

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON DECEMBER 6,
2017

7:00 pm ~ Municipal Complex

PRESENT: Commission Members – Chairman - Nick Luby; Joe Williams; Heidi Strickler; Heather Shirley; Jim Chapple. In ATTENDANCE: B. DiFucci, Building Inspector.

J. Chapple MOVED; *H. Shirley* seconded to approve the minutes of the November 1, 2017 meeting. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Old Business:

Zoning Map- City of Vermilion

G. Fisher reported that upon the Planning Commission's recommendation, City Council reviewed the zoning map and legislation needs to be prepared to amend the zoning map. However, the city engineer asked her to put this matter on the next council committee meeting on December 11 to get Council's input on how to show the Harbour Town Historic District. She advised the clerk there was disconnect between prior zoning maps which were approved by City Council and how the ordinance was written.

New Business:

Consolidation Plat – Erik Bruenig, 2424 Edgewater Drive

Attorney Erik Bruenig was present on behalf of his clients Bradley & Peggy Smith with regards to their request to consolidate their lots. He noted the number is not assigned by the County and it must be on the plat. Therefore, the Surveyor will need to contact the Lorain County Tax Map Department. He noted the city engineer advised him that the City cannot have changes being made to the Plat after it is signed. However, she had no objections to Planning Commission approving the Consolidation Plat request, contingent upon her approval of the final document.

J. Chapple MOVED; J. Williams seconded to approve the Consolidation Plat for 2424 Edgewater Drive (Bradley & Peggy Smith) contingent upon the city engineer's approval of the final document. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Lot Consolidation – Constance Ruth, 3820 Cooper Foster Park Road

N. Luby noted the members were in receipt of the city engineer's letter dated December 4, 2017, regarding application for a Lot Consolidation submitted by Alan Anderson, legal counsel for the owner, Constance Ruth. The property consists of three parcels, from west to east and total 1.33 acres. At present a property line runs through a structure. Combining the lots will eliminate this non-conformance. The property is located in an R-1 Estate Residence District. The minimum lot size requirement in an R-1 Zoning District is one acre. The three lots combined exceed the one acre requirement. City Engineer Lynn Miggins recommended Planning Commission approval of the lot consolidation request.

H. Strickler MOVED; J. Williams seconded to approve the lot consolidation of the property located at 3820 Cooper Foster Park Road. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Adjournment:

Chairman N. Luby adjourned the meeting after no further discussion came before the commission.

Next Meeting:

January 3, 2018 @ 7:00pm, Municipal Complex, 687 Decatur Street, Vermilion

