

Unapproved Minutes  
Vermillion Planning and Zoning Commission  
Monday, June 28, 2021 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 June 28, 2021 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fairholm, Forseth, Heggstad, Mrozla, Tuve, Wilson, Iverson.

City Planning and Zoning Commissioners Absent: Fitzgerald, Gestring  
City Staff present: José Domínguez, City Engineer; Stone Conely, City Management Assistant

2. Minutes

a. May 17, 2021 Special City Planning and Zoning Commission Meeting, and June 15, 2021 Special City Planning and Zoning Commission Meeting.

Moved by Commissioner Heggstad to adopt the May 17 and June 15, 2021 meeting minutes, seconded by Wilson. Motion carried 7-0.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in Vermillion.

4. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Tuve. Motion carried 7-0.

5. Visitors to be Heard

Dominguez introduced Mr. Stone Conely to the Commission. Dominguez stated that Mr. Conely would be assisting with work related to the Commission.

6. Public Hearings

None

7. Old Business

None

8. New Business

a. Final Plat for Lots 1, 2 and 3, AMS Industrial Park Addition, City of Vermillion, Clay County, South Dakota.

Dominguez explained that a final plat was submitted by Banner Associates on behalf of the owner, AMS Building Systems, LLC, (AMS). Dominguez further explained that the area is roughly 53-acres that is being split into three lots.

Dominguez stated that the preliminary plat was approved by the Commission on May 10<sup>th</sup> and that no substantial changes have occurred to

the final plat since the approval of the preliminary plat. Dominguez also stated that the property being platted was annexed into the City on May 26, 2021.

Dominguez explained that when land gets annexed it enters the City as NRC-Natural Resource Conservation District, which is the strictest zoning district within the City. The owner is in the process of rezoning the proposed Lot 3 to HI-Heavy Industry district. This is a similar zone to the land south of 317<sup>th</sup> Street.

Iverson opened the floor for public comment. Discussion followed.

Moved by Forseth to recommend that the City Council approve the final plat as presented, seconded by Tuve. Motion carried 7-0.

#### 9. Staff Report

Iverson stated that this meeting would be the last one that he would be attending. Mr. Iverson has been a member of the Commission for 29 years.

Dominguez explained the progress on the following City projects: Hwy. 50 paving and drainage project, Bliss Pointe Phase 2, Downtown Streetscape, and Industry Street paving.

Fairholm thanked Iverson for his service.

#### 10. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 7-0, Iverson declared the meeting adjourned at 5:44 p.m.