

Unapproved Minutes
Vermillion Planning Commission
Monday, July 20, 2020 Planning and Zoning Commission Special Meeting

The Vermillion Planning and Zoning Commission was called to order in the Large Conference Room at City Hall (and through teleconference) on July 20, 2020 at 5:30 p.m.

1. Roll Call

Planning and Zoning Commissioners Present: Fairholm (teleconference), Fitzgerald (teleconference), Forseth (teleconference), Gestring (teleconference, 5:32 p.m.), Heggstad (teleconference, 5:35 p.m), Mrozla (teleconference), Tuve (teleconference), Wilson (teleconference), Iverson (in person).
City Staff present: José Domínguez, City Engineer (teleconference); James Purdy, Assistant City Manager (in person)

2. Minutes

a. July 13, 2020 Regular Meeting.

Minutes were not included with the packet. Staff will be including these minutes at the following meeting for the Commission's review.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in the community.

Mrozla noted that he lives in the Bliss Pointe PDD.

4. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Tuve. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - 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 stated that although this item was discussed at the July 13th meeting a second meeting for the item had to be scheduled for today. This was due to the City not mailing notices to property owners within 250-feet of the affected area 10-days prior to the meeting. All of the notices have been published, posted, and mailed for the meeting today.

Staff recommended that the Commission recommend that the Council approve the ordinance as published.

Iverson asked for comments from the public. No public was present at the physical location or virtually.

Commissioner Fairholm asked if the ordinance could be split to two ordinances. One for the changes for Area C and another for the changes for Area D. Dominguez replied that Staff recommended that to the applicant during Staff's review of the application. However, the applicant requested that both items be presented in the same ordinance. Dominguez explained that the Commission could recommend to the Council that the changes be split into two separate ordinances.

Commissioner Mrozla stated that one of the aspects that attracted his family to Bliss Pointe was the affordability and possibility of having different residential styles. He further stated that attempts should be made to control costs for residences through the ordinance or covenants. Commissioners Heggstad and Fairholm agreed with Mrozla's statement.

Discussion followed.

Moved by Forseth to recommend the City Council approve the ordinance as published, seconded by Tuve. Motion carried 7-0 (with two abstaining), (Fairholm - abstain, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - abstain, Tuve - Yes, Wilson - Yes, Iverson - Yes).

7. Old Business

None

8. New Business

None

9. Staff Report

None

10. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. 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 5:49 p.m.