



City of Vermillion Planning & Zoning Commission Agenda

5:30 p.m. Regular Meeting

Monday, March 22, 2021

City Council Chambers

City Hall, 25 Center Street, Vermillion, SD 57069

Virtual Meeting Available (see instructions below)

For virtual meeting:

1. Go to www.zoom.com
2. Click 'Join a Meeting' on upper right hand of Zoom screen
3. Join Zoom Meeting

<https://us02web.zoom.us/j/89134641444?pwd=Yi92VkhVUTF4U3M3TFd3eDcvSUVCUT09>

Meeting ID: 891 3464 1444

Passcode: 473509

1. Roll Call

2. Minutes

- a. March 8, 2021 Regular Meeting.

3. Declaration of Conflict of Interests

4. Adoption of the Agenda

5. Visitors to Be Heard

6. Public Hearings

- a. Request for a Conditional Use Permit to construct a multiple-family dwelling structure on Lots 6 and 7, Block 47, Snyders Addition, City of Vermillion, Clay County, South Dakota.

7. Old Business

8. New Business

- a. Preliminary Plat for Block 7; Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota
- b. Final Plat for Block 7; Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.

9. Staff Reports

10. Adjourn

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning and Zoning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is

seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday, March 8, 2021 Regular Planning and Zoning Commission Meeting

The regular meeting of the Vermillion Planning and Zoning Commission was called to order in the Large Upstairs Conference Room at City Hall on March 8, 2021 at 5:30 p.m.

1. Roll Call

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

2. Minutes

a. February 8, 2021 Joint City and Clay County Planning Commission Meeting.

Moved by Commissioner Fairholm to adopt February 8, 2021 meeting minutes, seconded by Tuve. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property.

4. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Wilson. 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

Mr. Chris Larson (1540 Rockwell Trail) stated that with the future construction of Bliss Pointe Phase 2 the concrete piles at the ends of Cornell Street and Wilder Road should be cleaned up to make the area more attractive to future home owners. Dominguez stated that the land owner, the Vermillion Chamber and Development Company (VCDC), will be contacted and asked to remove the piles.

6. Public Hearings

None

7. Old Business

None

8. New Business

a. Plan for TIF 7 (Bliss Pointe)

Purdy stated that the VCDC is in the process of starting the development of the second phase of Bliss Pointe. Phase two will comprise of

residential construction on 15-acres of land roughly bounded by Stanford Street, Slate Road, Joplin Street and Rockwell Trail. In order to assist with development, the VCDC requested the City create a tax increment financing district (TIF).

Purdy further explained that the TIF plan includes the cost for a public alley. This is contrary to the Commission's direction. The City Council at the March 1, 2021 meeting made Staff aware of their desire to have a public alley with the same dimensions as the private street shown in the exhibit supplied by the VCDC during the recent zoning amendment discussions. Purdy explained that including the public alley will require at least two meetings with the Commission; a preliminary plat and final plat presentation. Additionally, Staff will be recommending that the width of the right-of-way and paved areas be reduced. This will require that the Council consider two variances.

Purdy recommended that the Commission review the TIF and forward a recommendation to the City Council for their March 15th meeting.

Carlson explained how the TIF process works. Carlson stated that the City would have to issue bonds to pay for the public improvements and that the revenue generated by the TIF will be used to repay the bonds. Carlson further stated that the City would advance interest payments until the TIF makes enough revenue to make the principal and interest payments.

Discussion followed.

Commissioner Forseth moved to recommend approval of the TIF #7 plan for Bliss Pointe Phase 2, 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).

b. Final Plat for Blocks 7, 8, 9, and 10; Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota

Dominguez explained that Banner Associates submitted a final plat on behalf of the owner, VCDC. The area to be final platted consists of roughly 15-acres. The area is roughly bordered by Joplin Street, Stanford Street, Slate Road, and Rockwell Trail. Dominguez also stated that this area was previously platted as Outlot A, and that now it will be platted into blocks with majority of the right-of-way being dedicated.

Dominguez further explained that no right-of-way is being dedicated in the center block at this point. Any public, or private street, in the center block will require a preliminary plat and a final plat to be reviewed by the Commission.

Dominguez recommended that Commission recommend approval of the final plat. The Council will consider the plat at the March 15th meeting.

Commissioner Wilson moved to recommend approval of the final plat of Blocks 7, 8, 9, and 10; Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota, seconded by Fitzgerald. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

9. Staff Report

Dominguez stated that the City is starting to have meetings with the contractor awarded the project on the SD Highway 50 Drainage Improvements project. Dominguez further stated that the construction would start in April 2021 and be done no later than November 2021.

Dominguez also stated that bids were opened on March 4th for the Downtown Streetscape project. The City received three bids with the low bid being approximately \$2.9-million. The engineer's estimate was \$3.2-million.

Purdy stated that the Recycling Center Renovation project will be completed by the end of March.

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 6:15 p.m.

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: March 22, 2021

Subject: Request for a Conditional Use Permit to construct a multiple-family dwelling structure on Lots 6 and 7, Block 47, Snyders Addition, City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Mr. Marty Gilbertson submitted an application for a Conditional Use Permit to construct an eight one-bedroom multiple-family dwelling (an 8-plex) at 202 N. Dakota Street. The area in question is zoned NC Neighborhood Commercial which allows multiple-family dwellings as a conditional use.

Discussion: The site plan provided by the applicant shows that the 8-plex would be constructed towards the east side of the lots, and that the parking area would be along the west side of the lots near the existing alley. Mr. Gilbertson will also be requesting two variances from the Council related to this project. One of the variances will be for the reduction of the required parking spaces from 16 to 12, and the other variance will be to reduce the setback along Cedar Street from 30-feet to 24-feet.

The City's current process for conditional uses follows the Code of Ordinances section 155.095. The City's ordinance sets the Commission as the body that grants CUPs. The City Council acts as the body of appeal if the applicant feels aggrieved by conditions set by the Commission. The Commission reviews each permit for the following items:

CRITERIA	STAFF COMMENTS AND RECOMMENDATIONS
Ensure ingress and egress to the property	The applicant is planning to utilize the alley as the only form of access for the 8-plex. This meets the ordinance requirement.
Review and, if necessary, place conditions to ensure	No conditions are necessary.

vehicular and pedestrian safety	
Ensure Off-street parking and loading	<p>For multiple-family dwellings, the Code requires that off-street parking be provided that meets the greater of either 2 parking spaces per each dwelling unit or 1 parking space per each bedroom. In this instance the required off-street parking would be 16 parking stalls.</p> <p>As noted earlier, Mr. Gilbertson will be requesting that the Council vary this requirement. Mr. Gilbertson will be asking that the requirement be reduced to 12 parking stalls. This is based on the City of Sioux Falls ordinance only requiring 1.5 parking stalls per bedroom.</p> <p>The City has been regulating off-street parking since 1966. Over the years, the City has had different requirements for off-street parking. However, the City has not allowed less than 2-off-street spaces per each unit of a multiple-family dwelling since 1971.</p>
Ensure that a refuse area is provided. (location of refuse area)	Refuse area will be off the alley.
Ensure that development has appropriate fire protection	Not applicable
Ensure screening and buffering	No screening is necessary by the applicant.
Ensure that the proposed exterior lighting complies with City requirements	Not applicable
Ensure that all setbacks are being met	The setback requirements for this zoning district require that both front yard setbacks on corner lots be 30-feet. However, the ordinance also allows setbacks to be varied by Staff to

	<p>match those of the other constructed buildings on the same block face. Due to this, the setback along Dakota Street will be 20-feet. This matches the structure further north.</p> <p>Along Cedar Street the applicant will be asking the Council for the setback to be reduced from 30-feet to 24-feet. This will allow the applicant to construct a slightly larger apartment building.</p>
Review and, if necessary, place conditions to ensure general compatibility	The proposed construction will be compatible with all of the existing neighbors. However, the area is zoned NC Neighborhood Commercial, so the future neighbors might have dissimilar uses that are allowed without a conditional use permit being granted (e.g. a drug store, a parking lot, a beauty salon).
Review and, if necessary, place conditions to ensure use meets the goals and objectives of the comprehensive plan	No additional conditions are necessary as the proposed use meets with several goals and objectives.

Compliance with Comprehensive Plan: The City’s Comprehensive Plan has several sections that address development within the community. The following goals and objectives may apply in this instance:

- Provide a variety of housing types that allow people to live in Vermillion at any stage of their life and income (pg. 13)
- Facilitate the location, character, and phasing of residential growth and development (pg. 13)
- Create and maintain neighborhoods that are safe, healthy, livable, and compatible with adjacent land uses (pg. 13) (pg. 48)
- Address the density, affordability, and type requirements for housing (pg. 13)
- Allow for a supply of housing styles, sizes and prices that encourage people of all ages to live in Vermillion (pg. 48)
- Maintain the appearance of Vermillion’s neighborhoods, streets, and commercial districts (pg. 48)
- Focus new development within existing City limits areas (pg. 67)

- Encourage development within existing sanitary sewer and drainage basins (pg. 67)
- Encourage compact and contiguous urban growth within corporate limits (pg. 67)

Conclusion/Recommendations: The Planning Commission is asked to take public comment and grant, grant with conditions, or deny the Conditional-Use Permit application. Staff recommends granting the conditional-use with the condition that a multiple-family structure to be constructed not to exceed eight single bedroom dwellings and that the off-street parking be as required by the current ordinance, or as determined by the City Council through the variance process. This would allow the applicant to reduce the number of dwellings if a variance is not granted by the City Council.

Petition for Conditional Use Permit

THE PLANNING COMMISSION REQUEST THE FOLLOWING:

(1) APPLICANT MUST COMPLETE THE ENTIRE APPLICATION, OTHERWISE APPLICATION WILL NOT BE PRESENTED TO THE PLANNING COMMISSION FOR CONSIDERATION.

(2) APPLICANT MUST EITHER CHECK A BOX OR ANSWER EACH QUESTION. IF THE ANSWER TO THE QUESTION IS NOT KNOWN, WRITE 'UNKNOWN' AS THE ANSWER TO THE QUESTION.

1. Petitioner Information

Name	marty c gilbertson
Email Address	marty.gilbertson1@gmail.com
Address	419 park lane
City	Vermillion
State	SD
Zip Code	57069
Phone Number	6056701693
Fax Number	<i>Field not completed.</i>

2. What is the proposed use? Private business owner-Commercial Business

3. Information on Property Applying for Conditional-Use Permit

Address of Property	202 North Dakota Street
Legal Description	lots 6 and 7, block 47, Snyders Addn
Current Zoning District	UNKNOWN
If you selected PDD - Planned Development District, enter the name of	N/A

the district. Otherwise enter 'N/A.'

(Section Break)

4. Information on Adjoining Properties

Describe the neighborhood where the Conditional-Use Permit is being sought. Mix of Non owner and Owner occupied Housing

Adjacent uses to proposed conditional-use (check all that apply):

NORTH	Vacant
EAST	Commercial
SOUTH	Single-Family Detached
WEST	Single-Family Detached

(Section Break)

5. Standards for Conditional Use Permit

Please address the following criteria. These standards will be addressed at the public hearing.

- | | |
|---|--|
| A. How will the property and structures be accessed from the street? | It will be accessed from the Alley |
| B. Where will the access points from the street be located? | Alley |
| C. How wide will the access points be? | the current alley to the rear of the property is the access point |
| D. How will the traffic (both vehicles and pedestrians) flow within the property? | All parking traffic would be in the parking area, sidewalks would provide foot traffic |
| E. Where will the off-street parking and loading areas be located? | Rear of property in the alley |

F. How many off-street parking stalls and loading areas are being proposed?	12 parking stalls. No Loading area needed
G. Where will refuse and service areas be located on the property?	rear of Property in the Alley
H. What is the availability of utilities in the area? Will they need to be installed or modified to service the property?	Available. Modified
I. Is screening and/or buffering being proposed? If so, what will it be, and where will it be constructed?	none
J. Are any signs proposed for the property? If so, describe the signs being proposed (size and lighting).	None
K. Will the signs be compatible with neighboring properties?	N/A
L. How will the signs affect the surrounding areas?	N/A
M. Are there any required yards and other open spaces?	Yes. Meets requirements
N. What is the general compatibility with the adjoining properties and other properties in the zoning district in which such use is to be located?	There majority of homes are Non-owner occupied homes adjacent to our property

O. Will you be requesting a variance from the City Council? Yes

Describe the variance that will be requested. Width of South Property building line. Would allow for larger bedrooms and living areas in the building, and allow the parking lot to be wider for Cars to park.

Upload any plans or diagrams *Field not completed.*

Acknowledgement of Fees I acknowledge.

Electronic Signature Agreement I agree.

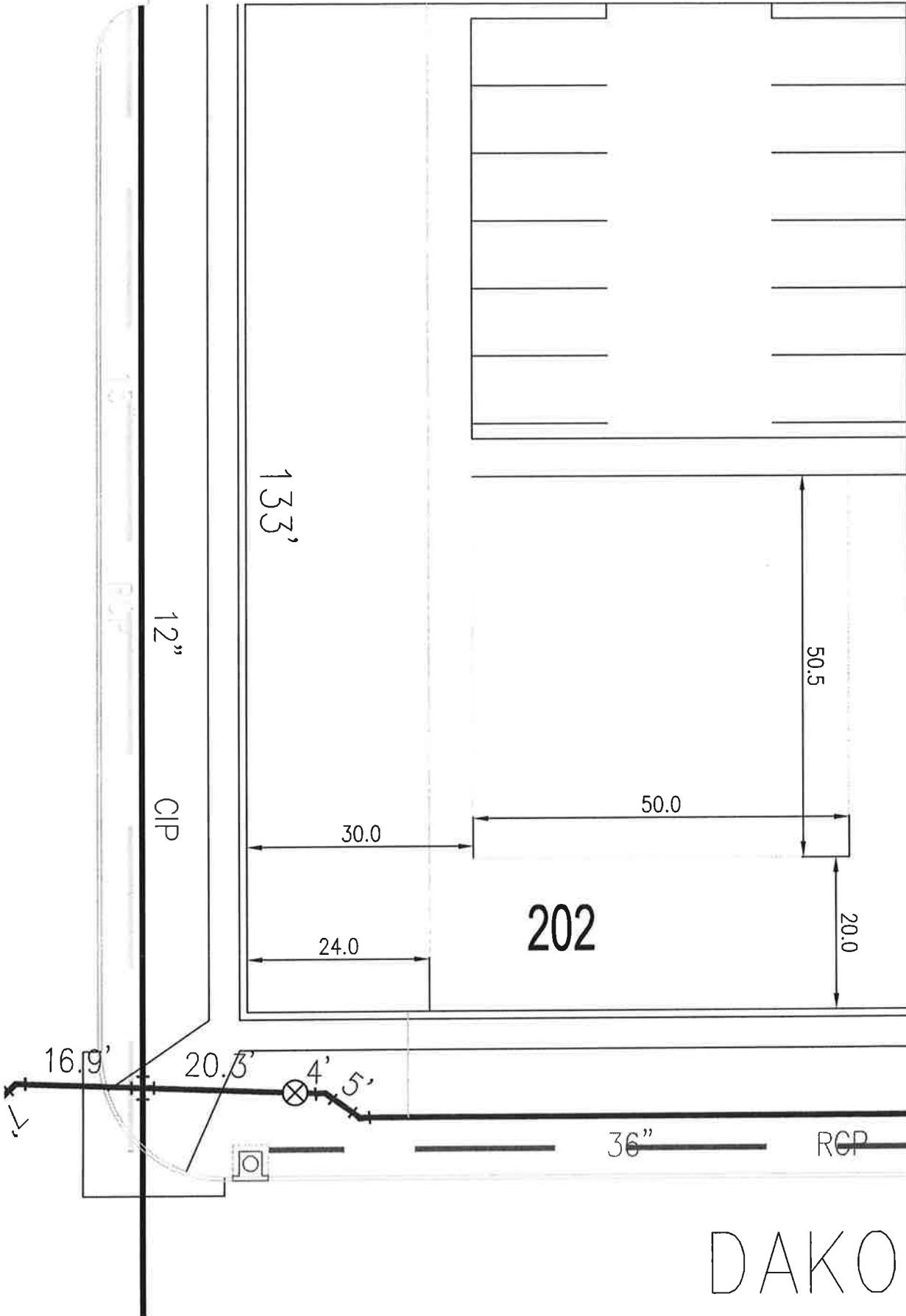
Electronic Signature Marty Gilbertson

Date: 2/26/2021

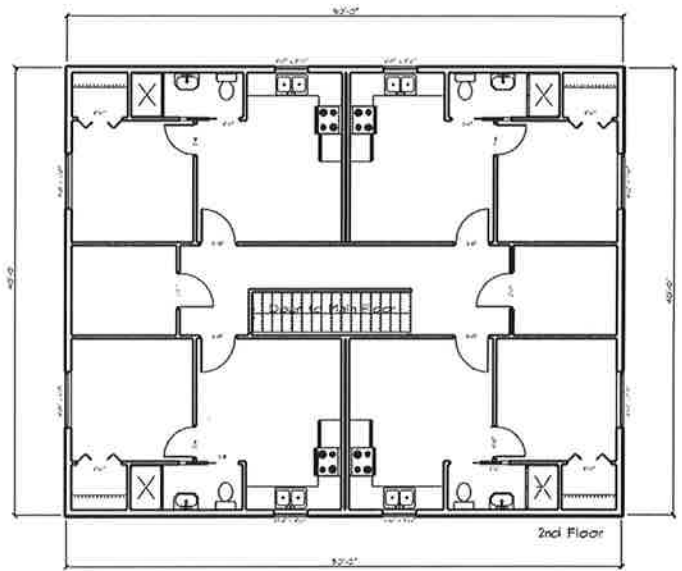
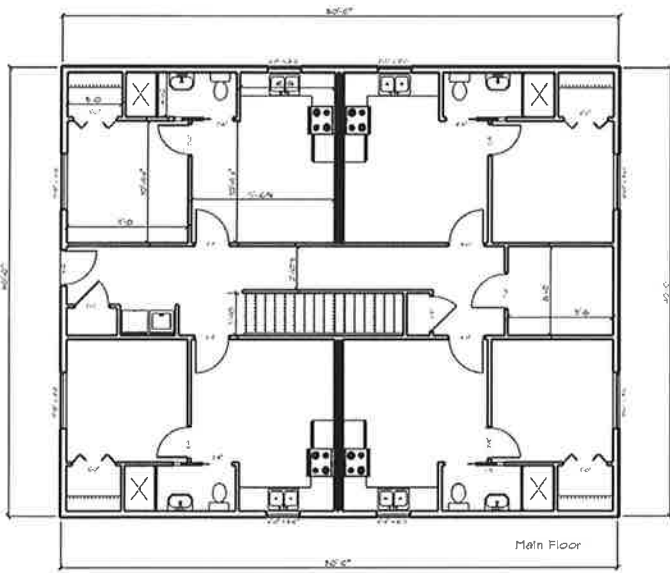
Once submitted, Staff will verify that everything has been filled out correctly. Afterwards, you will be contacted to inform you of when your Petition for Conditional Use Permit will come before the Planning Commission. It is highly recommended that you attend this meeting.

Email not displaying correctly? [View it in your browser.](#)

12 off Street Parking Spaces



DAKOTA



SOFTPLAN All-in-One Building Information 10000 1st Street, Suite 100 San Diego, CA 92121 619-444-1111		Mary Gilbertson -- 8 Plex
		QUANTITY: 1 DATE: Entry, April 24, 2016

Planning & Zoning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: March 22, 2021

Subject: Preliminary Plat of Lots 6 – 19 in Block 3, Lots 12 – 19 in Block 4, Lots 7 – 21 in Block 5, and Lots 1 – 8 in Block 6, and Lots 1 – 5 in Block 7, and Lots 1 – 4 in Block 8, All of Bliss Pointe Addition, and addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Banner Associates have submitted a revised preliminary plat on behalf of the owner, the Vermillion Chamber and Development Company (VCDC). The area to be platted is roughly 15-acres in area and is bordered on the west by lots fronting Joplin Street, on the north by Slate Road, on the east by Stanford Street, and on the south by the lots fronting Rockwell Trail. The revised preliminary plat proposes to subdivide the area into 54-residential lots.

A previously approved preliminary plat for Bliss Pointe phase two included 47 residential lots and no public alley. This preliminary plat was approved on August 24, 2020.

Discussion: Staff reviewed the preliminary plat and finds that for the most part it complies with code provisions. Currently the zoning ordinance for the Bliss Pointe PDD does not allow for single-family detached lots of this size. The Council did approve the ordinance allowing for lots the size shown on the plat; however, the ordinance will not become effective until April 1st. Once the ordinance becomes effective, all of the proposed lots will comply with the requirements set forth in the zoning ordinance.

There are two differences between the previously approved plat and the revised one being reviewed today. First, the number and type of residential lots, and secondly, the proposed public alleyway in the center area. The residential lots were discussed in the previous paragraph.

Regarding the public alley, on February 8th and March 1st the City Council considered the ordinance creating the narrower residential lots. As part of the packet submitted by the owner there were two exhibits showing private streets in the center area. The City Council expressed, strongly, their desire to see the private streets turned into public alleys. It was explained that the Commission for various reasons already denied a public alley option; however, the Council believes that the benefits of having a public alley outweigh the negatives.

Rather than proposing a typical alley of 16-foot paved surface within a 20-foot right-of-way, it was agreed that the owner would request for a 20-foot paved surface within a 30-foot right-of-way. This additional width will provide more driving surface for the residents, and allow for more greenspace to store snow during the winter.

Preliminary plats are approved by the Commission, and historically have been used to guide the actual final plats being submitted. However, in conversations with the City Attorney, Staff learned that there is no appeal process within the subdivision ordinance. Due to this, the City Attorney recommended that the process should be to review and approve or deny the preliminary plat, and then review and make a recommendation on the final plat to the City Council. The Council will then consider the final plat with any comments and will be made aware of any comments/concerns had with the preliminary plat. Essentially, the final plat process will become the appeal for the preliminary plat.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Additionally, the Comprehensive Plan also focuses on developing undeveloped areas within the City. The preliminary plat is one of the first steps in the process to develop vacant land for residential use.

Conclusion/Recommendations: Staff finds that the preliminary plat will meet all of the ordinance requirements assuming that the ordinance is not referred. Staff is bringing this preliminary plat with a public alley forward according to the wishes of the City Council. Staff still believes that the alleys increase the cost of construction and street maintenance.

Staff recommends that the preliminary plat be approved with the condition that the final plat is not acted on by the Council until after Ordinance 1430 becomes effective.

PRELIMINARY PLAT OF

LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4; LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6; LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK 8; ALL OF BLISS POINTE ADDITION, AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



VICINITY MAP

LEGEND

- MONUMENT SET THIS SURVEY 5/8" REBAR WITH STAMPED PLASTIC CAP
- MONUMENT FOUND
- 8' UE UTILITY EASEMENT (8' FROM PROPERTY UNLESS SPECIFIED OTHERWISE)



NOTE 1: ALL LOTS CONTAIN AN 8' PERIMETER UTILITY EASEMENT. ADDITIONAL WIDTH STORM SEWER EASEMENTS WILL BE SHOWN WHERE NECESSARY.

CITY PLANNING COMMISSION

BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above preliminary plat of LOTS 6-19 IN BLOCK 3, LOTS 12-19 IN BLOCK 4, LOTS 7-21 IN BLOCK 5, AND LOTS 1-10 IN BLOCK 7 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA is hereby approved. Approval of the preliminary plat indicates approval of the development concept only, and it does not constitute an acceptance or approval of the subdivision plan or final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this _____ day of _____, 20_____.

Planning & Zoning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: March 22, 2021

Subject: Final Plat of Lots 6 – 19 in Block 3, Lots 12 – 19 in Block 4, Lots 7 – 21 in Block 5, and Lots 1 – 8 in Block 6, and Lots 1 – 5 in Block 7, and Lots 1 – 4 in Block 8, All of Bliss Pointe Addition, and addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

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The Commission has considered two preliminary plats for this area. The first was approved on August 24, 2020 and included 47 residential lots and no public alley. The second preliminary plat was discussed at the last agenda item. This latest preliminary plat included 54 residential lots and public alleys.

On September 14, 2020, the Commission considered the final plat that separated the land to be developed from the land below the bluff. Again, on March 8, 2021 the Commission considered another final plat that created all of the blocks and dedicated all of the right-of-way. The City Council approved the last final plat reviewed by the Commission at their March 15th meeting.

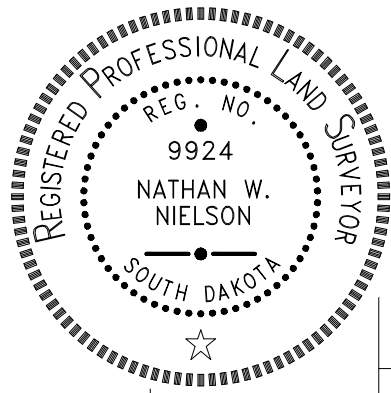
Discussion: This plat creates all of the lots and blocks, and dedicates all of the proposed right-of-ways. Additionally, the required utility easements are also being dedicated along the periphery of each individual lot.

The plat shows a 30-foot right-of-way being dedicated for a public alley. A typical public alley has a 20-foot right-of-way. The additional width will allow for a wider than

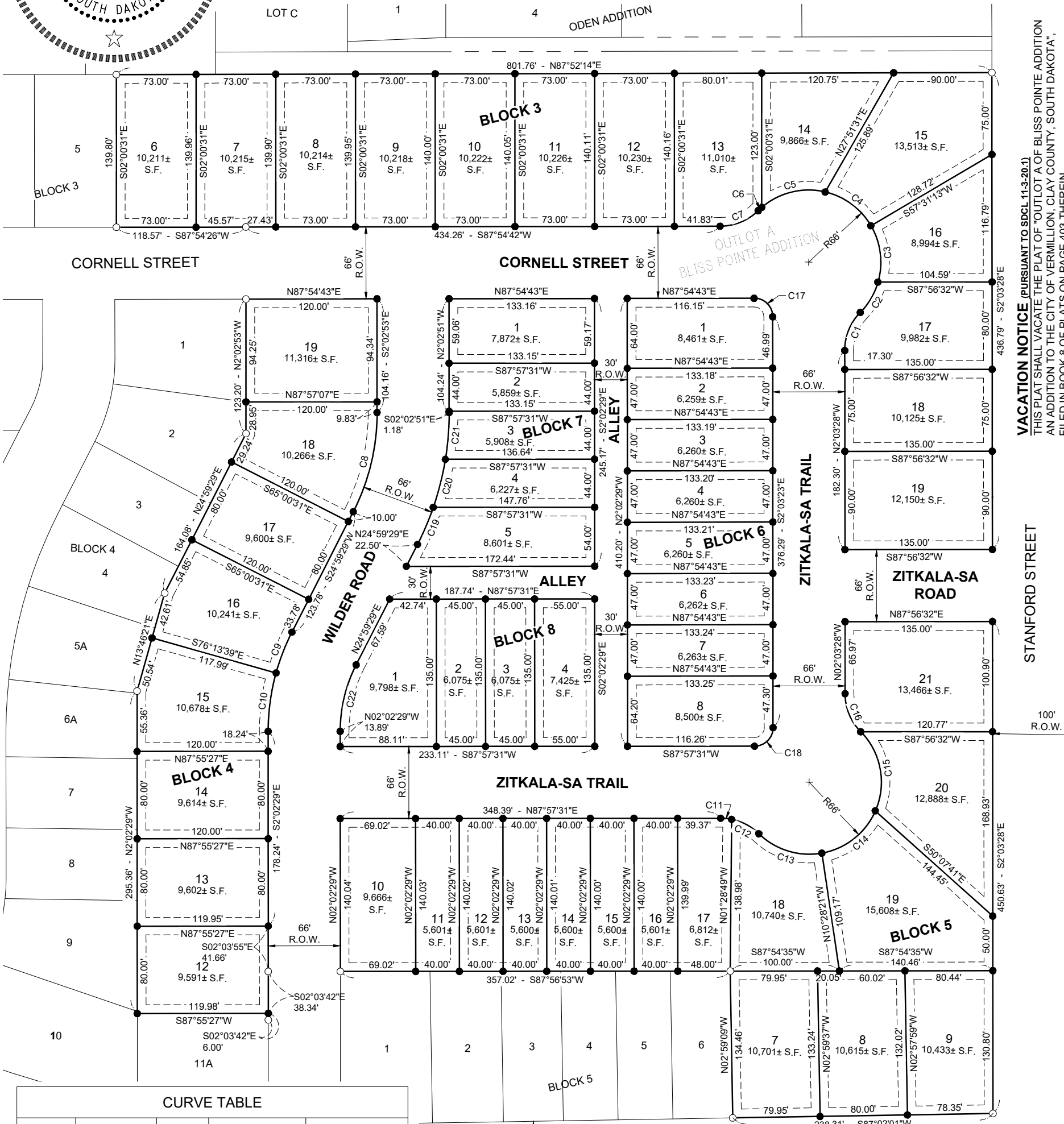
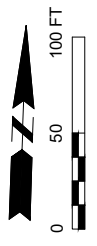
typical paved area to be constructed. This additional area will provide more driving surface for the residents, and allow for more greenspace to store snow. This will require that the owner apply for a variance for the width of the right-of-way.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Additionally, the Comprehensive Plan also focuses on developing undeveloped areas within the City.

Conclusion/Recommendations: As noted above, staff finds that the final plat meets all of the ordinance requirements. Staff recommends approval of the final plat. The plat will be considered by the City Council at their April 5th meeting, along with the variances.

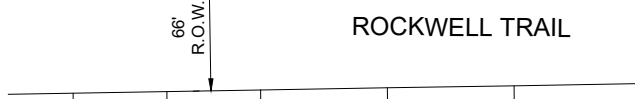


PLAT OF
LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4;
LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6;
LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK
8; ALL OF BLISS POINTE ADDITION
 AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



VACATION NOTICE (PURSUANT TO SDC 11-3-20.1)
 THIS PLAT SHALL VACATE THE PLAT OF "OUTLOT A OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 403 THEREIN.

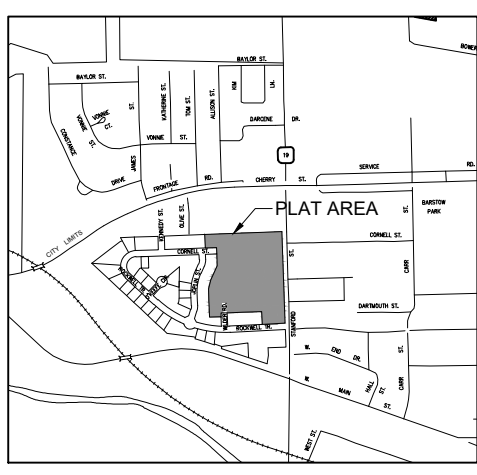
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	38.67'	50.00'	37.71'	N20°05'58"E
C2	32.47'	66.00'	32.14'	N28°09'46"E
C3	53.45'	66.00'	52.00'	N9°07'53"W
C4	53.45'	66.00'	52.00'	N55°31'57"W
C5	62.00'	66.00'	59.75'	S74°21'19"W
C6	4.43'	66.00'	4.43'	S45°31'08"W
C7	38.67'	50.00'	37.72'	S65°45'11"W
C8	94.27'	200.00'	93.40'	S11°29'17"W
C9	40.18'	200.00'	40.11'	S19°14'10"W
C10	54.18'	200.00'	54.02'	S5°43'11"W
C11	10.06'	50.00'	10.04'	S86°16'42"E
C12	28.61'	50.00'	28.23'	S64°07'13"E
C13	62.69'	66.00'	60.36'	S74°56'13"E
C14	65.00'	66.00'	62.40'	N49°38'15"E
C15	78.10'	66.00'	73.62'	N12°28'27"W
C16	38.67'	50.00'	37.71'	N24°12'54"W
C17	26.71'	17.00'	24.05'	S47°04'20"E
C18	26.71'	17.00'	24.04'	S42°57'04"W
C19	36.93'	266.00'	36.90'	N21°00'49"E
C20	45.44'	266.00'	45.38'	N12°08'32"E
C21	43.01'	266.01'	42.96'	N2°37'00"E
C22	63.22'	134.00'	62.64'	N11°28'30"E



LEGEND

- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #9924)
- MONUMENT FOUND
- 8' UE UTILITY EASEMENT (8' FROM PROPERTY UNLESS SPECIFIED OTHERWISE)

SURVEYORS NOTE: TOTAL AREA OF RIGHT OF WAY ON THIS PLAT IS 172,827 SqFt.



VICINITY MAP

PREPARED BY:
 BANNER ASSOCIATES, INC.
 VERMILLION, SD 57069
 TEL. (TOLL FREE): 1-855-323-6342
 MARCH 2021

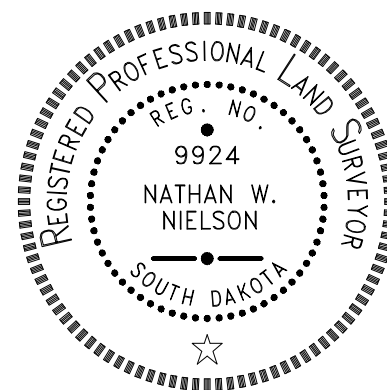
SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **March 18, 2021**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **OUTLOT A OF BLISS POINTE ADDITION, AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4; LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6; LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK 8; ALL OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have set my hand and seal the _____ DAY OF _____, 20_____.



Nathan W. Nielson
Professional Land Surveyor
Registration No. 9924
Banner Associates, Inc.
14 W. Main St. Suite A
Vermillion, South Dakota 57069
Telephone 1-855-323-6342

CERTIFICATE OF OWNER

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, certify that said plat was made at our request and direction for the purpose of locating, marking, and platting the same, and that said property is free of all encumbrances. We also certify that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

Pursuant to SDCL 11-3-20.1, I further certify that this platting of said described **LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4; LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6; LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK 8; ALL OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, does hereby vacate the following platting:

The Plat of **OUTLOT A OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA** on file at the Register of Deeds office in **Plat Book 8 Page 403**, said plat or part thereof, hereby vacated, being situated within described **LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4; LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6; LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK 8; ALL OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, as surveyed.

IN WITNESS WHEREOF, I have set my hand the _____ DAY OF _____, 20_____.

STATE OF _____
COUNTY OF _____ } SS

NATHAN WELCH, PRESIDENT AND C.E.O.
VERMILLION CHAMBER OF COMMERCE & DEVELOPMENT COMPANY

On the _____ day of _____, 20_____, before the undersigned officer, personally appeared **NATHAN WELCH, PRESIDENT AND C.E.O., VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this _____ day of _____, 20_____.

Notary Public My Commission Expires

VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, it appears that the owner(s) thereof has/have caused a plat to be made of the following described real property: Plat of **LOTS 6 THROUGH 19 IN BLOCK 3; LOTS 12 THROUGH 19 IN BLOCK 4; LOTS 7 THROUGH 21 IN BLOCK 5; LOTS 1 THROUGH 8 IN BLOCK 6; LOTS 1 THROUGH 5 IN BLOCK 7; AND LOTS 1 THROUGH 4 IN BLOCK 8; ALL OF BLISS POINTE ADDITION AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

BE IT RESOLVED, that the attached and foregoing plat has been submitted to and a report and recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

BE IT FURTHER RESOLVED, that the attached and foregoing plat has been submitted to the Governing Body of the City of Vermillion, which has examined the same; that it appears the system of streets and alleys set forth therein conforms to the system of streets and alleys of Vermillion; that all taxes and special assessments, if any, upon the tract or subdivision have been fully paid; that such plat and survey thereof have been executed according to law; the same is hereby accordingly approved. Dated this _____ day of _____, 20_____.

Mayor, City of Vermillion, South Dakota

CERTIFICATE OF COUNTY TREASURER

The undersigned, County Treasurer of Clay County, South Dakota, hereby certifies that all taxes that are liens upon the land included in the above plat, as shown by the records of this office, have been fully paid. Dated this _____ day of _____, 20_____.

Treasurer, Clay County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

The undersigned, Director or Equalization of Clay County, South Dakota, hereby certifies that I have received a copy of the foregoing plat. Dated this _____ day of _____, 20_____.

Director of Equalization, Clay County, South Dakota

CERTIFICATE OF REGISTER OF DEEDS

Filed for record this _____ day of _____, 20_____, _____ o'clock _____ M, and recorded in Book _____ of Plats, on page _____.

Register of Deeds, Clay County, SD