

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of July 13, 2022 @ 7:00 pm**

PRESENT: Heather Shirley, Joe Williams, Jim Chapple, Jeff Hammerschmidt. **Absent:** Heidi Strickler

In ATTENDANCE: Brian Holmes, Council Representative; Chris Howard, City Engineer; Frank Steigerwald, Building Inspector; Mayor Forthofer, Guest

Call to Order:

Jim Chapple, Chairman called the Wednesday, July 13, 2022, meeting to order.

Approval of Minutes:

J. Williams MOVED: H. Shirley seconded to approve the minutes of the June 1, 2022, meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

New Business:

Chris Russo – Property Location: PP#01-00-005-102-021 (Lot Split)

Chris Russo of 1657 Broadway, Lorain, Ohio 44052 explained he is requesting a lot split as they are building the condo's over in Vermilion Shores and one parcel has two building spots, and for the HOA they need to divide the parcel, so they can bring it into the HOA.

J. Williams asked for confirmation of the dotted line on the plans being the parcel separation. He said one seems to have no access to the street. C. Russo said they all have access to the street. J. Williams asked if they have the required frontage and C. Russo said yes. He explained it is part of the original site plan of the whole development as nothing has changed. They bought two parcels and this particular parcel has two building sites, so for future development they need to divide the parcel, so it is not common area.

J. Chapple asked Mr. Russo if he received a letter from the city engineer. C. Russo confirmed he did. C. Howard noted he had no further comments to address.

H. Shirley MOVED: J. Hammerschmidt seconded to approve the lot split as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Cassell Realty – Property Location: Breezewood – PP#01-00-015-000-087 (Major Subdivision – Final Approval)

Ken Cassell of Cassell Realty introduced his son in law and daughter Greg and Candy Goff of 4364 Marina Drive, Vermilion, Ohio. Ted Chase with KS & Associates, 260 Burns Road, Elyria, Ohio introduced himself.

K. Cassell explained he is proposing to finish up Breezewood. The property is zoned for both single-family homes and duplexes, and it depends on the market of what will be built, but they would like to continue with some duplexes, and a couple lots may continue as single-family homes.

J. Chapple asked K. Cassell if he received the city engineer's letter today and K. Cassell confirmed. J. Chapple asked T. Chase if he had questions regarding the engineer's comments. T. Chase said he received the letter this morning and briefly looked through it but did not see anything that is a big hurdle to overcome. Obviously, there is the need to coordinate with the city engineer to address those comments. C. Howard said a lot of his comments were basic.

H. Shirley confirmed there were nine total lots which would finish the development. K. Cassell confirmed. H. Shirley asked if any of the lots were sold. K. Cassell said no, and his company will be the building company on these lots. They used to sell lots, but they are choosing to build themselves. He said they do not build the same condo next door to each other; they design as separate buildings. He said they recently built two rather large, nice houses and a couple more of the lots will be single-family, but when they get into the cul-de-sac it can be either way depending on the market at the time.

J. Williams said it appears there haven't been any changes since he came before them with the preliminary plans. K. Cassell said there haven't been any changes and this is just the extension of what they originally submitted 15 years ago.

Don Nieding of 715 Foxwood Drive asked what this property is zoned. G. Fisher asked Mr. Nieding if he was aware they were talking about the Breezewood development. D. Nieding said he understands this property is wetlands. C. Howard explained this is the piece off Highbridge and not the proposed development off Ridgeview. J. Chapple asked him to defer his comments until they discussed the Ridgeview property which was next on the agenda. D. Nieding commented that where the park is located off Highbridge there should be a stop sign.

J. Hammerschmidt MOVED; J. Williams seconded to approve the Major Subdivision – Final Plans as submitted contingent upon the city's engineer's comments addressed in his correspondence dated July 12, 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Cassell Realty – Property Location: Ridgeview – PP#01-00-001-110-2029 (Major Subdivision – Preliminary Approval)

K. Cassell said this will finish up the section of land they have at the west side of Ridgeview. He said part of the land is wetlands and they are not sure yet on how to utilize the wetlands and received the engineer's comments of how to get into the property. He said between lots 3 and 4 he plans to create an access for an easement area to get to the back and as well as the drainage course going into the detention basin. They currently own a storage building north of Ridgeview Drive and he owns the land all the way back to the railroad tracks. They have had this storage building there for 20 to 25 years and it stores their equipment. Before they come back to Planning with the final plat, they will address the wetlands area to determine which direction they will go. The land to the north is zoned I-1 "Light Industrial District" and the other land is zoned residential. He said he noted in the engineer's comments that he uses more front setback line. He uses 40' from the 60' right of way and the way it is drawn it will be 40' off the 50' right of way. He has always made deed restrictions that requires the extra 10' setback, but in this case with the Planning Commission's permission, he will redraw this.

J. Chapple asked K. Cassell if he had any questions relative to the city engineer's correspondence. K. Cassell said his engineer and the city engineer can work out the details. T. Chase said they understood the comments addressed in the correspondence.

H. Shirley asked what types of homes will be developed on these lots. K. Cassell said the homes will be in the 1,800 to 2,000 square foot range. It will be compatible with the existing development. He said G. Fisher knows this development very well. G. Fisher of 680 Foxwood said she abuts right up to the proposed development and is in favor of the proposed development if everything meets the city's engineer's approval.

H. Shirley asked if the subdivision would have a HOA. K. Cassell said no HOA, but he will put deed restrictions on the homes. C. Howard asked who maintains the basin. K. Cassell said to that extent there will have to be an HOA for that as the basin has to be maintained, so he will have to tie it together with the development.

C. Howard asked about the block behind S/L 13-15; what is the intention for this? K. Cassell said the block is a part of the land, but if you take the street on Foxwood straight south that will be a part of the lots for Foxwood, but this block falls in the original lot line of 1 and 2. C. Howard recommended taking this block out, so they are not creating more landlocked pieces. K. Cassell agreed.

J. Chapple asked how many homes are being proposed. K. Cassell said there are 19 lots.

Don Nieding of 715 Foxwood Drive asked where the property K. Cassell was proposing to be developed was located. K. Cassell showed him a map and explained it would be right behind Gwen Fisher's house. D. Nieding confirmed this property was west of Gwen's

house. K. Cassell confirmed. D. Nieding asked about drainage; where does he propose to put this water. K. Cassell said it will go along the railroad ditch eventually. They will have a detention basin. D. Nieding asked if the railroad is aware of this. K. Cassell said yes, they were. D. Nieding said ever since K. Cassell put in the pond in the Woodlands, he gets drainage on his property. It has caused a private railroad crossing to be ripped out because of water and he gets water in his back 40, and he is concerned about the drainage. He has been living there for years and has seen an increase on the railroad ditch. J. Chapple asked which property he was addressing on the drainage issue. D. Nieding said the property he owns at 4305 Liberty Avenue. He said he brought up this water issue to council a few years ago, but they need to make sure everything is proper there because they just can't put more water there. K. Cassell explained this is why they have detention basins. The detention basin on this property will retain the water so that no water is coming off the site. This is the engineer's requirements, so they are not putting anymore water out. D. Nieding said every time they put a new home in there, where does the water go – in that detention basin? How does two railroad crossings get wiped out because of too much water? K. Cassell said he has water running from Liberty Avenue all the way to VOL. D. Nieding said the water from Liberty Avenue goes to Lake Erie; it doesn't go to VOL.

C. Howard said when they come forward with final plans, they will have to provide stormwater management. They can't release more water than pre-development. It's a requirement.

J. Williams MOVED; J. Hammerschmidt seconded to approve the Major Subdivision – Preliminary Plans contingent upon the city's engineer's comments addressed in his correspondence dated July 11, 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Cambridge Crossing Company – Property Location: Lighthouse Estate Subdivision – PP#18-00-338.000 (Major Subdivision – Preliminary Approval)

Nick Rossi of Westlake, Ohio and Dale Haywood with Atwell Engineering of Independence, Ohio were present to discuss their proposal for the Major Subdivision (Lighthouse Estates Subdivision Phase 3 & 4). He said this is the final two phases to finish off the Lighthouse Estates Subdivision. The development plans are in sync with what was originally proposed and accepted by the city many years ago and now is the time to finish this off. It has the same zoning designations, same lot size, and new builders will be involved. He believed they checked off all the boxes that is required to develop the property according to city codes. For example, there is another entrance proposed out to Adams Street that can now be built. They received the city engineer's review letter, and everything is acceptable, and they will accomplish all the tasks before the final development plans.

J. Chapple asked if the other access will be at Clay Street. D. Haywood said yes. H. Shirley asked if the plans will be designed with fire truck access. D. Haywood said it would. H. Shirley asked if they would be installing any new subdivision signs. It was noted they would just have the one sign at the front of the entrance, so they will just have new street signs installed.

D. Haywood said the plan is to prepare two phases to finish this off with Phase 3 and 4; with an option to build two phases at one time. The first phase would be Cape Hatteras and the west of Conneaut (the first block), and then the final phase 4 (24 lots) would be “inaudible”. H. Shirley asked how many lots are in phase 3. D. Haywood said phase 3 would have 26 lots and phase 4 would have 24, and phase 4 would include Clay Street out to Adams Street. J. Chapple asked how many lots exist now. N. Rossi said 46 lots. H. Shirley asked who will be building these homes. N. Rossi said this is yet to be determined. He said Amatto Homes did the last 26 homes. J. Chapple asked what the price range would be for the homes. N. Rossi said he started around \$200,000, but everybody jacked up the prices, so he is around \$300,000 now. J. Chapple asked what the size would be for the homes. N. Rossi said they started about 1,800 sq. ft, but he believes he put one in there for 2,400 sq. ft. H. Shirley asked if they thought Amatto Homes would be the builder. N. Rossi said right now he has the first right to resume, and he is looking for the lots. He said they probably are going to put all the underground utilities in, but they don’t believe they can make the paving deadline for the fall, so they may only get a portion of it paved, but they would like to get all the utilities in so that in the spring of 2023 they can move forward with the paving.

J. Williams asked if Phase 3 will end right where Conneaut intersects at Hatteras. D. Haywood approached the board and explained and showed them the plans. J. Williams asked if there was some rule as to when the second egress is required. C. Howard said no, it is just required as part of the development before completion. They are going to do this in Phase 4.

Karen & Dallas Townsend of 1247 Adams Street had a lot of questions for the developer and asked if Phase 2 is about to be finished. It was noted it has been completed. K. Townsend had many questions relating to Phase 3 and Phase 4 they addressed with the developer. The developer addressed the questions upon showing her the plans. The whole content of the back-and-forth questions/answers can be viewed on www.cityofvermilion.com (city meeting videos).

J. Hammerschmidt MOVED; H. Shirley seconded to approve the Major Subdivision – Preliminary Approval contingent on the comments addressed in the city engineer’s letter dated July 11, 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Adjournment:

J. Chapple adjourned the meeting upon no further business.

*The next meeting has been scheduled for August 3, 2022, at 7:00 p.m.
Vermilion Municipal Complex, 687 Decatur Street*

Transcribed by Gwen Fisher, Certified Municipal Clerk