

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON JULY 10, 2018
7:00 pm ~ Municipal Complex, 687 Decatur Street, Vermilion

IPRESENT: Commission Members – Heidi Strickler, Heather Shirley, Joe Williams, Jim Chapple, Jim Pajk

In ATTENDANCE: Chris Howard, City Engineer; Bill DiFucci, Building Inspector

Approval of Minutes:

J. Chapple MOVED; H. Shirley seconded to approve the minutes of the June 6, 2018 meeting. Vote 5 YEAS.
MOTION CARRIED.

New Business:

Site Plan Approval – 5415 Liberty Avenue (Ecophant)

Architect Leon Sampat was present on behalf of the owner, Sunghwan Yun of Ecophant, 5415 Liberty Avenue. He noted they are proposing to put the gas station back in service. As part of that, the owner will be serving food and they will be adding a new cooler system and storage addition. As part of the cooler system they will have beverage racks and a beer cave, and dry storage for his food service. They will also have interior racks and other items for sale. There are 19 parking spots, which don't include two additional parking spaces for electric car charging stations. They are proposing a 14' x 28' paver patio in the back of the structure for customer use of the food service. Around the patio and walk-in cooler it will be screened with an 8' high fence. The adjacent property at 5425 Liberty Avenue has a 5' easement with a concrete pad that they will allow access to. Landscaping will be added to help screen and soften the fence area.

H. Strickler noted correspondence received by City Engineer Chris Howard dated July 10, 2018, which offered comments relative to the proposed parking lot at the rear of the building that needs to be hard surface (concrete or asphalt), and to consider installation of a fence around the paver patio if patrons will be sitting there, and the recommendation to the applicant to consider moving the enclosed dumpster to the south side of the parking lot. Contingent upon addressing the items listed, along with any other City comments, the engineer had no objection to recommending approval.

J. Williams asked if patrons will need to go through the building to get to the back patio and L. Sampat said they can provide a walkway through the parking lot. H. Strickler asked if the dumpster will be enclosed and L. Sampat said yes with the same fence material 6' high. H. Shirley asked if hot food will be served and L. Sampat concurred they will be reheating prepared food. They have an approved hoodless fryer being installed.

B. DiFucci said this hasn't been a gas station for years, so the Fire Marshall performed an inspection on the tanks and the tanks won't be filled until they are inspected and approved that they actually can hold gasoline again, since they have been dormant for so long. There is a safety measure in place that when the tanker fills the tanks they will make sure they can hold gasoline. J. Chapple asked if they anticipate if both the gas station and the food service will open at the same time and Leon Sampat said yes. Sunghwan Yun said they have plans to inspect the tanks once they get the permission to fill.

J. Williams MOVED; H. Shirley seconded to approve the site plan contingent upon meeting the recommendations submitted by the City Engineer on July 10, 2018. Roll Call Vote 5 YEAS. **MOTION CARRIED**

Lot Combination – 1256 State Road – Michael Hormell

Michael Hormell of 1256 State Road was present along with his Attorney Josh Lamb. Attorney Lamb said they are before the board requesting a lot combination on residential property located at 1256 State Street. It's a fairly straightforward consolidation. He noted receipt of a letter on July 9, 2018, from the City Engineer with concerns relative to the survey and legal description. He said the goal at some point is to add an addition onto the home, but the first step is the consolidation. He is assuming they can fix the legal description. C. Howard said it's a matter of the surveyor adjusting the survey/legal description. Attorney Lamb asked the board to consider approval contingent upon adjusting the legal description.

H. Shirley asked if there is a concern with the shared driveway. Mrs. Hormell explained the driveway is shared and Mr. Hormell asked if it's considered a driveway if he has a 10' driveway on his side and the neighbor has a 10' driveway on his side, because the property pin is right down the middle of the driveway. C. Howard said the concern is always down the road that he may not get along with the next door neighbor and if you share a driveway then there should be some type of agreement or easement in place. Mrs. Hormell said they have lived there for 14 years without any issues. C. Howard said for their protection they may want to have something drafted up that if maintenance or repairs are required; who is responsible for it because they could get a neighbor in the future they don't get along with.

J. Williams MOVED; J. Chapple seconded to approve the lot combination at 1256 State Road contingent upon the applicant addressing the comments per the City Engineer's letter of July 9, 2018. Roll Call 5 YEAS. **MOTION CARRIED.**

Adjournment:

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

Next Meeting:

The next meeting has been scheduled for Wednesday, August 1, 2018 at 7:00 p.m.

Gwen Fisher, Certified Municipal Clerk/Boards and Commissions