

**MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION
ON NOVEMBER 1, 2017
7:00 pm ~ Municipal Complex**

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

H. Strickler MOVED; *J. Williams* seconded to approve the minutes of the October 4, 2017 meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

New Business:

Zoning Map- City of Vermilion

B. DiFucci reported with the collaborated efforts put forth by him, the City Engineer, and Service Director, a recent version of the Zoning map has been presented to the members. The most recent version of the map was difficult to interpret, having several colors that were too similar, and many errors. According to the engineer's correspondence dated October 21, the map was modernized by showing the use of various parcels such as local and county parks and recreational spaces, as well as municipal facilities. She noted the Planning Commission and City Council must take appropriate action to adopt the new Zoning Map for the City of Vermilion.

G. Fisher noted there may be an additional revision to include the Historic District. She said Planning Commission can recommend the zoning map to council, but if council makes any recommended changes it will come back to Planning for approval, prior to final approval of council. N. Luby said he would like to send the map to council for review and in the meantime the Planning members can review it further as well. J. Williams asked if the zoning map would be available on the city website and B. DiFucci believed it would. Don Neiding of Foxwood Drive asked if the updated map would be available to the public for a price and G. Fisher said yes once it's approved by City Council. However, she was uncertain of the price at this time.

H. Strickler MOVED; *J. Williams* seconded to forward the updated Zoning Map to the Vermilion City Council for their review and recommendations. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Vermilion Park Estate, LLC - James Martynowski, Sunrise Development Co. (Consolidation Plat)

James Martynowski was present on behalf of Vermilion Parks Estates. He explained the plat is associated with the request to vacate streets in the same area. The Consolidation Plat will need approval from the Planning Commission as well as City Council. He noted that because these are existing Sublots, Lorain County will require this to be a Resubdivision Plat instead of a Consolidation Plat. The subdivision is called Vermilion Park Estate, LLC.

G. Fisher noted she has received many phone calls asking the intent for the land. She thought it may be to preserve the land, but was uncertain. J. Martynowski was not certain either, but thought the intent at this point is to preserve the land, as there are no immediate plans.

J. Williams MOVED; H. Shirley seconded to approve the Vermilion Park Estate, LLC. Resubdivision Plat as presented Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Zoning Certificate – Brownhelm United Church of Christ – Star Inc. of Amherst, Ohio

John Reyes, Registered Architect and Brent Westover, Brownhelm Church Trustee were both present to explain the intent of an entry addition on the north side of the building and modifications to two entries on the east side of the building.

B. DiFucci said per the engineer's correspondence dated October 21, her recommendation is that the City requires Brownhelm UCC to submit a Survey Plat for Planning Commission approval and record a deed that combines the two parcels into a single lot under one ownership. This would resolve the existing non-conformance for lot area and setback, and permit the proposed addition to be built. Brent Westover said they are arranging to get the lot surveyed.

D. Neiding of Foxwood Drive said this is a positive plan presented by the church.

H. Shirley MOVED; H. Strickler seconded to approve the zoning certificate contingent upon meeting all the criteria set forth in the engineer's correspondence dated October 21, 2017. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Lot Consolidation – Grand Division Property – City of Vermilion

B. DiFucci reported there are five parcels of land bounded on the east by Main Street, on the west by Grand Street, on the south by Norfolk Southern Railroad and on the north by properties that front on Liberty Avenue aka as US Route 6. The property is referred to as the Grand Division Parking Lot. The City of Vermilion intends to obtain title to this property. In order to satisfy the Erie County requirement for lot consolidation, the Planning Commission must approve the lot consolidation request.

H. Strickler MOVED; J. Williams seconded to approve the lot consolidation of the Grand Division Property. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Adjournment:

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

Next Meeting:

December 6, 2017 @ 7:00pm, Municipal Complex, 687 Decatur Street, Vermilion

Gwen Fisher, Boards and Commissions