

MINUTES OF VERMILION MUNICIPAL PLANNING COMMISSION on September 5, 2018
7:00 pm - Municipal Complex, 687 Decatur Street, Vermilion

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

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

H. Strickler, Chairwoman, called the Wednesday, September 5, 2018, meeting to order.

Approval of Minutes:

J. Chapple MOVED; J. Pajk seconded to approve the minutes of the August 1, 2018 meeting. Roll Call Vote 5 YEAS. MOTION CARRIED.

Old Business:

D. Roth of 330 Yorktown, A-2, explained what they are wanting to do at 5693 Liberty Avenue is still contingent upon them being able to move the Hull Building to this location. They received zoning approval, but the building is higher than the wires, so they are determining whether they can move it or not. However, he wanted input or recommendations on what type of foundation the Planning Commission would like them to put it on prior to getting a final plan drafted by an architect.

H. Strickler said the hot dog stand concept would be a great asset to the downtown. As far as the foundation goes, the Planning Commission doesn't recommend this sort of thing. As far as aesthetics, the Historic Design & Review Board approves those types of things. D. Roth said he went before the Historic Design & Review Board and was approved and received the appropriate setbacks from the Zoning Board of Appeals. He said he wants to keep the historical nature of the building but would like to make it a hot dog stand, and they would serve from the side of the building. H. Strickler said the building is looking good since he has done work on it. The board said as soon as he presents his professional site plan and meets city code, then the commission will review it for consideration. B. DiFucci said they will need to review the parking and off-street parking codes to make sure everything meets code as they are required to have so many parking spaces per business depending on the occupant load.

New Business:

Zoning Certificate – 666 West River Road (Don Parsons)

Clifford Parsons explained the intent is to build a new retaining wall off their cement wall for safety reasons. They will demolish the old cinder block wall. They will put a chain link fence on top of the retaining wall.

H. Strickler asked the building inspector for clarification of why this issue is a Planning Commission matter. B. DiFucci said because it's a commercial site improvement.

H. Strickler noted the commission received correspondence today from the City Engineer and there are minor issues that need to be addressed. However, the commission could approve the zoning certificate contingent upon approval by the engineer of those items. C. Parsons said they dropped off stamped plans to the city last December and they aren't sure what happened to them. However, they will provide the city with a new set of plans and will revise them accordingly as requested. C. Howard noted he received plans with the recent application submittal, so this is what he based his comments off.

J. Pajk MOVED; J. Chapple seconded to approve the zoning certificate contingent upon resubmittal of the improvement plans and comments as outlined in the City Engineer's correspondence dated September 5, 2018. Roll Call Vote 5 YEAS. MOTION CARRIED

Lot Split/Lot Combo – PP#01-00-027-000-074 & 01-00-027-000-075 – Baumhart Road, Lorain County – Synergy One LLC (David Reddy)

David Reddy of Keller Williams Realty was present to finalize the lot split that matches and was agreed upon in the Consent Judgment of 2009 pertaining to the two parcels in question.

H. Strickler said they are keeping a part of it residential as a buffer according to the Consent Judgment. B. DiFucci noted that David Reddy is representing the seller and a different applicant will bring forth the site plan for approval later. C. Howard said the zoning is B-3 Highway Commercial and the Consent Judgment said 1.7 acres had to be residential. Mayor Forthofer said this has been a long process and they are paying attention to the required details and are making accommodations where they can.

H. Strickler addressed the comments in the City Engineer's correspondence dated August 29, 2018. D. Reddy said they have addressed the comments and will provide the City Engineer with them.

J. Chapple MOVED; H. Shirley seconded to approve the lot split/lot combo contingent upon the City Engineer's approval of the new changes submitted this evening in accordance with his letter dated August 29, 2018. Roll Call 5 YEAS. MOTION CARRIED.

Adjournment:

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

Next Meeting:

The next meeting has been scheduled for Wednesday, October 3, 2018 at 7:00 p.m.

Gwen Fisher, Certified Municipal Clerk