

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON MARCH 7,  
2018

7:00 pm ~ Municipal Complex, 687 Decatur Street, Vermilion

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

ABSENT: Jim Chapple

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

**Approval of Minutes:**

**H. Shirley MOVED;** J. Pajk seconded to approve the minutes of the February 7, 2018 meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Old Business:**

**Lot Split – Kimberly Murray, 1123 Adams Street – Lot 57**

H. Strickler noted the Planning Commission is in receipt of a letter dated March 1, 2018, from City Engineer, C. Howard recommending approval of the revised Lot Split and Consolidation for 1123 Adams and 1139 Adams as all the comments were addressed.

**J. Williams MOVED;** H. Shirley seconded to approve the Lot Split (Lot 57) on 1123 Adams Street. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Zoning Certificate – Tim Nelson (Rt. #6 Pub), 5561 Liberty Avenue**

C. Howard explained this is a minor building addition and they received approval for a variance at a previous Zoning Board meeting. T. Nelson of 2020 Sunnyside Road reviewed his plans for the proposed exterior bar and patio addition.

**J. Pajk MOVED;** J. Williams seconded to approve the zoning certificate for the proposed exterior bar and patio addition. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Zoning Certificate – Bud Ennis (United Church of Christ) 990 State Street**

Bud Ennis of 5870 Haber Road was present on behalf of the United Church of Christ. H. Strickler addressed the engineer's correspondence dated March 2, 2018. H. Strickler noted per the engineer's correspondence, C. Howard commented that verification of where the existing 6" storm drains need to be provided. Additionally, there is an adjacent property that he wants to make sure storm water doesn't shed onto this property. He would like them to provide spot grades along the property line. Additional yard drains or swales may need to be installed so storm water run-off doesn't impact the adjacent owner. He noted Planning can approve the zoning certificate contingent upon the church providing the necessary information.

Bud Ennis said in 2009 the church's neighbor; John Moes had a serious problem which most of the people at the church didn't realize until he realized one day there was 9" of water in his back yard. At the time, they were already talking about changing their parking lot around, so he spoke with J. Moes on what could be done. They put in a new catch basin, which is shown on the plans. At that time in order to correct the church's problem that they were creating for J. Moes, they put in a curb to basically address any water that was coming off the church

across their driveway. From the catch basin they also put in a surface drain and ran it over into his yard. He advised Planning of the discussion he had with J. Moes yesterday relative to their proposed remodel addition, and this was one of his concerns if anything would be happening within their addition to create another problem as before. B. Ennis told him it should be better because what's on the plans today shows a 12" surface drain at the end of each curb, which is adjacent to J. Moes. He also made J. Moes aware there will be no water going onto his property and if he sees any he was instructed to contact him. The church is willing to do anything to avoid this happening, as he assured J. Moes this wouldn't be the case anymore. H. Strickler asked if this is the property south of the church and C. Howard confirmed.

B. Ennis said they found a manhole the city hadn't found and it's located near the railroad tracks, and basically it empties in to a 27" main trunk line that comes from Martin Avenue and picks up all the drainage on the south of Route 60, and it comes across Route 60 just south of the railroad tracks, and comes in a 90 degree angle across the railroad tracks into the church property. Basically, they took a 6" line that all of this is tying into; goes into the 27" main trunk line that goes straight down and empties just on the north side of the little bridge that goes by Edson Creek. Anything the church has been doing; they haven't been dumping any water onto Route 60 because a year ago they were having problems on the north side of the church and they ran an 8" line at the back of the church, which was a fence line between their property and the school where there is another manhole. So they ran an 8" line from that manhole all the way around the building and took in all the downspouts and the parking lot on the north side of the church. So none of their water goes out to Route 60 and ties into the storm sewer out there. C. Howard said their engineer needs to provide the city with a sketch showing where it's routed.

J. Williams said the plans show the church is increasing the amount of impervious and asked if they submitted calculations to show how much more water they will need to shed. C. Howard said this is minor and he is more concerned on where it's routed to and who it's impacting. J. Williams clarified the drawings do show the spot elevations.

**J. Williams MOVED;** H. Shirley seconded to approve the Zoning Certificate (remodel addition) contingent upon the church providing the necessary information as addressed by the city engineer. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

*Extend Water & Sewer Utilities – Tim Rini (Olympic Outing Club), 6545/6417 West River Road*

Tim Rini of 125 Grand Harbour was present on behalf of the Olympic Outing Club. He said they just purchased property at 6417 West River Road and they are adjoining the property. He noted a year ago they received a variance from the township to build 10 new cottages. They are looking for permission from the Planning Commission to extend their utilities from the current property to the new property. He believes the Planning Commission received drawings and plans. He said he received a letter today from the Service Director and they don't have any problems with the items, which includes installing a precast concrete vault and 6" backflow preventer and 6" water meter. He said the location is something they need to work out with the Service Director. He noted that T. Valerius said the city will provide the 6" meter which is fine. The new 6" line will require a new 6" tee connection for extension which they also don't have a problem with. They also don't have a problem with the tap fees. B. DiFucci said the city is good as long as all the items are addressed according to the Service Director's letter.

T. Rini said in researching this matter he found the line has been in there since 1933 and it was installed by the club. He said his grandfather installed it for \$1,042.76 and it took the city from 1933 to 1968 to pay them back for it. He said they constantly have to prove this isn't their water line so he hopes they can memorialize everything that is there because he wasn't sure his children will save these papers. B. DiFucci said they can provide documentation stating the city owns this line from West River all the way down to the tee in the lower section; this is why they are putting the new 6" line valve just before that tee. He said once Planning Commission approves the utilities extension then the city will coordinate the installation of the vault, backflow

preventer and 6” water meter. C. Howard explained that final plans will need to be done and they will have to be submitted to the EPA for approval for the extension.

**H. Shirley MOVED;** J. Pajk seconded to approve the water and sewer utilities extension contingent upon the requirements provided by Service Director Anthony Valerius dated March 2, 2018. Roll Call Vote 4 YEAS.  
**MOTION CARRIED.**

**Miscellaneous:**

Heather Shirley stated that Sandy from the Vermilion Chamber of Commerce is working on putting together information for individuals who move to the City of Vermilion. She feels it’s a great comprehensive tool and Sandy would like the members of Planning Commission to take a look at it and make any necessary recommendations before they finalize it. She will ask Sandy to email it to the members of Planning.

**Adjournment:**

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

*Next Meeting:*

April 4, 2018 @ 7:00pm, Municipal Complex, 687 Decatur Street, Vermilion

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