

City OKs zoning change for health facilities

By Randy Dockendorf

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When is a drugstore more of a pharmacy and when is it more of a retail outlet?

City Council members tackled that question before approving a zoning change for health care facilities along Plum Street.

During Monday's meeting, the council held the second reading for the city-sponsored zoning ordinance. The council members then unanimously passed the ordinance, allowing a community oriented healthcare planned development district (PDD).

Assistant City Manager Andy Colvin said the zoning change will provide more flexibility for the health care facilities. Those sites include the Dakota Hospital Foundation (DHF) seeking the change.

"There are a lot of health care facilities located in that part of town," he said. "It should help position them for growth."

The idea for a PDD arose when Sanford Vermillion Hospital administrator Tim Tracy, working with the DHF, sought a city permit. The hospital wanted to build a maintenance garage on property across the street, Colvin said.

"It grew beyond that," Colvin said. City officials determined the project couldn't be permitted under the city zoning ordinance. The garage's proposed use would be considered an accessory building on a different parcel than the primary structure.

After further discussion, Tracy and city officials determined the best solution appeared to be a PPD. The district provides flexibility while still allowing public input. The PPD in the Plum Street area would benefit a number of health-related facilities in that zone.

The area currently includes Sanford, Vermillion Medical Clinic

and Chiropractic Wellness Center. The district would include land currently zoned R-2 residential and neighborhood commercial.

"It makes more sense to make the zoning changes now," Colvin said.

Tracy noted last month that the PDD would also provide more flexibility as Sanford Vermillion moves forward with its \$11 million improvement project.

The hospital's construction plans and the PDD proposal received positive responses during two public events, Tracy said.

The hospital outlined its plans during community celebration attended by about 300 people. In addition, the hospital held a community forum at the Vermillion public library, inviting property owners within 250 feet of the impacted property and Dakota Hospital Foundation members. The forum drew 38 people.

Banner Associates has served as the consultant working with Dakota Hospital Foundation to put together the PDD. City officials have noted the uses allowed in the PPD are typically related to health facilities, including hospitals, offices, clinics, nursing homes and pharmacies.

Those uses are currently permitted in the area, city officials explained.

The council agreed at their last meeting, unanimously approving the ordinance on its first reading.

Monday's second reading didn't generate controversy. However, alderman Steve Ward wanted to clarify the status of drugstores before the council took its final vote on the ordinance.

"Are drugstores allowed in this district?" Ward asked, further wondering how drugstores are defined under state law.

In particular, Ward wondered if retail stores – including large national chains – would be allowed to use the PPD.

"That's a good question," Colvin

said. "It all comes down to what the ordinance says. It depends on what the ordinance has for that definition (of a drugstore)."

The council turned to City Attorney Jim McCulloch for a legal interpretation. McCulloch didn't find a particular ordinance reference to a pharmacy.

City Manager John Prescott noted a pharmacy, depending on the circumstances, could fall under the definition of a retail services trade.

The council could step in and handle any gray area, offered alderwoman Kelsey Collier-Wise.

"It doesn't sound defined," she said. "We would have the option of defining it."

In any situation, the council would seek to make the best possible decision, Colvin said. A defining factor could be whether the facility exists primarily for dispensing medications or whether it's mainly a retail outlet offering pharmacy services.

Ward said he felt comfortable making any needed changes down the line, if needed.

"If this (ordinance) passes today, we could amend it as far as the definition of a drugstore," he said.

Tracy addressed the council, saying he welcomed the clarification. However, he sought the information in connection with Sanford pharmacy services at its own facilities.

"It's not the intent of the Dakota Hospital Foundation to go out and look for a drugstore to come in," he said.

As a final note, the council said a pharmacy's intended uses could be examined by the building code official. The finding would help in making any final determinations.

With the end of discussion, the council unanimously approved the ordinance. In turn, the zoning change paves the way for forming a community oriented health care PPD.

EAGLE

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Creek resource developer said. "The facility we are moving to has the capacity for 175, 200."

The USD location has been occupied for 15 months according to Ustad and now it is just a matter of time to move to Princeton Street once it becomes more team friendly.

They project a move over to the new location in October.

"In negotiating the lease and we are building out the infrastructure of it," Ustad said. "The furniture, the security systems, the Uninterruptible Power Supply (UPS)...so it takes time."

"I think it's a pretty normal time frame."

Mike Decker, app development consultant, said that the previous company brought in to build the new facility didn't work out because of the lack of a feel or team environment.

That environment allows for a work space that shows workers in a cube and able to organize and communicate much easier than in a typical partition-based work space.

"The guy trying to first figure out the work station layout wasn't doing a job of creating a team environment so they went with someone we worked with previously," Decker said.

"You have to figure out what the layout is and

decide where you will put the desks, the cubicles, the space," Ustad said.

"The technology is something where we don't want to move in until it's ready to go."

Ustad mentioned that there is a four or five-year plan to fulfill the hopes of having the projected 200-consultants working for Eagle Creek.

"It's a great company to work for, it's very high tech, and very motivated," Kent Buckman, project lead, senior app developer, said. "It's very exciting."

Eagle Creek was founded in 1999 and has three other locations – Pierre, Eden Prairie, Minnesota (the headquarters), and Valley City, North Dakota. It provides consulting and technical expertise to the software world and it focuses on CRM, Information Management (BI) and Application Development. They aim to help their clients to increase quality and efficiencies while managing price and risk in software development and support, according to their website.

"The cost benefit of going offshore was not matching the needs of American business and the need was to bring jobs back here," Decker said. "The ability to relate to the customer was better and to bring the product at a much higher quality."

"Services are cheaper because the quality of communication is better," Buckman added.

PARK

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alderman Steve Ward spoke of the need to step up the public information campaign.

"There's a short time before the election," he said. "It's vital that the city become involved in the process. We need to get as much information out there as possible."

Ward aimed his message not only at his fellow council members but also the audience members, the media in attendance and the city residents watching the meeting on the local

access channel.

The council anticipates sponsoring public forums and other sources of information between now and the November election, Prescott told the *Plain Talk*.

In the past, the city manager has said the interest rate on a \$3 million, 20-year bond would "average out to about 3.72 percent." Using that scenario, the annual average debt service would amount to approximately \$222,000. A general obligation bond would not increase property taxes, Prescott said at the time.

During Monday's meeting, the council

heard a report from Shane Nordyke, chair of the swimming pool committee working with that aspect of the Prentis Park master plan.

The pool committee is working with Burbach Aquatics, Nordyke said. The city has entered into a professional services agreement with the firm.

"We are working on a design appropriate for the community, that's fiscally responsible and meets the needs of all community members," she said.

The committee is considering all possible design options, she added.

She anticipates returning to the Oct. 6 council meeting with the

pool committee's final report.

The council approved the design concept last January, Prescott told the *Plain Talk*. "We would replace the swimming pool, and we could incorporate some of the current structures," he said.

According to previous reports, the Prentis Park design features a new aquatic center, bath house and lazy river. The design also features sand volleyball and basketball courts, a new maintenance building and parking lots.

In addition, the project calls for a separate entrance and exit point

off Prentis Avenue and an aquatic center drop-off.

"At the present time, we are looking at relocating the basketball courts," Prescott told the *Plain Talk*. "The current courts are located at about the same spot as where the pool improvements would be found."

In terms of competitive swimming, the Vermillion Swim Team currently practices at the DakotaDome pool on the University of South Dakota campus, he added.

If the bond is approved in the Nov. 4 election, Prescott has said the Prentis Park project

would start late next year and be completed in 2016.

But if the bond fails, it would put a greatly different light on the Prentis Park project, Prescott told the *Plain Talk*.

"We are budgeting for \$3 million of the \$5.25 million to come from general obligation bonds," he said.

"If \$3 million is no longer available, that's going to place some constraints on what we can do."

You can follow Randy Dockendorf on Twitter at twitter.com/RDockendorf. Discuss this story at www.plaintalk.net.

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"The little white church on Timber Road". Worship 10:30 am, Sunday School 9:15 am.

BLESSED TERESA OF CALCUTTA CATHOLIC CHURCH

995 N. Sioux Point Road, Dakota Dunes, SD. Weekend Masses: Saturday, 4:30 p.m.; Sunday, 9:30 a.m. and 5:30 p.m.

BRULE CREEK LUTHERAN CHURCH

Elk Point, SD: Worship Service 11:00am, Sunday School 9:45am to 10:45am.

CHRIST OUR SAVIOR

Wisconsin Evangelical Lutheran Synod: Worship Sunday 6:00 p.m., Bible Study Tuesday, 9:00 p.m., Neuharth Center, 624-5398 or 1-800-998-1234

CHURCH OF CHRIST

102 Prosp: Sunday Worship 10:00 a.m.; Bible Study 9:00 a.m.; Bible Study 12:00 noon; Wednesday Night Classes, 7:00 p.m.

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(LC-MS) 7 South University Street, Vermillion. Divine Service – Sunday, 10:30 a.m.; Sunday School – Sunday, 9:00 a.m. Pastor Samuel Needham. Contact us at (605) 624-3459 or at lcmsvermillion.org

CORNERSTONE CHURCH

A Place To Grow: Located at the corner of Crawford & Cherry St. Celebration Service: Sunday during the School year 9:00am and 10:30am (subject to change during holidays) in the summer Sunday 10 AM. Check us out at cornerstonesd.org or call (624-8809) for further information.

DALESBURG BAPTIST CHURCH

30503 466th Ave., Beresford, Pastor Darren Regehr. 9:45am, Sunday School; 11:00am, Morning Worship; Mid-week Services Wednesdays, 7:00pm. (605)253-2622. www.dalesburgbaptist.org

DALESBURG LUTHERAN CHURCH

12 miles North of Vermillion on University Road. Worship Services 9:15 a.m. Sunday School 10:45 a.m. Website: www.dalesburglutheran.org

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Sunday worship at 11:00am, Tuesday evening Bible study at 7:00pm. 101 North Green St., Elk Point, SD 57069. (605)222-1981.

ELK POINT UNITED PARISH,

603 S Pearl Street, Elk Point, Pastor David Bambas, EPUP seeks to be and make disciples of Jesus Christ who are fully devoted to loving God and others. Sunday worship at 9:30 AM (nursery available); Adventzone at 10:30 AM for preschool (3 as of Sept.) thru 5th grade. For more information call 605-356-2008, epups@iw.net or epunitedparish.org

FAITH FELLOWSHIP of the Open Bible on Bypass 50 and Highway 19: Sunday Celebration 10:30 a.m. Pastor Tony Armbrust, 624-2921.

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401 Main Street, Makell, NE. Worship: 9am. Communion: 1st and 3rd Sundays. (605)658-0240 (home) (402)-692-3323 (church).

FIRST BAPTIST CHURCH

Elmer "Sandy" Aakre, Pastor 624-6391 home, 624-4658 church. Time: 9:15 Sunday School, 10:30 Worship. Sunday Choir Practice, 11:50 a.m.

FAITH UNITED LUTHERAN CHURCH

ELCA, 44874 303rd St/Po Box 168, Volin, SD 57072, (605)267-2277. Sunday Worship: 9:30am with Holy Communion the 1st & 4th Sundays. WOW Wednesday program beginning at 6:30pm for all children 3 yrs old - 7th grade, and confirmation classes for those in grades 8th & 9th.

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Vermillion, is a welcome place reaching out to all God's people. Located at 16 N. Dakota St. Adult Sunday School 9am; Sunday Worship 10:25am; Children's Church after Children's Sermon (PreK-5). Welcome Table-serving free meal Mondays 5:30-7pm. Youth Group with Meal (Gr. 6-8) Wednesdays 5:30-7pm. High School Youth Group 7pm. Adult Choir Rehearsal 7pm. Praise Band rehearsal 8pm. Friday Morning Book Study and Breakfast 6:45am. Call (605)624-2179 for more info. Pastor Rick Pittenger.

GAYVILLE LUTHERAN CHURCH

9:00 am Worship, Sunday School 10:15 am.

GOSPEL CHAPEL CHURCH

708 Jessie St./Highway 12, Newcastle, NE. Sunday School, 9:30 a.m.; AWANA worship 10:30 a.m.; Wednesday at 7 p.m., 402-355-2305. Pastor Chuck Myers, 402-355-1335.

GRACE BAPTIST CHURCH

SBC, Pastor Steve Ford, 1102 E. Main. Phone 624-4949. Adult's and Children's Sunday School 9:30 a.m. Sunday Worship 10:45 a.m. Prayer Meeting Wednesday Night 7 p.m.

HILLSIDE COMMUNITY CHURCH

1800 Constance Dr. Worship Sept.-May 10:30a.m. AWANA Small groups; 9-10:15. Worship May-August 10a.m., 605-624-4862. www.hillside-cc.com Like us on Facebook!

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Elk Point, SD: Worship Service 9:00 a.m., Sunday School 10:00 a.m.

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UNITED CHURCH OF CHRIST CONGREGATIONAL

226 E. Main St., Pastor Steve Miller. 10:30a.m. Worship Service. *No Longer Strangers* www.uccvermillion.org

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