

1 MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION ON OCTOBER 4,
2017

7:00 pm ~ Municipal Complex

2PRESENT: Commission Members - Chairman, Nick Luby; Joe Williams; Heidi Strickler; Heather Shirley; Jim Chapple. In ATTENDANCE: Lynn Miggins, City Engineer; B. DiFucci, Building Inspector; Jim Forthofer, Council Representative.

J. Chapple MOVED; *J. Williams* seconded to approve the minutes of the September 6, 2017 meeting. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

New Business:

Street Vacation – Vermilion River Park Allotment – James Martynowski, Sunrise Development Co.

James Martynowski was present on behalf of Vermilion Parks Estates. They submitted for a street vacation of Frederick Avenue, Edward Drive, Gardiner Drive, Charles Drive, Midway Drive and Edgewood Drive in Vermilion River Park Allotment Nos. 1 and 2. He said the plats were filed in 1926 and 1927 and they are working a deal to sell the property to the metro parks and they would like them to vacate the streets and consolidate all the individual parcels and the vacated streets into one parcel, in effect, “unplating” the subdivision. They will be present next month with a consolidation plat.

J. Forthofer asked if the metro parks were acquiring the property for a specific purpose or just for a general acquisition. James Martynowski said he was unaware of their plans for the property. H. Shirley asked if there were any buildings on this land and J. Martynowski said the land is vacant and these are paper streets.

L. Miggins explained that in the 1920s these plats were recorded when it was common to subdivide the land before the improvements were constructed. They don’t do it this way anymore and the zoning codes were adopted in the 70s, so now the improvements are put in first and then you record the plat. She said they call these paper streets so they never were built on and there are no public utilities that the city owns. They own 100 percent of the lots within the blue outline on the map, so this is why it can be vacated. She said the sequence of events starts with the street vacation and under State Law; the right of way is divided at the centerline and each half is deeded to the adjacent properties, and in this case, it will end up being one consolidated piece. She said this needs to go to city council and an ordinance needs prepared. G. Fisher said a public hearing will need to be scheduled and she will need them to provide her with the property owners addresses within 300 feet of the vacated property so she can inform them of the public hearing. She said she will prepare the legislation, letters to the property owners, and will send a public notice to the newspaper as well.

L. Miggins said there were a few minor corrections to the plat and they have already been made. Therefore, she recommended approval by the Planning Commission.

J. Williams MOVED; H. Strickler seconded to recommend to Vermilion City Council the street vacation of Frederick Avenue, Edward Drive, Gardiner Drive, Charles Drive, Midway Drive and Edgewood Drive in Vermilion River Park Allotment Nos. 1 and 2. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Lot Consolidation – 215 Cinema Court, Gary & Diana Taylor

Attorney Andrea C. Kryszak was present on behalf of her clients, Gary and Diana Taylor who own three sublots in Edison Estates Subdivision No. 8. There is a lot in the middle they wanted to split and combine with the outer lots. The purpose is that they are charged per lot by the Homeowner’s Association. She provided the engineer with revised plats. Per the correspondence provided by the city engineer dated October 2, 2017, it explains that

the Plat creates two lots out of the four lots, with Sublot 57 being combined with the north half of Sublot 58 to create Sublot 103, and Sublot 58 being combined with the south half of Sublot 58, creating Sublot 104.

L. Miggins said she has no objection to this request and would recommend approval by the Planning Commission as submitted.

J. Williams MOVED; H. Shirley seconded to grant the lot consolidation as requested by Gary & Diana Taylor of 215 Cinema Court. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

L. Miggins advised the Planning Commission that she will have the zoning map ready for them to look at in November.

Adjournment:

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

Next Meeting:

November 1, 2017 @ 7:00pm, Municipal Complex, 687 Decatur Street, Vermilion

Gwen Fisher, Boards and Commissions