

**MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION on August 1, 2018**  
7:00 pm - Municipal Complex, 687 Decatur Street, Vermilion

PRESENT: Commission Members – Heather Shirley, Joe Williams, Jim Chapple, Jim Pajk.  
ABSENT: Heidi Strickler

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

H. Shirley, Vice Chair, called the Wednesday, August 1, 2018, meeting to order.

**Approval of Minutes:**

**J. Chapple MOVED;** J. Williams seconded to approve the minutes of the July 10, 2018 meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**New Business:**

**Lot Split – 3330 Liberty Avenue (Cliff German)**

C. Howard submitted correspondence to the commission members offering minor comments with regards to the Lot Split and Legal Description that will need resubmittal. He recommended contingent approval upon his review of the resubmittal. H. Shirley said it was her understanding the lot split is for the future company that will potentially use the land to move their business (Defense Soap) to Vermilion.

**J. Chapple MOVED;** H. Shirley seconded to approve the lot split contingent upon resubmittal as outlined in the City Engineer’s correspondence dated July 31, 2018. Roll Call Vote 4 YEAS. **MOTION CARRIED**

**Lot Split – PP#0100004120055 – Sunnyside Road – NUCO Construction (Ken Cassell)**

Ken Cassell of 5425 Liberty Avenue said he is asking for new deed splits as last month they had not shown the proper drainage course of the ditch that runs through proposed Parcel #1. He had his engineer relocate the ditch and he resubmitted the changes.

C. Howard clarified that previously a couple months ago, Planning Commission approved this lot split. He said where Parcel #1 and #2 is shown on the lot split; previously that was one parcel, so that was split into two. He noted Parcel #4 was further to the north and it was removed and combined with the remainder parcel, so there are still only four splits and a remainder. He stated he submitted correspondence to the commission dated July 31, 2018, offering comments to clean up the Lot Split Map and Legal Descriptions. K. Cassell said he submitted the changes to his engineer who made the changes and resubmitted them to the city engineer.

G. Fisher asked the engineer if the Planning Commission needed to rescind the previous motion to approve the lot split as presented, so it’s recorded as future reference. C. Howard concurred they should rescind the motion made on April 4, 2018.

**J. Chapple MOVED;** J. Pajk seconded to rescind the Planning Commissions motion approving the lot split as submitted by NUCO Construction on April 4, 2018. Roll Call 4 YEAS. **MOTION CARRIED.**

**J. Williams MOVED;** J. Chapple seconded to approve the lot split as submitted on July 20, 2018, contingent upon the items being addressed in accordance with the City Engineer’s comments dated July 31, 2018. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Lot Split & Consolidation – 1935 Liberty Avenue – James Herchler of Herk Excavating, Inc.

James Herchler of 1955 Liberty Avenue was present to request a lot split for the purpose of expanding the property.

C. Howard provided the commission with minor comments relative to the lot split and consolidation as they are taking their western parcel and combining it with the eastern parcel, and making one parcel out of it. There is an access easement through Parcel A and B that goes to the southern property. They are just moving that parcel line so the easement is all on one property.

**J. Chapple MOVED;** J. Williams seconded to approve the lot split/lot consolidation contingent upon the city engineer's comments being addressed in accordance with his correspondence dated July 31, 2018. Roll Call 4 YEAS. **MOTION CARRIED.**

Discussion Only – Dan and Laura Roth – 5693 W. Liberty Avenue - Tabled

**Adjournment:**

Vice Chair H. Shirley adjourned the meeting after no further discussion came before the commission.

***Next Meeting:***

*The next meeting has been scheduled for Wednesday, September 5, 2018 at 7:00 p.m.*

Gwen Fisher, Certified Municipal Clerk