried 7-0.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in Vermillion.

4. Adoption of the Agenda

Moved by Heggstad to adopt the agenda as printed, seconded by Wilson. Motion carried 7-0.

5. Visitors to be Heard

None

6. Public Hearings

a. Ordinance 1438 to Rezone Lot 3, AMS Industrial Park Addition, City of Vermillion, Clay County, South Dakota, from the NRC Natural Resource Conservation District to the HI Heavy Industrial District.

Conley explained that the property being rezoned was annexed into the City on May 26, 2021. When a property is annexed it enters the City into the NRC Natural Resource Conservation District, which is the strictest zoning district. The Zoning Ordinance allows for the properties that are recently annexed to be rezoned without the need to gather the required petition signatures, or to pay a rezone fee.

Conley stated that the existing HI Heavy Industrial is located in the northeast part of the City, and that the HI Heavy Industrial district is one of the smallest zoning districts in the City. The proposed rezone would be adjacent to the existing HI Heavy Industrial district and would add to the land for future industrial development.

Conley further explained that there are several goals and objectives that promote development in the City. Conley stated that the Commission should consider public comment and make a recommendation to the City Council. The City Council would consider the rezone at the July 19<sup>th</sup> meeting.

Forseth opened the floor for public comment. Discussion followed.

Moved by Tuve to recommend that the City Council adopt Ordinance 1438 as presented, seconded by Heggstad. Motion carried 7-0.

7. Old Business

None

8. New Business

None

9. Staff Report

Dominguez explained the progress on the following City projects: Hwy. 50 paving and drainage project, Bliss Pointe Phase 2, Downtown Streetscape, and Industry Street paving.

10. Adjourn

Moved by Wilson to adjourn, seconded by Mrozla. Motion carried 7-0, Iverson declared the meeting adjourned at 5:56 p.m.