

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON APRIL 4, 2018  
7:00 pm ~ Municipal Complex, 687 Decatur Street, Vermilion

PRESENT: Commission Members – Heidi Strickler, Heather Shirley, Jim Chapple, Jim Pajk

ABSENT: Joe Williams

In ATTENDANCE: Bill DiFucci, Building Inspector; John Gabriel, City Council Representative; Chris Howard, City Engineer

**Approval of Minutes:**

**J. Chapple MOVED;** H. Shirley seconded to approve the minutes of the March 7, 2018 meeting. Vote 4 YEAS. **MOTION CARRIED.**

**New Business:**

**Lot Split – NUCO Construction Co., Sunnyside Road**

C. Howard explained NUCO Construction Co. submitted a lot split map as they are splitting the parcel on Sunnyside and Liberty into five parcels. He said they had recommended the applicant provide a minimum 10' drainage easement from the west property line to Sunnyside Road, which was received yesterday. Upon review of those drawings the engineer is satisfied with the plans as submitted.

Ken Cassell, Owner of NUCO Construction Co., said he purchased the property and the smallest lot will be around 2+ acres and the other lots will range from 3-5 acres. They are not planning on developing, but will use the land as it exists and will put in five houses facing Sunnyside Road. The land has started to be cleared for construction. The homes will be in the \$300,000 range.

**H. Shirley MOVED;** J. Pajk seconded to approve the Lot Split request submitted by NUCO Construction Co. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Lot Split/Lot Consolidation – Vermilion Local School District, Behind 935 Decatur Street**

C. Howard explained they are splitting parcels A and B, but it's unclear as to where this property is going because they are creating landlocked pieces. If the church is buying the parcels then they need to be consolidated with the church property. He noted that parcel C is getting split off for the bus garage.

James Williamson representing the Vermilion Local School District confirmed that both parcels A and B are being sold to the First Congregational Church. C. Howard said the church should consolidate these parcels with their property before it's transferred. J. Williamson asked how they would split the parcels to sell to the church without having as its own piece of property. C. Howard said they could do a lot split/consolidation, so it's split and a consolidation at the same time. Before this can be filed they will have to transfer this property to the church so they can consolidate it. He said the Planning Commission can approve their request contingent upon the lot split and consolidation being submitted and approved for parcels A and B. James Williamson noted they submitted the revised legal descriptions today and C. Howard noted receipt of those legal descriptions, but said he hadn't had the opportunity to review them, but still parcels A and B are in limbo because they are not shown as being consolidated.

**J. Chapple MOVED;** H. Shirley seconded to approve the lot split of Parcel C and consolidating it with the Bus Garage. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**J. Pajk MOVED**; J. Chapple seconded to approve the Lot Split for Parcel A and B contingent upon it being consolidated with the property of the First Congregational Church. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Adjournment:**

Chairwoman H. Strickler adjourned the meeting after no further discussion came before the commission.

*Next Meeting:*

May 2, 2018 @ 7:00pm, Municipal Complex, 687 Decatur Street, Vermilion

*Gwen Fisher, Certified Municipal Clerk, Boards and Commissions*