

Unapproved Minutes  
Vermillion Planning and Zoning Commission  
Monday, July 24, 2023 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 24, 2023 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Wilson, Fairholm, Wiemers, Forseth, Steele, Heggstad, Merrigan  
City Planning and Zoning Commissioners Absent: O'Kelley, Tuve  
City Staff present: José Domínguez, City Engineer; Kalin Bird, Building Official; Jack Baustian, Asst. to the City Manager

2. Minutes

- a. June 12, 2023 Regular Planning and Zoning Commission Meeting.

The minutes were not included in the packet so they were not reviewed. Staff will include the June 12, 2023 minutes in the packet for the next meeting.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in lower Vermillion.

4. Adoption of the Agenda

Moved by Fairholm to adopt the agenda as published, seconded by Merrigan. Motion carried 7-0.

5. Visitors to be Heard

- a. Introduction of new Planning and Zoning Commissioner, Mr. Brandon Wiemers.

Forseth introduced Mr. Wiemers to the Planning and Zoning Commission. Wiemers gave a brief overview of his career and how he has been involved in Vermillion through work and personal life.

6. Public Hearings

None

7. Old Business

None.

8. New Business

- a. Informational Item - City of Vermillion Housing Study, May 2022  
(NO MEMO)

Dominguez presented to the Commission a PowerPoint presentation discussing the findings from the housing study. The presentation included some statistics about Vermillion, strengths that Vermillion has when compared to other communities, challenges that Vermillion has

to overcome to meet the housing needs, and the number of houses needed per year to continue a sustainable growth.

Discussion followed.

Mr. Jon Cole (Mayor of Vermillion) did a quick recap on the items that the City has been doing to increase the housing opportunities in Vermillion.

Commissioner Merrigan asked several questions regarding who has been developing with in the City (e.g. private or public) and if the construction standards being imposed are increasing the cost of construction in the City. Dominguez explained that in recent years most large developments have been done by the City or in partnership with the VCDC. The outlier to this was the development along South Mickelson which was paid for through assessments or privately.

Commissioner Heggstad asked if the criteria used by the consultant that wrote the study regarding the number of houses was an industry standard or specific to Vermillion. Mayor Cole responded that the criteria allowed for the City to maintain a sustained growth of what is needed in Vermillion. Bird added that the criteria also allowed developers enough time to complete projects without being a financial burden. Dominguez also commented that some of the criteria gave enough time for the City to plan for the infrastructure required to accommodate future growth.

Commissioner Fairholm asked about the recent City Council meeting where the Council did not approve the resolution that would have allowed Staff to submit a grant application for Jefferson Street. This project would have opened land for residential development. Dominguez explained that the Council did consider the resolution, but after public testimony the Council voted not to apply for the infrastructure improvement grant. Discussion followed. Fairholm expressed disappointment with the Council's decision regarding the Jefferson Street project.

Discussion followed.

b. Informational Item - 2015 through 2023 Residential Construction in Vermillion (NO MEMO)

Dominguez presented to the Commission a PowerPoint presentation discussing the number of residential building permits issued since 2015. The presentation included slides showing the total number of residential permits issued. Other slides in the presentation further broke down the residential permits by the type of construction (e.g. multi-family, attached or detached).

Discussion followed.

9. Staff Report

Dominguez updated the Commission on the following projects: chip seal, Lions Park, and the Prentis Park baseball field.

10. Adjourn

Moved by Merrigan to adjourn, seconded by Wilson. Motion carried 7-0, Forseth declared the meeting adjourned at 6:34 p.m.