

Unapproved Minutes
Vermillion Planning Commission
Monday, July 22, 2019 Regular Planning and Zoning Commission Meeting

The regular meeting of the Vermillion Planning and Zoning Commission was called to order in the Large Conference Room at City Hall on July 22, 2019 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Gestring (5:31p.m.), Muenster, Tuve, Wilson.

Absent: Kleeman, Manning, Iverson.

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

2. Minutes

- a. June 24, 2019 Regular Meeting.

Moved by Commissioner Fairholm to adopt June 27, 2019 regular meeting minutes as printed, seconded by Commissioner Tuve. Motion carried 6-0.

3. Declaration of Conflict of Interest

Commissioner Muenster noted that he owns investment property.

Commissioner Forseth noted that he owns investment property.

4. Adoption of the Agenda

Moved by Commissioner Muenster to adopt the agenda as published, seconded by Commissioner Wilson. Motion carried 6-0.

5. Visitors to be Heard

None.

6. Public Hearing

None.

7. Old Business

- a. Discussion on Comments regarding Amendments to Zoning Ordinance - Section 155.095 Conditional Use Permits.

José Domínguez, City Engineer, noted that at the June 24, 2019 meeting, Staff presented proposed changes to the Conditional Use Permit (CUP) portion of the zoning ordinance. Per Commission request, Staff modified the expiration of the CUP.

Staff and Commission reviewed the current CUP application document. Domínguez pointed out that the application does not require an applicant to note what the conditional use would be. Discussion followed.

Moved by Commissioner Tuve to add language to the Conditional Use Permit Application noting what the conditional use would be, seconded by Commissioner Fairholm. Motion carried 6-0.

8. New Business

- a. Discussion on Amendments to Zoning Ordinance - Section 155.004 Provisions as Minimum Requirements; 155.029 Annexations, 155.050 Intent Compliance with Comprehensive Plan; 155.054 Amendments; 155.078 Home Occupations; and 155.079 Manufactured Homes.

Mr. Domínguez presented the proposed changes to the aforementioned sections as printed in the packet. Discussion followed. In addition to minor grammatical changes regarding the aforementioned items, the Commission directed Staff to do the following: (1) research whether or not a question should be added to the Building Permit Application asking if the proposed project meets known individual requirements (deed restrictions/covenants) on the property. (2) utilize the current smallest size PDD as a benchmark for a minimum size PDD in the zoning ordinance.

9. Staff Reports

Anderson Street: contractor stated project will begin in August. Completion date is at the end of October.

Elm Street: local contractor is waiting for equipment (paver) to begin the project.

Roosevelt Street: working with developer that will be constructing the street. Project is on hold - they are requesting a variance for parking requirements.

Downtown Streetscape: Public Meeting is on Monday, July 29, 2019.

10. Adjourn

Moved by Commissioner Tuve to adjourn, seconded by Commissioner Wilson. Motion carried 6-0. Commissioner Forseth declared the meeting adjourned at 6:23 p.m.