

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of August 3, 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, August 3, 2022, meeting to order.

Approval of Minutes:

J. Williams MOVED: J. Hammerschmidt seconded to approve the minutes of the July 13, 2022, meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

New Business:

Paul Schumann – Property Location: 4373 Edgewater - PP#0100001104002 & 001 (Lot Consolidation)

Paul Schumann explained he provided the board with plans for a Lot Consolidation. It is a corner lot, and the cottage sits on the east lot, and they would like to expand it, so they need a Lot Consolidation because he will be crossing the line. He said they have a terrific view of the sunset, so they would like to take advantage of this for a future addition.

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

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

Corner Lot Properties – Property Location: Sunnyside Road - Villas – PP#01-00-020-000-004; Estates – PP#01-00-021-000-069 (Preliminary Plan Approval for Villas & Estates)

Dan Kelley of Amherst, Ohio and Dale Haywood of Atwell Engineering were present on behalf of the villas and estates on Sunnyside Road.

Dale Haywood said the plans they are presenting are in direct compliance with the zoning approved plan as there has been no deviation made to the roadway in the general

configuration. Since meeting last to discuss the approved zoning, they have taken a deeper dive into the overall comprehensive look for the engineering of the project. They have looked at the sanitary sewer connection and have determined it to be a viable point to connect to, and to provide sanitary sewer service for both the villas and the estates. They have also discussed the water main service with Northern Ohio Regional Water Authority, and they have adequate capacity and pressures for development. Additionally, they have looked at the stormwater controls and how to manage stormwater runoff, and they have acceptable drainage outlets for the developments and the depicted ponds on the plans will successfully manage the stormwater runoff. They were looking for input from the Planning Commission and the engineer on anything they should add or possibly delete from the plans before they proceed to the next step after preliminary approval so they can come back with the final engineering designs for the first phase of the villas and the estates.

Jeff Hammerschmidt questioned if the villas and estates should have two separate submissions. C. Howard said yes, and they broke it up into two, so he provided the commission members with two separate letters. Dale Haywood said they did make two separation applications – one for the villas and one for the estates.

Villas – H. Shirley said initially when they appeared she did not believe the villas were a part of this – is this something new? They reviewed pictures for the potential homes for the estates, but she did not know if they looked at anything for the villas. D. Haywood said the villas will be ranch homes with a maintenance free community geared towards the demographic without kids, but no prohibition. This is the general feel for the villas on the west side. The estates would be more of a conventional single-family development with two-story homes. H. Shirley asked what the square footage would be on the ranch homes. D. Kelley said they will range in size. Nothing has changed and as far as the layout of the PUD, the development is exactly the same as what they did last time through Planning Commission and City Council. He explained the villas will be a single-story home and it will be between 1,300 and 1,800 square feet, and some could be larger if they get their third optional room. The numbers that Emily provided at the last meeting are more accurate as to what the offer could begin with, but there will be optional rooms that people can add on that could provide a little bit more square footage.

J. Williams said in the drawing there is a proposed lot layout – what is the setback from the garage to the sidewalk. D. Haywood responded 20 feet. J. Williams said one car could park and not hang over the sidewalk. D. Haywood said this is correct and two cars can park in the garage and two cars in the driveway.

H. Shirley asked if phase one of the villas includes 50 lots. D. Haywood responded yes. H. Shirley asked how many phases they were anticipating. D. Haywood said three to four, but the estates will be a little larger project and it could have five or six phases. H. Shirley

asked if there would be an HOA for both developments. D. Haywood responded yes. J. Chapple asked if it would be the same HOA or separate. D. Haywood believed they would be set up separately because of the different amenities in the communities. H. Shirley asked if he could explain about the amenities. D. Haywood said the villas has more of a passive area set aside for walking paths, a gathering area near the front, a gazebo, and possibly a dog park. The estates with being more of a younger demographic would have a playground and walking trails. J. Chapple asked if there would be a pool. D. Haywood said there will no pools or a clubhouse.

J. Williams asked if they are proposing a single entrance to the estates. D. Haywood said one entrance in the estates with both having a secondary means in entering the community for emergency response vehicles, which are to the south of the main entrances which are depicted on the drawings. These will be asphalt roads designed sufficiently to support emergency vehicles. It will also provide a second place to connect a water line.

J. Chapple asked if they received the city engineer's letter for the villas. D. Haywood said yes, and they all make sense, and they will work to have those questions answered.

H. Shirley asked if there would be two separate signs for each development. D. Haywood responded yes. H. Shirley asked if they will be working with Ryan Homes as the builder for both the villas and the estates. D. Haywood responded yes.

B. Holmes said City Council adopted the PUD favorably and expressed concerns on the estate side with some buffering issues, but it can be addressed through planning later. He said there were also questions regarding utilities and how they would get underneath the tracks and if the city's system was sufficient to manage. He said the city engineer answered the questions.

H. Shirley asked if they would provide a landscape plan when submitting their final plans. D. Haywood said they will provide a plan. D. Kelley said they are planning a beautiful entrance which will be attractive off Sunnyside for both sides. He said there are water features to the front of both sides.

H. Shirley asked if there have been any discussions with the neighbors in the area and did council receive feedback. B. Holmes said they had residents in attendance at the PUD meeting with concerns, and obviously they are going to lose their peace and quiet, but if they do the project correctly and well, and address the water runoff, then he believed they left feeling good about the project. Mayor Forthofer said there was also some concern about the capacity of Sunnyside Road, and these are things the city and county will need to address. B. Holmes said the railroad tracks came up because the trains stop there a lot, but he reminded everyone they do have Highbridge as the emergency route if the train

track is blocked. People can travel down Brownhelm to Sunnyside. He said a traffic study is required.

J. Williams said the city had another development come in recently and when you phase developments it is like construction is there forever and you end up with piles of dirt that are pushed up on the undeveloped part of the property, and then you get runoff problems and kids using them with their bicycles. He asked the developer if they could keep this to a minimum with so many phases. D. Haywood said they could certainly try. Areas that you stockpile materials, and you bring in the gravel and pipe would be brought in strategically. They would not be stockpiling for multiple phases at once. It will be for when it is ready to go and there is also a lot of attention made in keeping the streets clean and keeping the dirt off them. The contractors bring in street sweepers every so often to keep it from being a nuisance. D. Kelley said the first phase is about 60 homesites on one side, so no matter how fast they go, or people are building, construction takes time and unfortunately the construction process is debris and managing the waste correctly, so it is not a nuisance. He said Ryan Homes is bringing their crews and materials on to sites after they are improved and they want to sell homes, so they will keep it aesthetically pleasing. If it is not pleasing, then they are not going to be selling homes, so there is a huge investment Ryan Homes puts into it. J. Williams said with the changing market it could be a while before they get to the other phases. D. Kelley said the other areas should not be impacted as they will stay in a natural green space state. J. Williams said this is something they would like to see. D. Kelley said the other areas will remain untouched until they begin those sections.

J. Williams MOVED: J. Hammerschmidt seconded to approve the Preliminary Plan for the Villas contingent upon meeting all the city engineer's comments addressed in his correspondence dated July 29, 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Estates:

J. Williams confirmed they may have many as five phases. D. Haywood confirmed. H. Shirley asked how many total homes they will be building. D. Kelley said for both sides the total is 429 homes. There will be 271 homes in the estates that will be two-story, which will range from three to five bedrooms, and the square foot option is dependent on what the consumer chooses, but he thinks they will range from 1,500 – 2,000+ square feet.

J. Chapple asked if they received the city engineer's letter. D. Haywood responded yes and said they will work to solve the problems and answer the questions with the final plans.

H. Shirley asked what council's thoughts were. B. Holmes said there are homes on the northwest side just as you cross over the tracks. One person bought two lots that wants to build a 5,000+ square foot home and they were requesting some type of buffer, especially

the person who has the existing home on the northwest corner. D. Kelley said as they look at the plot layout, the largest area between the property line will be in the cul-de-sac area. He said he spoke with this gentleman and advised him he has another 60'+ between the edge of the property line and his property line. He said he also spoke to the other gentleman to make him feel comfortable. He said he does not want to promise they will do a mound type buffer, but he thinks they will be satisfied with the amount of space there is. J. Williams asked whose property this is – does this become the homeowner association property that is not part of anybody's deed. D. Kelley said this was correct. These are communal areas that are part of the association.

J. Hammerschmidt MOVED; H. Shirley seconded to approve the Preliminary Plan for the Estates contingent upon meeting all the city engineer's comments addressed in his correspondence dated July 29, 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 September 7, 2022, at 7:00 p.m.
Vermilion Municipal Complex, 687 Decatur Street*

Transcribed by Gwen Fisher, Certified Municipal Clerk