

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.