

Unapproved Minutes
Vermillion Planning Commission
Monday, July 13, 2020 Planning and Zoning Commission Meeting

The of the Vermillion Planning and Zoning Commission was called to order in the Large Conference Room at City Hall (and through teleconference) on July 13, 2020 at 5:30 p.m.

1. Roll Call

Planning and Zoning Commissioners Present: Fairholm (teleconference), Fitzgerald (teleconference), Forseth (teleconference), Gestring (in person), Heggstad (teleconference), Mrozla (teleconference), Tuve (teleconference), Wilson (in person), Iverson (in person).

City Staff present: José Domínguez, City Engineer (in person); James Purdy, Assistant City Manager (teleconference)

2. Minutes

a. May 26th, 2020 Regular Meeting.

Moved by Commissioner Fairholm to adopt May 26, 2020 regular meeting minutes, seconded by Tuve. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in the community.

4. Adoption of the Agenda

Moved by Wilson to adopt the agenda as printed, seconded by Gestring. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

5. Visitors to be Heard

None

6. Public Hearings

a. Ordinance 1416 - Amending Title 15 Chapter 155 Section 155.058 (C), and (D), Bliss Pointe Planned Development District, to allow for Single-Family Detached Dwellings, and Motor Vehicle Sales, Displays, and Rentals; and to remove all Multiple-Family Dwelling uses.

Jose Dominguez, City Engineer, stated that on June 26th the City received an application from the VCDC and Mr. Kevin Bliss requesting to amend the current Bliss Pointe PDD. The application requested that Area C be amended to allow single-family detached dwellings as a permitted use, and to remove all multiple-family dwellings use from this area. Additionally, the applicants requested that Area D allow, as a permitted use, motor vehicle sales, display, and rentals.

Dominguez further stated that the applicant's proposal for Area C is an attempt to balance Bliss Pointe's original concept of offering affordable housing in a wide variety of housing styles, and the

perception from the current Bliss Pointe property owners that property values decrease when differing housing styles are built in close proximity. Additionally, the proposed amendments to Area D are intended to increase the number of locations for businesses in the community. To curtail concerns of having a car dealership in close proximity to residential uses, the applicant is proposing to limit the number of vehicles being displayed outside.

Dominguez also stated that due to the fact that Staff did not mail notices to property owners within 250-feet of the affected area 10-days prior to this meeting the Commission is only allowed to take comments. Dominguez stated that another meeting has already been scheduled for July 20, 2020. The notice for this new meeting has already been published, signs posted, and letters to the owners sent. At the July 20th meeting the Commission will be able to take additional comments, and make a recommendation to the City Council. The Council would then meet to discuss the item on July 20th at 7:00 p.m.

Iverson asked for comments from the public.

Ms. Gayle Bliss (1200 W Main) stated that she is in favor of the construction of a car dealership by Mr. Troy Gregoire on the parcel between 1411 W Main and 1201 W Main.

Ms. Vicki Dehner (1504 Rockwell Tr) stated that she was in support of Mr Gregoire's project to construct a car dealership off W Main Street. Ms. Dehner also asked for an explanation of the proposed changes to Area C, and if rentals would be controlled in that area. Dominguez explained that the proposed changes to Area C included removing ALL multiple-family uses, and adding single-family detached dwellings. Dominguez also explained that the City does not control where rentals are allowed, and that the 'rental' reference in the notice had to do with the possibility of rental of vehicles being offered at the car dealership.

Ms. Carol Geu (1308 Rockwell Tr) asked if the proposed changes to Area D would apply to all of the empty lots in Area D (the area between 1411 and 1201 W Main, and the area in the southwest corner of Rockwell Tr and Stanford). Dominguez explained that the proposed change would apply to ALL of Area D.

Discussion followed.

After discussion stopped, Iverson thanked the public in attendance and declared the item closed. Iverson reminded the public that the Commission would meet again on July 20th at 5:30 p.m. to discuss the item and make a recommendation to the City Council.

7. Old Business

None

8. New Business

a. Election of Officers - Chair.

Jose Dominguez, City Engineer, stated that this was the time for the Commission to elect a Chair.

Moved by Wilson to nominate Iverson as Chair, seconded by Gestring. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Abstain).

b. Election of Officers - Vice Chair.

Jose Dominguez, City Engineer, stated that this was the time for the Commission to elect a Vice Chair.

Moved by Fairholm to nominate Forseth as Vice Chair, seconded by Wilson. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Abstain, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

9. Staff Report

Dominguez stated that the sidewalk on the west side of Prentis Park (along N Plum Street) was completed.

Dominguez stated that the contractor hired for the City's Miscellaneous Concrete project has been working to get certain portions done before school starts.

Dominguez also stated that City's chip seal project is scheduled to happen on July 16th or 17th.

Dominguez also stated that the construction of Roosevelt Street started, and that the construction of McHenry Street will start soon. Both of these are not City projects, but the City is involved by paying for oversized items.

10. Adjourn

Moved by Forseth to adjourn, seconded by Tuve. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes). Iverson declared the meeting adjourned at 5:54 p.m.