

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON JUNE 6, 2018
7:00 pm ~ Municipal Complex, 687 Decatur Street, Vermilion

PRESENT: Commission Members – Heidi Strickler, Heather Shirley, Joe Williams

ABSENT: Jim Chapple, Jim Pajk

In ATTENDANCE: Chris Howard, City Engineer

Approval of Minutes:

H. Shirley MOVED; J. Williams seconded to approve the minutes of the April 4, 2018 meeting. Vote 3 YEAS.
MOTION CARRIED.

New Business:

Connection to Sewer System – Riverview RV Park Ltd. – Linda Taylor – Permanent Parcel #01-00-017-000-243

Rich Frederickson, Professional Engineer, Rafter A, Ltd., 10980 Lagrange Road, Elyria, Ohio, submitted plans on behalf of Linda Taylor for the Riverview Park Marina. He explained there is an onsite septic system, pumping, and holding tanks. They have submitted plans to tie into the city sanitary sewer system on the other side of the road. They have 252 units planned and an additional 75 proposed for future use.

H. Strickler stated the Planning Commission was in receipt of a letter submitted by City Engineer, Chris Howard, dated June 6, 2018, offering comments of items the applicant needs to address and resubmit. C. Howard provided R. Frederickson with a copy and explained the comments are minor. He said obviously they need to submit to the Ohio EPA for PTI approval prior to starting construction. He noted the sanitary force main connection at Vermilion Road needs to be reviewed by the City departments to make sure they are acceptable. He suggested to the members to grant contingent approval based on engineer and city department approvals.

H. Shirley said because they are tying into the city system, do they foresee any hardship to the city system. R. Frederickson said in talking with the prior Wastewater Treatment Superintendent, they are way under the amount of capacity, so it's not an issue. He said the last time they had a project they had the Service Director, Tony Valerius sign a letter for them accepting it. He said the Ohio EPA requires them to have a letter when they send the plans to them and the city has to approve the plans before they sign off on them. C. Howard confirmed there should be no capacity issues. R. Frederickson said there are some technical details he has to get on the paperwork correctly that he still needs to get from the WWTP Superintendent. H. Shirley asked if they foresee any impact to the roadways or surrounding areas during construction. R. Frederickson said just at the tie-in location owned by James S. & Paulette Paine. They will make a connection right there and it is a boring across the road, and then opening it up right by the manhole, so minimal impact for traffic. He said they heard they are repaving Vermilion Road in 2019. C. Howard said this is the Vermilion Road Phase I Project, but it stops at Brownhelm Station Road; Phase II would be south of that which probably won't be until 2022. H. Shirley asked how long it will take to complete the tie-in process. R. Frederickson said with the boring it could be a day and they wouldn't want to spend more than a day making the connection and so forth, so he didn't foresee any issues. If work continues overnight then they would put down a road plate to protect it. He believes the project will be done in a timely fashion. C. Howard clarified that the proposed pump station and sanitary sewer will be privately owned and maintained; it will not become part of the city system; just the connection at the right of way will be the city's responsibility.

J. Williams MOVED; H. Shirley seconded to approve the sanitary sewer improvements contingent upon all items noted in the engineer's letter dated June 6, 2018, are addressed and approved by the City Engineer and City Departments, along with Ohio EPA approval. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

Lot Split/Lot Combo – 225 Essex Road – Gary Thrasher – PPN's 01-00-002-109-005; -006 and -007

Gary Thrasher, 29506 West Oakland Road, Bay Village, Ohio, explained the properties at 225 Essex and 213 Essex were investment properties and they sold 225 Essex. Prior to being sold, the houses were built on three of the small lots in VOL, and they were built so the middle lot was divided down the middle. Basically, they are doing some housekeeping which should have been done at the very beginning. He provided a survey and legal description which shows they will split the middle lot and the northern section will go with 213 Essex and the southern section will go with 225 Essex.

H. Strickler noted the Planning members were in receipt of a letter dated June 5, 2018, from City Engineer, Chris Howard offering comments relative to survey issues that need to be addressed. C. Howard explained the surveyor needs to resubmit pursuant to his comments. The commission provided G. Thrasher with a copy of the comments and survey map. H. Strickler said they can approve his request contingent upon final approval of the city engineer. G. Fisher explained he needs to resubmit those changes to the building department who will provide the engineer with the changes. C. Howard said once the plans are submitted and approved then the Clerk will stamp them for approval by the Planning Commission and will obtain the necessary signatures, and then G. Thrasher can file them with the county. He noted deeds may need to be prepared by his attorney.

H. Strickler MOVED; H. Shirley seconded to approve the lot split/lot combo based on addressing the markup's as described by the City Engineer and contingent upon final approval of those changes by the City Engineer. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

Adjournment:

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

Next Meeting:

*Due to the July meeting falling on July 4 (legal holiday), the next meeting has been scheduled for **Tuesday, July 10, 2018 at 7:00 p.m.***

Gwen Fisher, Certified Municipal Clerk/Boards and Commissions