

RECORD OF PROCEEDINGS

Minutes of

Minutes of the Public Hearing and Vermilion City Council Meeting

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Monday, October 26, 2020

Held

Videos and minutes of council meetings are available to the public to view online at www.cityofvermilion.com under 'meetings' tab (City Meeting Minutes or Videos).

Vermilion City Council: Steve Herron, Council President; Monica Stark, Council at Large; Emily Skahen, Ward One; Frank Loucka, Ward Two; Barb Brady, Ward Four; B. Holmes, Ward Five. Absent: Steve Holovacs, Ward Three

Administrative Staff: Jim Forthofer, Mayor; Tony Valerius, Service Director; Attorney Susan Anderson; Ken Stumphauzer, Law Director (via zoom); Chris Howard, City Engineer; Amy Hendricks, Finance Director

CALL TO ORDER:

Steve Herron, President of Council called the Monday, October 26, 2020 Vermilion City Council Public Hearing to order.

He thanked everyone for their cooperation in wearing masks and practicing social distancing. He said they are in a situation where they are looking at the numbers and deciding as to whether to have meetings in person or on zoom.

He addressed the purpose of the public hearing as follows:

Ordinance 2020-37: AN ORDINANCE ENACTED PURSUANT TO CHAPTER 1266 OF THE CODIFIED ORDINANCES OF VERMILION, REZONING LAND IN VERMILION, OHIO, AND CONTAINING AN AREA OF APPROXIMATELY 8.837 ACRES FROM R-3 "SUBURBAN RESIDENCE DISTRICT" TO B-3 "HIGHWAY COMMERCIAL DISTRICT" LAND USE CLASSIFICATION AS FAVORABLY RECOMMENDED BY THE VERMILION MUNICIPAL PLANNING COMMISSION; AUTHORIZING THE CITY ENGINEER TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF VERMILION TO CONFORM HERewith AS SAID MAP HAS BEEN ESTABLISHED BY SECTION 1268.02 CODIFIED ORDINANCES OF VERMILION UPON THE EFFECTIVE DATE HEREOF.

He explained that before council tonight is the only question as to whether this land should be rezoned from R-3 to B-3. There is information before them on the proposed use of the land, but really at the end of the day - tonight's decision is based upon whether there is enough information or sufficient presentation made for council to make a determination as to whether to change zoning. It is not a decision as to whether to accept the position on use of the land. It's simply a matter if Council should rezone the property.

He advised the public there would only be 12 people permitted in the galley at a time and there are three more people in the lobby, so he asked that when the public approaches council to speak, they sign in and print legibly. He said the public will be given three minutes to make their comments. He said there will be absolutely no insulting language or anything like that tolerated. He asked the first three people to step into the lobby when they are done speaking, so they can allow the other three people the opportunity to speak. He told the public that council appreciates their cooperation.

Rezoning Presentation:

Matt Hasel, Civil Engineer with Adaptive Engineering (260 S. Main Street, Suite 218, Amherst, Ohio) stated he has been retained by the client, Todd Sommer. He provided a brief breakdown of what is being proposed on the project for the purpose of rezoning. He said currently the front 250' is zoned for this type of project and they are looking to request to move that line down another 500', so that would be 750' off the right of way with it being the same zoning to allow them to build a combination of different types of storage units. He explained they have gone through a couple different versions of this and had preliminary planning for the actual rezoning request. He said now they have a third enhancement of their overall site plan as they have received feedback. Currently they are looking at putting storage condominiums on the east part of the property and additional storage units along the northern portion of the property, and then clustered shipping containers that will be newly painted that will be placed at the rear of the property and along the western boundary as well will be a row of shipping containers. They have received feedback on the shipping containers as originally they were shown closer to the road on the western property, so they took this feedback into account by shielding them with more of the buildings, so this is something you won't see from the roadway. He noted that Mr. Sommer has some artist renderings of this proposal.

Todd Sommer of 5443 Park Drive said he provided Council with artist renderings of their proposal and he shared hard copies with the audience participants. He said this is an artist that came up with a conceptual idea of trying to put the current facility up front to hide all the containers on the back side of the property. He said it would be

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minimal exposure from Route 6. He said all the buildings will be dark green. He said if anyone is familiar with the Firelands Electric building, the color scheme will be exactly what they have. It is an earth tone and a complementary color appearance, and they are looking at possibly putting cupolas on top of these buildings, so they don't stand out like a sore thumb. He said North Coast did a landscaping rendering with regards to the area up front to make it complementary with what Defense Soap had done in terms of their project, so they are trying to make it as friendly as possible in terms of appearance. He said if Council had questions, he would be happy to answer them. S. Herron said council can address questions after audience participation.

Attorney Rocky Rudeff of 800 Oakwood Avenue said his parents Kathy and Daryl Rudeff live off Hazelwood and they asked him to speak on their behalf asking questions dealing with this rezoning. He said he has some familiarity as he was on the Zoning and Planning Board for Sheffield Lake and is also currently on City Council for Sheffield Lake. He said it was indicated that storage condo's that are going in would be similar to the ones they have in Sheffield Lake already. He knows this issue is regarding the rezoning and his parents have questions on what will be done behind their property. Obviously, when they bought their property there was grass, trees, and a lot of plantation, and with these going in there have been already things cuts down and you can start to see Liberty from their yard. Their concern is obviously aesthetic of what is going in there, and buying their property was residential, so they expected the property to remain residential. If they allow this rezoning to go forward, he knows there will be a buffer zone whether it be a fence - their concern is that if somebody were to buy the property later they are directly behind their yard on Hazelwood - would they put a road behind there, or can they use it for something else. Once it is rezoned, they don't have to come before the Zoning Board to get the approval. He said if this rezoning is passed will it be contingent upon them actually building these condos and nothing else being added to it and if they were to sell the property, would the property revert back to the residential zoning.

Ed Moore of 590 Hazelwood Drive said originally the plan behind his house would be campers, boats, and things like that. He said he has seen the artist rendering, which looks nice if it is followed through. He said he just sees containers that look like dumpsters and this is what he would have to look at through his back window. He does appreciate the fact that they are leaving a 50' buffer, but when the leaves fall, he will still be able to see what all is back there. He said why do they zone something when somebody can just come along and change the zoning. He said it's easy to say change the zoning, but it's not your back yard - it is my back yard and he has always put his window and shade up every day to look at the woods and he has only put his shade up twice since all of this has taken place. He said he has 50' feet of woods, which isn't too bad, but when the leaves drop, he will be able to see everything that is out there. He said it's residential behind his house and he has seen all the site preparations and it is a very nice area, but he could see putting some homes back there, but do they need another storage facility when one went bankrupt on Route 60. They already have two or more in Vermilion. He said in his opinion the containers will look like dumpsters, but they will be nice looking dumpsters.

Greg Sorrento of 720 Sunnyside Road said he doesn't think the City of Vermilion needs another storage facility right on Liberty Avenue because they have two of them basically right next to each other on the north side of the street - one by Carter Lumber and the other one down a little bit. He said since they have leveled the land, the trees - they have noticed more raccoons, skunks, and deer in their yard. He said they live on the north side of Sunnyside by Roanoke and some people that live on Roanoke are overwhelmed with animals in their yards that normally they didn't have, but now it seems like they have two to three times as many as they did since they leveled the woods. He said another concern is the storage containers. He stated that he is a truck driver, and he hauls these storage containers. He said they are on ships overseas and they do not know what is in them. He has been at distributors where they have been unloading these containers that come from Japan, overseas, and China and he has seen spiders and bugs in them that he has never seen before. It's like anything, you have something sitting around and insects are going to get into it. He said they load these containers overseas and they sit on the docks for so long and then they put them on the ships and they come over and will sit at the ports along the ocean, and from the ports they will get shipped inland, so they don't know how long these have been sitting and where they have been sitting. They don't know what kind of condition they are in - the floors could be all rotted out. He said they say they're going to paint them and they are eye sores, and eventually one of the concerns he has is that down the road as this development goes on, will they start using the back of this land to stack these containers for storage as like in a container yard. He knows everybody drives past the old Ford plant and they have seen these containers - you see them on the rail cars. They are not very handsome looking containers.

Eleonore Roztas of 3409 Liberty Avenue (MSR Capital Management) said she owns the office building to the west of this horrendous project that they are attempting. She said she has heard rumors that he never received or applied for the proper permits to do what he did to the land. If this is the case, what will make him do the proper things of what he promises. He said that it is going to be friendly - well it wasn't friendly to the American people who lost the (inaudible). It wasn't friendly to the red-headed woodpecker family that she used to see come over all the time. She knows they are not here to worry about the poor animals, but they are here to worry about what is going to happen to that land. The way he has it set up for the storage containers - it will totally block her east side view from her office building. This will deteriorate and reduce the value of the rentals. She had an architect that put in a beautiful window facing the east, so he could watch the view of the animals that went through. She will not be able to rent this office - who wants this unit sitting in front of it. She told T. Sommer that he came to her and

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said he wouldn't touch anything but 10' from her property line – he came in ... S. Herron asked her to direct her comments directly to City Council. E. Roztas said he came in and totally cut down two of her trees and pulled out all the bushes, and he promised he wasn't going to touch anything on her property. She would love that if this rezoning does go through - if he could give 50' to the people on Hazelwood, then why can't he give them at least 50'. She knows he has given 50' to the residential home behind her – at least this is what Gino told her. She said this is also a big wetland and there is a pond there – she doesn't know if he is going to fill it in – he tried to destroy that pond but it came back, and it has spring peepers in there – he probably killed them all.

S. Herron told the public that whatever their concerns are, including wildlife – the state has a whole division of wildlife to protect nature, so whatever their concerns are they are totally valid. Council is here at some extent to take in all issues.

Robert Green of 4097 Ford Lane said he is a former executive in the self-storage industry, so he has some experience. However, this isn't why he's before council – he is here to urge City Council to vote against the zoning change because this isn't the kind of revenue this city is looking for, and simply because there is no employees. He said this is a big issue especially when you have this type of container storage unit that is low cost. When you have lost cost, you have low cost renters, and it brings in that kind of client, which is not what they want in their city he believes. The other concern from what he has seen or read and what he knows about is security. Without full fencing, high definition lighting, and cameras – he will absolutely assure them that they will have a security issue and the city may need to hire more police officers because this is what you will attract with this kind of facility.

Bill McCourt of 4135 Menlo Park Lane wanted to make it clear that he is against the proposal of Ordinance 2020-37. He is disappointed in the Planning Commission's work on this project. He thinks for them to advance this project without a more defined definition of the details, for example these buildings getting decided on foundations or simply sitting on the ground. He said the proposal from what they saw of the minutes of the Planning Commission indicated there were going to be shipping containers as the primary building component in this project and they got the photographs tonight that included buildings with gable roofs on them – totally different! He doesn't believe the Planning Commission did their work and due diligence towards the advance of this. In addition, the Planning Commission received substantial negative input from the residents that live nearby and adjacent to this project, as well as from other concerned citizens in the city. For these reasons, he urged council to take this ordinance up tonight and not to delay it – vote against it and get it over with. If the owner of the property wants to come back with another proposal that is more clearly defined, then he thinks this will be fine.

Susan Rocian of 2795 Shady Lake Drive said she has lived in her home for over 51 years and is really disappointed to think that council would consider putting something of the sort that this is. The storage units that are next to Carter Lumber don't look bad but she wouldn't want them in her back yard either, but the fact council considered what they are – to putting in there – she's very disappointed in Vermilion as she has been here a long time. People don't like the cars that are on the storage lot by the Ford plant as they drive into town; they're all upset about that. What about driving down the road a little bit further and seeing a bunch of storage containers that people must look out the back of their house at. And what is it doing to the property values of those houses? She would be more than a little upset if she lived here. She would hope they would have better plans for the city. She understands it is zoned residential – why can't they have something nicer than storage containers along Liberty Avenue. She said they are making a big mistake.

Homer Taft of 3972 Edgewater Drive said he is an attorney at law in Ohio and is a real estate attorney and real estate professional since he was licensed 54 years ago. He still manages real estate. He regrets that he has to put on record that he isn't sure this qualifies, despite the efforts of council, as a proper public hearing because public hearings require that every person be able to see and hear everything that everybody else says or has said, and that is not happening and can't happen under these circumstances. He said he opposes the development and opposes it for several reasons. First of all, because of the fact that this area is zoned for residence and has been zoned for a long time for residence and it is completely surrounded by residents within the entire 300' area, and all of the people over all of the years relied upon this determination of this council that it was residential. Secondly, the question of the improvement of the area, which is the purpose of rezoning is to maintain that or improve that versus the devaluation of the value of the entire area which this would be. He said it is a kind of an issue of beautification versus uglification. Further, he believes there is a higher and best use, but this use is not actually a permitted use in a residential zoning. It is not in a business zoning – any B zone – storage is not a listed permitted use. The only one that comes close is B-4 that requires great setbacks and special conditions. It is a permitted use in an industrial zone, which is a way from this. He regrettably said there is a wetlands issue. Federal law requires that before you clear, before you fill, before you do anything – that you're supposed to if there are wetlands, delineate. There have been references to the fact that there are wetlands on this property. If there is more than a half-acre of wetlands on the entire parcel – not just a portion, there is an obligation to go to the United States Army Corp of Engineers first and he is indeed involved in a case involving it, so he has some familiarity with this. He talked about reliance by stating that all the folks that build homes – all the folks that have bought those homes over the years have relied on the fact that this council has said this is residential land. Now, it's not only coming in for a business purpose, but for a business purpose that doesn't even allow permitted uses. It would be a

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conditional use. There is a reliance to those people by council's word and they should keep it. He thinks there is better residential uses of this entire land and he does think there is a federal issue involved.

S. Herron said so the record reflects, back in March or April he went into a in-depth review with the Secretary of State when this pandemic started as there was a quite a bit of information that came from that office in Columbus regarding public hearing and public matters, and exceptions or change to deal with the pandemic. It's his own personal belief that he is operating in good faith by conducting the hearing in this manner doing everything they can. He thinks that Mr. Taft would be correct if they were outside of those recommendations from the Secretary of State, but as far as the hearing is going it's his belief that he is doing so in good faith in making every effort for all voices to be heard and so the community can see. He said there can be respectful disagreement which happens a lot. Secondly, he said there will be an opportunity during the council meeting as this matter could be coming up for a vote tonight and there will be another opportunity for people to speak and that under charter it is a five-minute limitation, so if anyone would like to stay and there is some more things anyone would like to talk about; not being repetitive, then they are welcome to stay for this council meeting and per charter they would have that opportunity to address council at that time.

Meg Coon of 596 Hazelwood Drive said she moved into her property 18 years ago under the premise that maybe one day that would be houses behind her, but not commercial, and certainly not these ugly - what's proposed. She said the person that owns the property has not been a good steward to Vermilion. He has gone through taking out wood 10 years ago and he never got work permits. She doesn't know if there was any environmental study ever done and the work permits is just not now, it's 10 years ago. She said 10 years ago they had a bald eagle, and they have egrets, bats, and numerous other animals that are supposed to be protected. She said living where she does, they have lots and lots of ponds, so much so that in the spring her yard and her neighbors yard completely flood, so when you go forward with this project and you put down pavement or anything, where is this water going to go? It's going to go into my house and it's going to be inhabitable. What are you going to do to protect me as a resident? Probably nothing because you just care about the few thousand dollars that you might get from taxes from him. He's not hiring anybody to work there, so you're not getting extra employment. She said she's very upset and when the leaves fall what is she going to look at - she is going to look at rundown boats and RV's that people will forget they put there. She said where she lives is really bad. The road sits like a transit and they live at the lowest part of the road, so all the water comes in the back and on front of the street it comes up over the open ditch and comes in the front, so now they will be surrounded completely by lots of water. She said for a couple thousand dollars the city is going to let them ruin this beautiful piece of property instead of putting houses maybe. She said a new person that goes to live there will take care of that property, but if something happens in 20 years, is he going to repaint it - no I highly doubt it! It will be rundown, and it is proposed for the RV's and the storage, so what happens when people forget it is there and it rusts and all the oil and stuff goes into the ground. It will be in her back yard because of all the water and the flooding, so she begged council to please not rezone this.

Jerry Schrenk of 737 Regina Drive said he has been a resident in Vermilion for about 27 years or so and has served on the Zoning Board of Appeals for about 10 years until about a year and a half ago. He said they already have a couple of storage units along Liberty and he knows there are some plans with the car junk yard east of town, which is just a plan that hopefully comes to fruition because it would be a wonderful addition to the city. He said just further west of there on the south side there is a barn that came to the BZA and the guy has a bunch of storage cars back there they allowed, which was probably a mistake. He didn't know what the vacancy rate was on storage units and he doesn't see how they need more - there has got to be another way to raise revenue and bring business to town besides this especially with the devaluation of neighborhoods. Hopefully, they can come up with a plan to make Vermilion better.

Brian? of 548 Hazelwood Drive said he is totally against this rezoning and urged council to vote it down. He has been there a little over a year and a half and asked council if the owner has done a fair market analysis report in a different community to see where they have put these types of storage facilities behind houses, and what did it do to the property value of the current residence. He did some research and if he is correct, the city could be looking at a lot of people losing the value of the homes. He addressed the security aspect by stating they are bringing in crime into Vermilion and this cannot be a way that council votes on this.

Drew Werley of 5016 Timberview said this rezoning doesn't affect him at all as he never goes on that side of town. He said his issue is that all the houses and residences have lived there forever, with that being residential zoned and switching it to B-3. He doesn't see how storage units are considered under B-3. He also reiterated what Homer Taft said about this not constituting a public hearing, but he thinks Council should vote no as he doesn't think they would like a huge portion of land next to their residence being switched to B-3 zone. He urged council to vote no.

Ingemar Svala of 5324 Park Drive believed council received his memo and did state that he contacted a couple of other cities nearby and he talked with the zoning manager, and they obviously couldn't make a specific position, but they made it crystal clear to him that zoning is made to protect the surrounding neighbors or businesses and this is pretty much all he had to hear from these two sources. He said he doesn't live in this neighborhood but has driven

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every street around there and feels sorry for those people if council allows this to happen. Whoever lives in this area certainly didn't expect this to happen because anytime you deal with this kind of business proposal it's the closest thing to a junk yard. He said he has heard a lot of professional comments tonight on what people can do and usually do when they have this kind of business. He said they have seen too many. He said he also learned tonight that the containers may not even be new, so this is quite a disappointment to hear that they may not be new. T. Sommer said they are new. I. Svala reiterated that he feels sorry for all the residents that their immediate neighborhood is going to change not in a positive direction. He said he has lived here for 19 years and they really enjoy it and like the direction Vermilion is going in - it's always a pleasant experience when he has business associates, friends and relatives come here and every time they come here it is even more positive because everybody is doing so many wonderful things in the community. What this property owner is proposing to do is basically totaling ignoring or making this town even nicer. If you're coming in on the busiest road in Vermilion, this is not going to be a positive initial impression. He is very disappointed in the owner to even think of putting this kind of business on such a visible (inaudible). He said he hopes something else comes of this property.

S. Herron read the names of the individuals who submitted letters and or emails noting their following position of this rezoning. He said council has received and read all the letters, which will be made part of the permanent record.

Sandra Neiding - offered thoughts and suggestions

Meg Coon - Opposed

Dennis & Elaine Carlin - Opposed

Mark Riddle - In Favor

Marcia & Jim Kingsley - Opposed

Christa & Steve Turnbull - Opposed

Margaret & Chuck Worcester - Opposed

Cliff German - Germans Villa - In Favor

Bill McCourt - Opposed

Robert Green - Opposed

Dick Minnich - Opposed

Brad Scholtz - In Favor

Ingemar & Paula Svala - Opposed

Betsy Wakefield - Opposed

Dan Lecky - Salty Critter - In Favor

Gino Cammarata - Opposed

Justin Miller - Abraham/Miller Excavating LLC - In Favor

Janet Ford - Opposed

Guy Sako - Defense Soap - In Favor

Jim Machkoff - Opposed

Marcy MacKay - Opposed

Vita Cammarata - Opposed

Barbara Stazak - Opposed

Duane & Maureen Byrne - Opposed

The letters are attached hereto and incorporated herein as part of the Official Record of Proceedings.

S. Herron said with respect to the information council received today regarding a proposal of the site plan, approval of this goes to the Vermilion Planning Commission. City Council is just citing a matter of zoning. He asked City Council if they had questions based on the information today or the citizens' complaints.

Barb Brady was curious about the wetlands but questioned the drawings as they are leaving a 250' space behind the residents on Hazelwood in addition to the 50' buffer. She said there is space behind where they are saying outdoor storage that isn't accounted for in any way. What is happening to those?

Brian Holmes asked for some clarification as Mr. Cammarata's property as T. Sommer's map currently states it is listed as B-3, when in fact this is wrong. He believed it is considered R-3 residential zoning. He said Mr. Cammarata provided some information and Mr. Howard and Mr. Valerius has also said this is incorrect on his map. M. Hasel said there would still be a 25' setback.

T. Sommer said he guesses he is a bad person. He said there is so much misconception in terms.... he has lived in this community for well over 35 years. He takes offense to Ingemar's comment about it being a junk yard because that is not the way he was brought up. He said his family created a mobile home community across from the Midway Mall in Elyria, Ohio, which is a five-star resort and up until two years ago they sold it and it was the finest community in the northern part of the United States. Through this was in part of his leadership to keep that community looking as professional and clean as possible. He said, "You guys perceive me as being the bad guy here. You have to hear it from me in terms of what they plan on doing truthfully to this property. It's not going to be

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a junk yard. The containers are brand new that will be coming out of Europe or China. We don't know. They have a life expectancy of 15 years. You think I want to go ahead and bring in stuff that looks like junk. Everything is brand new on this project. The whole complex will be done in concrete and there will be a retention pond that takes care of all the storm water. On this property I'm only looking to do eight acres - I've got 35 acres in here. Now, I'm talking to Jim Ziennik from the Lorain County Metro Parks. We are planning on donating all of this land in the back for no future development. Back there the Lorain County Metro Parks owns this property, and we are looking to give them 20 acres. You guys didn't know that did you? In turn, this 50' barrier was primarily hopefully so the metro parks might be able to put a trail that goes back into the property that meets up to the land. He said his conception is a first-class development. He said there is a market for storage units, and he didn't do this just for the sake of doing it. We did a market survey and the two storage units they are talking about are at capacity. There is a need for storage facilities in the City of Vermilion. He said the property has been in his family for over 45 years and he had it on the market for well over 20 years. He had one offer to buy it. He took it to auction two years ago and told Attorney Taft that if he wanted to buy the land from him, then go ahead and buy it. I will sell it to him. Not one offer by auctioning it off. So, what am I supposed to do with this property? My brother and I decided to put storage on the eight acres they are looking at. This is how the idea came about. If you're talking about the land just east of the property - why was it cleared out? Nothing through for development - it was strictly for visibility. In turn, the 50' buffer is on the east side of the property and there is a 25' buffer on the west side. His family since they are in the mobile home business, they were thinking about putting a modular home - they did a study and the City of Vermilion could not afford modular homes for this property approximately 25 years ago, so they basically just sat on the property. He can't tell them what the animals are going to do on the property. They will do what they have to do and he can't basically tell you guys what a racoon, deer, or whatever is going to be doing, but he can guarantee that if he keeps this all natural the way it is, they will have a place to reside. He showed the area on the map which is a retention pond and all of the water on this development will be flowing into the pond and into the storm sewer system. This will be engineered by Matt Hasel. He said somebody mentioned the timber of the property - yes this was 12 or 13 years ago and they had the Amish come in and harvest the trees that were mature and they went and did a clearing on that. They will have three to five employees as it was questioned there wasn't going to be anybody, and this isn't the case. He said this is the story of how they came up with this idea and hopefully Council will agree with him that if they donate back property to the metro parks it will surely stop any future development from a certain portion southward.

B. Brady asked what they were doing with the 233' to the east of the development. T. Sommer said all they did was clear the land for visibility, so as they are traveling down Route 6, you're able to see the project. Right now, there is nothing planned for doing anything with that property. B. Brady asked if this was leaving access to the back end. T. Sommer said no. B. Brady said there is also some land to the south that is B-3 that isn't assigned to anything. T. Sommer said no, what she sees is what they are proposing. Anything else there is nothing on the drawing board. B. Brady said technically they could leave 233' as residential. T. Sommer said it could, but they still have commercial property at the front of 250'.

Matt Hasel said in response to the B-3 zoning on the west side - he must not have the most current zoning map as it is from 2018. It was used as the basis and it is showing those properties at B-3, so he can update it if there is a current map. They were still holding a 25' side yard setback. If it was a commercial property they could have used the 15' side yard setback, but since it is a residential further to the south they held a nice steady line on there and they will have a 25' setback from that property line. Even though his interpretation is that they could have done 15', they designed it at 25'.

B. Holmes said when they did the initial clearing, did they follow the 25' or did they follow the 15'. T. Sommer said it was so heavy with brush and they cleaned up to the property line, but there is going to be a 25' buffer from the property line to their project. They will probably mow it, but at least they will have their vegetation on their side of the property, but on their side, they cleaned up to the property line. M. Hasel said there will be green space. There will not be any units within there, but it was made clear to him by T. Sommer that he doesn't want overhangs, but a viable lawn area.

B. Holmes said one of the questions asked was about fencing regarding security, so can they speak on this - is it all the way around - half way around? T. Sommer said he looked at six different storage facilities and all of them primarily are first-class storage facilities. He said Marblehead didn't have any fencing. He hates to hear that this is going to be a haven for vandalism and stuff. They don't know this, and he doesn't know this. He doesn't want this to be an institution. He wants it to be a place that is tastefully done. Yes, is he going to have the fence on east and south wall - he really didn't want one in the front. He wanted the retention pond and the vegetation to where nobody could get into it by automobile, but they can get into it by someone walking around. He said how many people truly are walking around on Route 6 across from Germans or Defense Soap. There are no sidewalks per se there, and if they have to put a fence up then he isn't going to argue the point - they will put a fence up, but it wasn't the intention at this time if he had to do this.

F. Loucka said there was comment about taking shrubs and trees from other adjacent property and wanted it clarified that it did not happen. T. Sommer said no.

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S. Herron asked the administration if they had any questions for the presenters tonight. No response.

Council Closing Statements & Review of the Proposed Rezoning:

S. Herron said the information Council received and the information from the community is based upon what they know to be an extremely emotional situation, particularly for property owners. People want to do things with property on Liberty and people purchased homes and have lived there for a long time and it is important. He appreciates everyone coming before City Council and conducting themselves in the way they did and providing them information. He thanked the presenters for their preparation and answering their questions and concerns. It's not just money – it's livelihoods. People don't buy homes, so they have these things happen and then people like yourself come in and invest in property and want to make a difference. He said they came prepared and the city appreciates that. It's a fairly difficult situation for the citizens.

Vermilion City Council Meeting:

CALL TO ORDER:

Steve Herron, President of Council called the Monday, October 26, 2020 Vermilion City Council Meeting to order.

PLEDGE OF ALLEGIANCE:

The members of Council, administrative staff, and audience participants recited the Pledge of Allegiance; a moment of silence followed.

APPROVAL OF MINUTES:

M. Stark MOVED: E. Skahen seconded to approve the minutes of the October 5 and 19, 2020 council meetings. Roll Call Vote 6 YEAS. MOTION CARRIED.

CORRESPONDENCE: None.

PRESIDENT OF COUNCIL'S REPORT:

K. Stumphauzer stated that one of the first speakers at the public hearing wanted to know what would happen respectively if the plans for the property now were to change. Would the property revert back to its current zoning? He confirmed the answer is no – if you choose to rezone the property, the property will remain B-3. It would not revert to anything.

Service Director's Report:

T. Valerius mentioned the crews have started rebuilding some of the deteriorating catch basins along Liberty Avenue, so he would ask the citizens to keep an eye for them and use caution in the construction zones.

He said last week at committee he advised council of the need for the purchase of a new tractor and roadside mower. This ordinance is on the agenda for a first reading and he asked that council suspend the rules and adopt Ordinance 2020-47 by emergency due to the lead time for the delivery by next spring.

Finance Director's Report:

Amy Hendricks reported that revised appropriations are before City Council which is primarily due to Round 3 of the CARES funds that were received since the last meeting, as well as the grant that came from the Lorain County Prosecutors office for the police department. These funds had to be encumbered quickly to get those items and to comply with the grant. Therefore, she respectively asked Council to suspend and adopt Ordinance 2020-40 by emergency this evening.

With respect to the CARES funding, they are approaching the \$750,000 threshold for federal funding, so she is working with the city's auditors to make sure they don't miss any miscellaneous federally sourced funds that come from ODOT and things like that to make sure for 2020 they are complying with this single

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audit. In presentation by the Auditor of State today regarding some of the provisions for expending CARES funds, they are recommending at this point that potential legislation be passed by council, so they are aware of what these funds were. She will put this report together for council.

She said the city's GAP Financial Statements for 2019 were released by the city's GAP preparer's last week and she has sent a copy of this to the Photojournal for publication for the public notice that is required not only for the city but also for the Port Authority. This will be in the October 29 issue of the Vermilion Photojournal and these items are available for review by members of the public upon request.

She said with regards to the Bureau of Worker's Compensation they received the amount for the second rebate, which will just be under \$75,000. These funds will go back into the respective accounts from which they were paid. She said it is almost an advance this year because they have announced they will not do a rebate in 2021. While the city is appreciative, it could affect the city's 2021 revenue as well.

She said the payroll clearance fund that is on the agenda for first reading is merely an accounting mechanism that will track the withholdings from the city employees, as well as the city's share in various deductions and benefits, so they can track them as they cross different accounting periods to be sure they are designated as liability.

City Engineer's Report:

C. Howard updated council on the Highbridge Road Reconstruction project that was paved last week. Weather permitting, there is striping, seeding, mulching and minor cleanup work that should be completed next week.

B. Holmes said he understands there were some issues involving the intersection of Brownhelm Station and Highbridge and asked if these issues were discussed. C. Howard said based on the work that was done it made sense to clean up the intersection because it was beat up bad with construction. He said the contractor is paying for a portion of this.

Open to the Audience:

Homer Taft of 3972 Edgewater Drive addressed the rezoning issue as to issues he was unable to say before and most importantly he had talked about the fact that this is not a permitted use. It has to be a conditional use and for that matter, all the promises that were made ... He said he is sure Mr. Sommer is a fine member of the community and intends well but should something happen tomorrow somebody else could do something different, and that is not in the ordinance. This is not what council is passing. This would be something before Planning Commission and conditional uses would be done later and could be changed later. However, the right thing to do in any business area, especially B-3 – is for council to amend the zoning code to prohibit storage units – Period! Full Stop! If you do this, the BZA and Planning Commission cannot permit one because Council has said no! That's the proper thing to do. It's the proper thing to do because Liberty Avenue is affectively the city's front yard, and what is happening over there is changing a lot. There is a lot of residences between the apartments, between the things that are being built by Cassell (the log home), there are other more upscale businesses that are going there. Regrettably, he hears a lot about 'Bridge to Bridge' and they have to come out this way. He doesn't hear much about anything beyond the bridge. He hates to say it – but the majority of folks live east of the river and so does the majority of the voters, and the majority of the tax revenue is from east of the river, and yet, regrettably, he has had a former government person from Vermilion refer to them out there as sketchy town. We're not! We deserve a lot better than we've been getting. They need to say, "No more storage units," we want this to be a first-class area. There is plenty of areas in the city where there can be storage units. He said in addition to this, there was mention of sidewalks and if there is a new development of any kind, the City requires sidewalks. They talked about the path for a potential park. Yes, he knows that he has talked with the metro parks to donate some acreage. Where is the parking going to be? Where is the 50' buffer going to be when all of a sudden there is a path there. None of this is certain. He responded to Mr. Sommer in the one direct remark he made about him, and this is not his relocation of their conversation with great respect to Mr. Sommer. For the record, "Yes I did speak to Mr. Sommer about the fact there is better uses and that he had attempted in the past through brokerage and others to see if there were people that were interested in doing some of the uses. If Council wants to consider this a conflict of interest on this part, then they are certainly welcome to, but Mr. Sommer

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indicated to him that he values property as something that is \$425,000 or approximately twice the reserve price he put up when he put it up for auction that nobody was willing to pay for property that was worth that much because it had a lot of challenges, including wetlands, and this is a very expensive proposition. He did indicate that there were numbers less than his \$425,000 they he felt there might be certain persons that could be interested. He couldn't guarantee it. He wants to see the best for this community, and he would love to see a better development there. He said he could even be a potential possible investor, but he can't drive that train, so he wouldn't be the primary person developing it. He corrected the record that this was what their conversation was.

New Business:

F. Loucka MOVED, B. Holmes seconded to proceed with the third reading of Ordinance 2020-35 as recommended by the Planning Commission. Discussion: T. Valerius explained they wanted to add language to the zoning code that says a driveway shall be constructed within the boundary lines of a property of service. B. Brady asked if this applies to both residential and commercial property. T. Valerius said commercial properties are governed through a different section of the code. This ordinance deals only with the residential districts. M. Stark asked if this is moving forward. T. Valerius confirmed this applies to moving forward from this point. Roll Call Vote 6 YEAS. MOTION CARRIED.

Reading of the Ordinances:

Tabled - Third Reading - Ordinance 2020-30: AN ORDINANCE TO AMEND SECTION 618.01 ENTITLED "DOGS AND OTHER ANIMALS RUNNING AT LARGE, DANGEROUS AND VICIOUS DOGS" OF CHAPTER 618 ENTITLED "ANIMALS" OF THE CODIFIED ORDINANCES OF THE CITY OF VERMILION, OHIO AND DECLARING AN EMERGENCY. (Referred to November 9 Legislative Committee Meeting)

Tabled - Third Reading - Ordinance 2020-34: AN ORDINANCE ESTABLISHING FUND 234 "DOG PARK" AND DECLARING AN EMERGENCY.

Third Reading - Ordinance 2020-35: AN ORDINANCE AMENDING SECTIONS 1270.01 THROUGH 1270.06, 1270.09 AND 1270.10 OF CHAPTER 1270 OF THE CODIFIED ORDINANCES OF THE CITY OF VERMILION, OHIO ENTITLED "DISTRICT REGULATIONS".

F. Loucka MOVED, M. Stark seconded to adopt this ordinance. Roll Call Vote 6 YEAS. MOTION CARRIED.

Third Reading - Ordinance 2020-37: AN ORDINANCE ENACTED PURSUANT TO CHAPTER 1266 OF THE CODIFIED ORDINANCES OF VERMILION, REZONING LAND IN VERMILION, OHIO, AND CONTAINING AN AREA OF APPROXIMATELY 8.837 ACRES FROM R-3 "SUBURBAN RESIDENCE DISTRICT" TO B-3 "HIGHWAY COMMERCIAL DISTRICT" LAND USE CLASSIFICATION AS FAVORABLY RECOMMENDED BY THE VERMILION MUNICIPAL PLANNING COMMISSION; AUTHORIZING THE CITY ENGINEER TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF VERMILION TO CONFORM HERewith AS SAID MAP HAS BEEN ESTABLISHED BY SECTION 1268.02 CODIFIED ORDINANCES OF VERMILION UPON THE EFFECTIVE DATE HEREOF.

No motion was entertained. Attorney Anderson said per the Codified Ordinances, since the Planning Commission recommended the rezoning and for this Council to reject their recommendation, it must be a two-thirds vote. B. Holmes reminded everyone that the final site plan approval will go before the Vermilion Planning Commission.

B. Brady MOVED, E. Skahen seconded to adopt this ordinance. Roll Call Vote 6 NAYS. MOTION FAILED.

First Reading - Ordinance 2020-39: AN ORDINANCE PURSUANT TO SECTION 1240.02 OF THE CODIFIED ORDINANCES OF VERMILION GRANTING A LAND USE (ZONING) VARIANCE TO ROAD TO HOPE IN THE B-3 HIGHWAY COMMERCIAL DISTRICT, LOCATED AT 1863 LIBERTY AVENUE, VERMILION, OHIO. (Public Hearing - November 16, 2020 @ 7pm)

First Reading - Ordinance 2020-40: AN ORDINANCE AMENDING ORDINANCE 2020-5 ADOPTED MARCH 2, 2020 TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF VERMILION, OHIO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020 AND DECLARING AN EMERGENCY.

B. Holmes MOVED, F. Loucka seconded to suspend the rules. Roll Call Vote 6 YEAS. MOTION CARRIED.

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B. Holmes MOVED; M. Stark seconded to adopt this ordinance by emergency. Roll Call Vote 6 YEAS. MOTION CARRIED.

First Reading – Ordinance 2020-43: AN ORDINANCE ESTABLISHING FUND 710 "PAYROLL CLEARANCE FUND" THAT BECOMES EFFECTIVE JANUARY 1, 2021.

First Reading – Ordinance 2020-44: AN ORDINANCE TO AMEND ORDINANCE 2019-5 ADOPTED FEBRUARY 25, 2019 PURSUANT TO CHAPTER 873 ENTITLED "TRANSIENT ACCOMMODATION, ROOMING OR BOARDING HOUSES" OF THE CODIFIED ORDINANCES OF THE CITY OF VERMILION AND DECLARING AN EMERGENCY. (Referred to November 9 Legislative Committee Meeting)

First Reading – Ordinance 2020-45: AN ORDINANCE AUTHORIZING THE CREATION OF THE POSITION OF PARALEGAL/LEGAL ASSISTANT TO THE VERMILION CITY PROSECUTOR(S) AND ABOLISHING THE POSITION OF SECRETARY IN THAT OFFICE AND DECLARING AN EMERGENCY. (Referred to November 9 Finance Committee Meeting)

First Reading – Ordinance 2020-46: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF VERMILION TO ENTER INTO AN AGREEMENT WITH SOUTH SHORE DREDGE & DOCK INC. OF LORAIN, OHIO TO PROVIDE ICE BREAKING SERVICES ON THE VERMILION RIVER FOR THE PERIOD OF JANUARY 1, 2021 THROUGH FEBRUARY 28, 2021 AND DECLARING AN EMERGENCY.

First Reading – Ordinance 2020-47: AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF VERMILION, OHIO TO ENTER INTO A CONTRACT WITH POLEN IMPLEMENT OF ELYRIA, OHIO FOR THE PURCHASE OF ONE (1) JOHN DEERE 6120E CAB TRACTOR, ONE (1) ALAMO MACHETE-18 SIDE MOWER AND ONE (1) ALAMO SH-88 FLAIL MOWER TO BE USED IN THE VERMILION STREET DEPARTMENT, AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE PAYMENT TO SAID AWARDEE IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY-FIVE THOUSAND THREE HUNDRED NINETY-SEVEN DOLLARS AND FOURTEEN CENTS (135,397.14) AND DECLARING AN EMERGENCY.

F. Loucka MOVED, B. Brady seconded to suspend the rules. Roll Call Vote 6 YEAS. MOTION CARRIED.

B. Brady MOVED, F. Loucka seconded to adopt this ordinance by emergency. Roll Call Vote 6 YEAS. MOTION CARRIED.

Announcement of Meeting Dates:

November 2, 2020 – Vermilion City Council Meeting via ZOOM at 6:00 p.m.

November 9, 2020 - Vermilion City Council Committee Meetings – Time and Location TBD

November 16, 2020 – Public Hearing – 7:00 p.m. followed immediately by Vermilion City Council Meeting

Adjournment:

Upon no further business coming before the body, Steve Herron, President of Council adjourned the Vermilion City Council meeting.

Transcribed by Gwen Fisher, Certified Municipal Clerk

To the members of the Planning Commission and to the City Council,

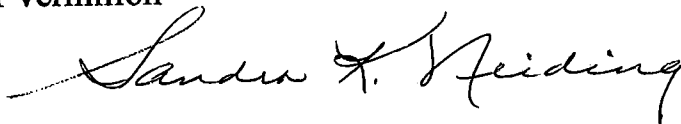
I feel the need to weigh in on the storage facility slated to be built on Liberty, next to Hazelwood Dr., but because of health concerns with the Covid-19 virus, I cannot safely attend the public hearing on October 26th.

I live on Hazelwood, on the east side of the street, but with a manicured empty lot across the street, allowing me a view of the woods and the wildlife that sometimes emerges. Two years ago (or so) the Amish came in and tore through the woods in a very destructive manner, leaving scrub and damage and basically tearing down the windbreak that the woods offered to our residents.

Although I question whether or not this side of Vermilion needs another storage facility, I do agree the owner has his rights. I also understand the need for the development of business sites in our town. What is needed is a distinct separation of residential and business locations. What I am asking for is not just the 50' of green space between our residents and the storage facility or whatever else may be built there, but even a reforestation of the area. I propose that the owners plant fast growing pine trees along that green space to shield our homes from wind and from possible unsightly storage containers. (I'm thinking of their appearance after a few years of being exposed to the elements.) Besides, it might still provide some shelter for the large variety of critters that roam through the area. (You ought to see the flock of turkeys!)

Thank you for giving my thoughts your consideration.

Sandra K. Neiding, 47 year resident of Hazelwood Dr. and life-long resident of Vermilion

A handwritten signature in cursive script that reads "Sandra K. Neiding". The signature is written in dark ink and is positioned below the typed name.

Gwen Fisher

From: Coon, Meg <meg.coon@nordson.com>
Sent: Friday, September 18, 2020 12:27 PM
To: Jim Forthofer
Cc: Brian Holmes; Gwen Fisher
Subject: My response- beautiful wooded lot to be turned into an ugly crime ridden cargo shipping container junk yard-is this what we want for the East end of the City? I think not!
Attachments: 20200918_094710.jpg; pics1 261.jpg; Resized_20200515_193735.jpg; 20200308_131313.jpg
Importance: High

Hi Mayor Forthofer,

Thank you so much for taking the time to reply to me. Please find my original letter towards the bottom. I live on Hazelwood (wooded side of street) right before the cross side street of Elmwood. It's my understanding the re-zone section would be lateral/directly behind my house to my yard and my neighbors and extends to Elmwood st. My greatest concern is drainage. My property and neighbors is the lowest grade ground level of the entire street, (we shot a transit down the road 18 years ago to prove this) so we have an entire street that flows and sits in the front of our property until the water level rises above the open ditch then it will continue down the street and streams right into the street of route 6..

In the back of my yard the "wetland" like environment in the woods (many, many ponds from Jan. to May) drain towards us and our neighbors. I believe the woods is at a slightly higher elevation then our yards. My neighbor's backyard flooding is really severe (they get fowl which swim in their back yard pond in the spring-ask the city engineer- he came out to look at their lot a year or so ago). This is why the city is called out all the time to our street to clean out the ditches. Once this project is allowed and they put down concrete, the water will have no where not go so we will have additional water all flowing towards our houses! Thank God with current conditions our house (split level) downstairs is our kitchen and living room which are below ground level doesn't flood (we had to put in a 2nd giant sub pump), but with extra water flowing into our yard if this project goes through I fear greatly that we will flood and my house will be destroyed, all chances of us selling will be lost and my house will become inhabitable. Unfortunately, I am not rich and can't hire a lawyer to fight this and protect my property, but thought the least I can do is share with you my situation and despair. Can you help us or are we to become homeless and loose our life investment?? I think it is important that you know of my situation incase something comes up and I cannot voice my concerns in person on Oct. 26th 6pm at the public meeting.

The land owner of woods is leaving a 50ft buffer, but once the leaves fall we will have direct view of the ugly shipping containers and back part is US where he plans to put a junk yard (cars and RVs). My house value will greatly drop with this factor alone.

I tried calling Gwen but was unsuccessful in reaching her and my email to her came back undeliverable. I am really saddened that she gave a pre-approval to rezone the lots-she doesn't realize how much it affects my house 🙏 She doesn't realize I could loose my house completely.

PS. I volunteer at the Nordson foodbank which is in Vermilion, and I am a Vermilion YMCA board member.

Kind regards,
Mrs. Meg Coon
I am David fighting Galaith the Giant

Gwen Fisher

From: Brian Holmes
Sent: Saturday, September 19, 2020 8:02 PM
To: Gwen Fisher
Subject: Fwd: ward five storage units:

Please add to the others to be read at the meeting. Thank you
Get [Outlook for iOS](#)

From: Brian Holmes <bholmes@vermilion.net>
Sent: Saturday, September 19, 2020 8:00:21 PM
To: Edward Moore <mustangrick65@hotmail.com>
Subject: Re: ward five storage units:

Mr. Moore

Thank you for your email regarding the Sommers property. I do not want to see these types of storage units in our town. I will forward your email to the council clerk so it will get read into record at the meeting. I encourage you and other neighbors to attend the council meeting to let my other council members know how you all feel.

Thank you

Brian Holmes

Ward 5 Council

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From: Edward Moore <mustangrick65@hotmail.com>
Sent: Thursday, September 17, 2020 7:44:21 PM
To: Brian Holmes <bholmes@vermilion.net>
Subject: ward five storage units:

My name is ed moore I'm at 590 hazelwood drive. i don't think the rezoning behind my house should happen. it has always been r 3 why should it be rezoned because somebody with money wants to put in high dollar first class dumpsters in (storage units a first class ha storage units). the mayor wants to get rid of the salvage lot that most of us don't even consider Vermilion and put some kind of park in where is that money coming from and what revenues will it bring into Vermilion ,but allow a very unsightly storage units. i don't care how you paint them they are still just giant garbage bins. if the one on route 60 went bankrupt what makes him think there is a need for more in Vermilion. why are we not invited until the third meeting about this to express our objections . Sounds like it will be a done deal by then. i know a lot of people still don't know what is going on there and some may not care but if it were in their back yard they would. I assume you can tell I am not in favor of this I have actually calmed down some and I can still see red. It also was a wet lands we just had a drought this summer is why he was kicking up dust when he walked thru after they raped the land. please help us stop this from happening. i cant help he decided to put all that money into the project before he got approvals and rezoning. I apologize for going on so much thank you for listening.

Gwen Fisher

From: quietisland11@roadrunner.com
Sent: Saturday, August 29, 2020 12:27 PM
To: Gwen Fisher
Subject: letter to planning, zoning commission and city council

To the members of the Planning, Zoning Commission and City Council,

We are questioning the new storage facility being proposed for East Liberty. Although we don't know how viable the need is for another establishment of this type might be, we are opposed to its location and the materials being used to construct it. The use of metal containers as a barrier is inviting graffiti and will rust. The storage facility being operated remotely through internet contact will result in lack of maintenance, security with scarce tax revenue for the city.

Consider the difficulty to regain control over the western parking lot of the former Ford plant when it was used to store damaged cars, this if allowed to be built would be a PERMANENT part of our landscape for years to come.

All governing bodies have the responsibility to the citizens of their community to not only enforce the city ordinances but to uphold the integrity of our neighborhoods for safety and resale value.

The success of this present administration to have a positive impact and enhance the east corridor entering our city to entice new businesses to relocate needs to continue not take a step backwards .

Thank you,
Dennis and Elaine Carlin
2968 Whispering Shores
440-963-7319

Gwen Fisher

From: I <chappjw@aol.com>
Sent: Saturday, August 29, 2020 1:41 PM
To: Gwen Fisher; Jim Forthofer; heather.shirley70@yahoo.com; virginie@rival.fr; williams1395@gmail.com; Bill DiFucci; Tony Valerius
Subject: Fwd: new storage facility on Liberty

Thought you guys might be interested in this email that I got today
Jim Chapple

-----Original Message-----

From: quietisland11@roadrunner.com
To: 'chappjw@aol.com' <chappjw@aol.com>
Sent: Sat, Aug 29, 2020 12:44 pm
Subject: new storage facility on Liberty

Jim, My husband and I am both concerned about the new storage facility being proposed for Liberty. We question the need. The use of storage containers though is our greatest concern since they invite graffiti and will definitely rust. With no-one on the premise we are concerned about maintenance. The mayor has started to reclaim the east corridor and has shown positive results. Thankfully the Ford Plant lot is being emptied and we have the opportunity to really build positively and not take steps backward. Thanks for listening, Denny and Elaine Carlin 440-963-7319

Gwen Fisher

From: Mark Riddle <riddlemark@hotmail.com>
Sent: Thursday, October 22, 2020 10:51 PM
To: Gwen Fisher
Subject: Todd Sommer storage facility proposal

To Whom It May Concern,

I recently had the opportunity to speak with Mr. Todd Sommer and see the plans/drawings for the new storage facility that he is proposing. It appears a lot of thought and consideration has gone into his plans.

It was brought to my attention there is some opposition to this new business. Some coming from residents that live close and prefer to have woods behind them, and others that are concerned about the appearance of the buildings. It is my understanding that Mr. Sommer has taken into consideration these concerns and has done his best to leave a tree buffer to appease the neighbors.

I have known Mr. Sommer for some time and can only speak from my observation, which is that Mr. Sommer takes great pride in his endeavors. I know of several businesses/properties that he owns, and they always appear to be maintained to the highest level.

I cannot image this investment to be any different. The new, nicely landscaped buildings would continue to grow the east side of our great town by a resident who wants to invest in Vermilion. It is my recommendation that his proposal be approved.

Thank you,

Mark A. Riddle

Gwen Fisher

From: Marcia <mking2337@aol.com>
Sent: Thursday, October 22, 2020 7:17 PM
To: Gwen Fisher
Subject: ORDINANCE 2020-37

TO: Vermilion City Council
Mayor, Jim Forthofer

As concerned Vermilion residents, we are not in favor of the proposed Liberty Ave. storage container project across from German's Villa and Defense Soap.

How is this project/ landscaping going to enhance Liberty Ave? Right across the street is a new business Defense Soap with beautiful landscaping. This proposed project will need to be landscaped very well with some very tall pine trees.

Is there a need for more storage units on Liberty Ave. in Vermilion. **I DON'T THINK SO.**

Sincerely,

Marcia and Jim Kingsley
695 Foxwood Dr.
Vermilion, OH

Gwen Fisher

From: Christa Turnbull <turnbull.christa@gmail.com>
Sent: Thursday, October 22, 2020 5:51 PM
To: Gwen Fisher
Subject: Ordinance 2020-37

I am writing to you today to add our voices to the opposition to the planned addition of a shipping container storage site on Liberty Avenue across from German's.

It's hard to imagine anything less attractive on that land. All those trees already gone and replaced with a muddy field makes me wince everytime I drive by. I had been encouraged by the recent announcements and successful efforts that were being made to upgrade the appearance of the east end of Liberty for visitors coming into Vermilion from the east end. Shipping containers, no matter how much "lipstick" is put on them to start with, are going to degrade and be an eyesore eventually.

My husband and I personally like the sound of the trains in the city, but I know there are people who are not as enamored. Trees act as a sound buffer, though I realize it's too late to think about that now. Also trees are pleasant to look at and help clean the air through photosynthesis.

We strongly hope that it is not too late to take action to halt this storage container eyesore project.

Christa and Steve Turnbull
4142 Ford Lane
Vermilion, OH 44089

--

Christa Turnbull

Gwen Fisher

From: Margaret Wakefield Worcester <margaretww@centurytel.net>
Sent: Thursday, October 22, 2020 2:00 PM
To: Gwen Fisher
Subject: Ordinance 2020-37 Land Use change on Liberty Avenue

Gwen,

Please read this email at the Public Hearing of Ordinance 2020-37 at City Council meeting on October 26, 2020:

To: Vermilion City Council

Re: Ordinance 2020-37:

Charles (Chuck) Worcester and I are NOT in favor of rezoning the property on Liberty Avenue from R-3 to B-3. The original zoning was planned by previous administrations to create a uniform look along our eastern corridor. The proposed land use of industrial shipping containers is not a look or use that is wanted in that area.

Please vote "NO" on the rezoning.

Sincerely,

Margaret Wakefield Worcester
5679 Huron Street
Vermilion, OH 44089
440-967-2495

Gwen Fisher

From: Elaine <quietisland11@roadrunner.com>
Sent: Thursday, October 22, 2020 12:48 PM
To: Gwen Fisher
Subject: Re: Rezoning

Thank you for your quick response. Elaine Carlin

Sent from my iPhone

> On Oct 22, 2020, at 11:21 AM, Gwen Fisher <GwenFisher@vermillion.net> wrote:

>

> It is included and Council is reviewing all letters prior to the meeting. All letters will be attached to the minutes of the Public Hearing.

>

> Thank you.

>

> Gwen Fisher

>

>

>

> -----Original Message-----

> From: Elaine <quietisland11@roadrunner.com>

> Sent: Thursday, October 22, 2020 9:45 AM

> To: Gwen Fisher <GwenFisher@vermillion.net>

> Subject: Rezoning

>

> Ms. Fisher, could you include our letter of protest to the rezoning of the Liberty property that we previously sent you.
Thank you , Elaine and Denny Carlin

>

> Sent from my iPhone

*GERMANS VILLA INC.
3330 LIBERTY AVENUE
VERMILION, OHIO 44089
PH 440-967-1770*

OCTOBER 22, 2020

Dear Gwen;

I have had the pleasure of talking to Mr. Todd Sommers at length, concerning his new business venture across the street from Germans Villa. I have discussed with him the landscaping he is planning and, I have previewed the artists renderings of the proposed business venture. Mr. Sommers has done an excellent job on the planning features of this undertaking and, has been very forthcoming with me concerning future developments along with answering any and all questions in a well thought out and professional manner. I fully support this new and exciting business venture for the Vermilion community...I believe he has thought-out the ramifications concerning neighboring residences privacy and security issues as well. I have ALWAYS been extremely concerned with the residences nearby in regard to the esthetics, safety and privacy concerns of my business and, along with the addition of Defense Soap and the plans concerning Mr. Sommers endeavor.....I am very excited for this project to move forward. I believe this new business venture will be a asset to the Vermilion Community.

Respectfully

J. Clifford German
Owner and CEO
Germans Villa Incorporated
3330 Liberty Avenue
Vermilion, Ohio 44089

October 22, 2020

Council Members –

My name is Bill McCourt, 4135 Menlo Park Lane, Vermilion. I am against the proposed rezoning of the approximate 8.8 acre parcel of land on East Liberty Avenue referenced in Ordinance 2020-37.

My concerns are based on five fundamental questions.

- 1) How will the City benefit economically or otherwise?
- 2) What possible harm or good might arise?
- 3) Will a new, unintended precedent be set?
- 4) Has the proposed project been thoroughly vetted?
- 5) Bottom line, is there an overwhelming benefit to the City, if Council makes an exception to the Zoning Plan we currently have?

Based on the Minutes of the Planning Commission meeting of September 2nd, the conclusions I make regarding the proposed project are these, correlating to the above questions:

- 1) Assuming the final project is successful, the City may, at some point, enjoy a possible increase in property tax and income tax from the owner. It appears there will be no new jobs created.
- 2) Nothing says "Welcome to Vermilion" like shipping containers lining the main East entrance to the City. Numerous letters, emails, and phone calls of objection by adjacent residents and other concerned Vermilion residents had been made prior to the Planning Commission's decision to "pass" this up to Council.
- 3) According to the Lorain County Auditor's website and the Lorain County Recorder, the proposed parcel for rezoning resides within a larger undivided 35+ acre parcel. How does a rezoning proposal for a small portion of an entire larger parcel potentially set up possible future expansion requests for rezoning of the additional acreage in the same parcel?
- 4) The proposal submitted by Adaptive Engineering Group and owner Todd Sommer, leaves many important details and questions unanswered. For example: 1) Will these converted shipping containers be permanently sited on foundations? 2) Will the area be lighted at night? 3) Will there be 24 hour access by storage renters?
- 5) Minimally, Planning acted prematurely and should have vetted this proposal completely prior to advancing it to Council. Planning should have denied the request based on the residents' objections. I see no overwhelming benefit to the City or to residents by approving this request for rezoning.

I am requesting the Ordinance 2020-37 be voted on tonight and unanimously rejected. Please do not table the vote. Make the right decision tonight.

Respectfully submitted,

Bill McCourt

Gwen Fisher

From: Robert Green <robt.green@oh.rr.com>
Sent: Wednesday, October 21, 2020 1:03 PM
To: Gwen Fisher
Subject: Ordinance 2020-37

Hello Gwen

Please pass this onto City Council in regards to subject proposed zoning change for a property on Liberty Ave. I am totally opposed to this zoning change especially for the intended use. I have previous experience in the self-storage industry and these modified containers are not what our city needs. Especially without the full security of an enclosed fence, and high definition lighting, both of which are not proposed by the owner.

This business project does not provide the tax revenue our city needs. I am in favor and will support the current zoning for residential single family houses.

Sincerely,

Robert Green
Former President Edison Estates Lot Owners Association
4097 Ford Lane
Vermilion, OH 44089
440.610.5115

Gwen Fisher

From: Rutham66@aol.com
Sent: Tuesday, October 20, 2020 10:24 AM
To: Gwen Fisher

Do not make driving into Vermilion look driving into a Giant junk yard. Dick Minnich 5448 Park Drive. Let us see artist drawings first.

Gwen Fisher

From: Brad Scholtz <bdscholtz@gmail.com>
Sent: Thursday, October 22, 2020 7:51 PM
To: Gwen Fisher
Subject: Proposed new storage facility on Liberty Ave

To Whom It May Concern,

I am very much in favor of the proposed new storage facility on Liberty Ave. I have seen the renderings of the facility and they appear very professional and well organized. In my opinion we do not have enough quality storage facilities in our immediate area, particularly for boats. I enjoy tinkering with my boat in the winter and this would give me the ability to do so locally. As one of the largest, if not THE largest small boat harbor on the Great Lakes, it only seems to make sense that we have adequate storage facilities.

The proposed location also makes sense to me in that it's not in the immediate downtown area, but is still close enough to be very convenient for access. It makes sense to try and keep as many of the summer boaters in the local area for the winter too. They will come to our city to work on their boats, and hopefully will also have storage needs for all their equipment, thus potentially generating revenue for the city.

I do know the gentleman putting this project together, and as a long term Vermilion resident I know he will ensure this facility is an attribute to our city. I would be happy to elaborate more if you were interested, but wanted to make sure my support of the project was known.

Sincerely,

Brad Scholtz
5459 Park Dr
Vermilion, OH 44089

Gwen Fisher

From: vermillion440@aol.com
Sent: Thursday, October 22, 2020 1:43 PM
To: Gwen Fisher
Cc: Jim Forthofer; vermillion440@aol.com
Subject: Fwd: MONDAY, OCTOBER 26 at 7 PM. Vermilion's City Council will vote on changing 8.8 acres on Liberty Avenue from Residential to Commercial zoning..to allow shipping containers to be used for a Storage business.
Attachments: Containers.. not a pleasant site.jpg

Hi Gwen,

Hoping you have time to forward to all who are to receive this before Monday's meeting.

Thanks,
Ingemar

TO : VERMILION COUNCIL

I understand that the next meeting, this coming Monday, you will, among other issues be faced with a decision : to Change an 8.8 acre parcel owned by a local citizen from a Residential; R3 to a Commercial B-3 on Liberty Ave.

I have listened and read about the property owner's construction project on Liberty the last few weeks.

There are many reasons that my wife and I are not in favor of having another storage facility in Vermilion.

1. Empathy for the homeowners surrounding the proposed construction.

We both think these 100 homes or more, are the most affected in a negative way since this project will definitely not be an asset in any form to their house values, plus....soon, having a Commercial business VS maintaining a neighborhood feel. The neighborhood's homes' values will surely not go UP with this new neighbor.

I doubt if any place where shipping containers are suddenly your neighbors, the adjacent homeowners would prefer this change.

2. Nearby cities to Vermilion.

By the time you read this I will have contacted other nearby cities' offices and see if the homeowners would approve changing a parcel from Residential to commercial, knowing containers becoming the new neighbor.

3. CONTAINERS. APPEARANCE and MAINTENANCE.

I know the property owner and his partners say these containers will be new and they are nice.

Containers are the closest thing to having a junk yard; maybe not the first five years, but it will look like one in a few years when both the property owner and I are no longer here.

4. BLENDING IN..HIDDEN FROM LIBERTY AVENUE.

The property owner is assuring council and the Vermilion citizens, these containers will be "hidden" due to professionally designed landscaping in front of the property. The property owner also promises, these container will be totally different with side doors, but we all know too well, containers DO NOT AGE WELL and with environmental wear, soon, will look like the ones I saw on a train this morning and probably something like this that I saw a couple of days ago.

Bottom line.

I do not see this building project as something that will be an asset to the overall Vermilion appearance at all.

Unfortunately, in 10 and more years, people driving by this property, will probably say.....

WHAT WERE THEY THINKING ! ?

Speaking of bottom line for the city.

From a financial aspect, operating a storage facility, you may have one employee working, so that is certainly not a favorable perspective for increasing employment here.

And for the city, you will have negligible income sources from this business location.

VERMILION

A great place to drop anchor; I saw this in print when we moved here.

During the last 19 years that we have lived here, we have seen every year enhancements in so many ways by the city, by Main Street Vermilion, by Vermilion in Bloom, by private businesses and by inspirational leading citizens.

The city of Vermilion has truly been becoming more and more of a destination city the last 20 years !

How great a transition is this, for a town that was relying on one car manufacturer's assembly plant for years, to now a town that has won several awards for all the beautiful changes and overall more positive activities by many volunteers and organizations.

Allowing the Zoning to be changed to have shipping style containers dropped onto the land on this Liberty location, we firmly believe is NOT what this town's citizens, including our Council want today nor 10, 20 years from now.

We hope you say No to this selfish business proposal VS one that would further increase our success stories.

We hope the property owner will reconsider this project as submitted. immediately.

Respectfully submitted,

Ingemar and Paula Svala
5324 Park Drive
440 522 6030



From: Coon, Meg <meg.coon@nordson.com>

Sent: Tuesday, August 25, 2020 10:49 AM

To: Brian Holmes <bholmes@vermilion.net>; Steve Herron <sherron@vermilion.net>; jgabriel@vermilion.net; Barb Brady <bbrady@vermilion.net>; Jim Forthofer <JimForthofer@vermilion.net>

Subject: beautiful wooded lot to be turned into an ugly crime ridden cargo shipping container junk yard-is this what we want for the East end of the City? I think not!

Dear Vermilion City Mayor, Council members, and the City Planning & Zoning Board :

I bought my house on Hazelwood almost 20 years ago because our property borders a large wooded lot. It gives us the illusion of having a natural wildlife refuge. It has brought us many years of happiness and enjoyment. It's beautiful and brings numerous wildlife to our back door. We see daily: owls, bats, deer, racoons, squirrels, and many species of birds including spring egrets who nest in in the ponds on the lot. I know that others on our street enjoy this view which has been a selling point for many of the houses on the west side of the street.

I recently learned the landowner of the wooded lot wants to make this a large storage unit facility. These woods would become storage for RV's and cars, and around the perimeter the shipping cargo containers would line the property. This view would be appalling! I did not buy my house to live beside a view of ugly cargo containers or a junk yard! This existing wildlife refuge would be replaced with crime: people cutting through our yards to break into the storage units and possibly squatters hanging out there.

Also, drainage would be a huge issue. In the spring, there are many small ponds in that woods. With the storage units there, where is that water going to flow? Many backyards on our street already flood and with these retention ponds gone, additional flooding is going to happen. Just ask the city engineer how many times his office is called out to clean out the ditches on Hazelwood now!

Additionally, what extra payroll taxes will the city receive from this type of business since the owner has said he will not employ any on-site employees?

This particular land- owner has never shown respect for the city or his neighbors. Twice, he has done work on his land without getting city work permits. He timbered the large trees out for profit about 5 to 10 years ago without a permit. The following year, the Vermilion Fire Department were called out several times to put out fires which started from left-over sawdust mounds left by him. One wonders if he was charged for the Fire Department's services? One also wonders if city permission was obtained for a work permit when he cleared the large timbers from the land thereby destroying the habitat of protected animals (eagles, bats, egrets, owls). Federal Wild-life Management personnel told us they would have not allowed this destruction had an environmental study been completed.

This land owner recently cleared another portion of the lot - the brush and small trees (without a city work permit) at the front of the property - and already my neighbors and I can tell the difference in the loss of the sound barrier. We dread what we will hear when the sound barrier is completely gone. For those of us who live on the south end of Hazelwood, this past weekend we could now hear people talking to each other while sitting at the red light on Liberty. We could hear an announcer at German's Villa on his loud speaker addressing the crowd at the recent car show. We could even hear boat propellers from the lake. We were never able to hear this before this new round of lot clearing occurred.

I and my neighbors feel this type of business should be located next to other businesses not residential houses! Please do not re-zone this area. How would you like to have your backyard scenery to be shipping containers and a junk yard! Doesn't Vermilion already have enough storage unit facilities!? A better use of this property would be if the land owner

Gwen Fisher

From: Elizabeth Wakefield <tdwepw@gmail.com>
Sent: Sunday, October 25, 2020 10:22 AM
To: Gwen Fisher
Subject: The storage container development

Hi Gwen,

I'm not certain if it's too late to send this to you....

The storage container development on Liberty Avenue is problematic. I've seen those containers turned into homes, shops and restaurants but the result is always the same. After a few years they look awful and resemble a junk yard. I hope there is a set of guidelines that the City can impose if approval is granted.....otherwise that entry corridor to the City will look trashy.....just when companies like Defense Soap are working hard to beautify their businesses.

Betsy Wakefield
5626 Huron Street
Vermilion Ohio 44089
440-967-3459

Sent from my iPhone

Gwen Fisher

From: Salty Critter <info@saltycritter.com>
Sent: Friday, October 23, 2020 11:15 AM
To: Gwen Fisher
Subject: Storage facility

Good morning, I am writing to you today to provide my full support regarding the proposed Storage Facility on Liberty Ave.

I cannot think of any reason why this would not be a benefit to the City of Vermilion and its citizens. We need to keep our community and city strong by encouraging and supporting new business without compromising our community values. In my view, this Storage Facility project absolutely fits this criteria.

Furthermore, I have known Todd Sommer for over twenty years and I am fully confident he will design, build and maintain a top notch facility that Vermilion will be proud of.

Sincerely,
Dan Lehky
Owner- Salty Critter- Vermilio, Ohio

Sent from my iPhone

Gwen Fisher

From: Bill DiFucci
Sent: Monday, October 26, 2020 8:16 AM
To: Gwen Fisher
Subject: FW: Proposed Storage Units

From: Melchiorre Cammarata <melchiorreginocammarata@gmail.com>
Sent: Saturday, October 24, 2020 3:38 PM
To: Bill DiFucci <BillDiFucci@vermillion.net>
Cc: bkurtz@vermiliontownship.com
Subject: Fwd: Proposed Storage Units

To: Vermilion City Council
From: Melchiorre "Gino" Cammarata
555 Claremont Rd. Vermilion Ohio 44089

- AGAINST Conex Storage Units, Junk Yards, Trailer Parks and Landfills

My land is located adjacent to this property. If the conversion of the adjacent residential land from R3 to B3 is to be accepted, it will not only limit options for future builders, but also destroy the value of surrounding homes. All that remains will be a park for trailer homes, property for a landfill on Sunny Side, all to bring in increased revenue to the city. We could avoid junk yards and shipping containers by increasing the City Tax by half of 1% to bring in this revenue, and not resort to destroying the dreams of our citizens.

When we build homes on our land, who will want to spend top dollar on a home neighboring a field of metal containers? All that will remain for the future of development on my property is the development of a trailer park. Let us keep Vermilion's dream alive, deny this proposal so we can begin being proud of the sign that reads "Welcome to Vermilion" when entering town. Otherwise, the approval of this proposal will continue to bring Junkyards, Landfills, Trailer Parks, and Truck Stops. With that, the future of Vermilion will be complete.

All my regards,

Melchiorre "Gino" Cammarata



**PO Box 380
Vermilion, OH 44089
440-225-5639**

October 23, 2020

To Whom It May Concern:

I am writing this letter to show my support of the proposed new storage facility on Liberty Ave on the east side of Vermilion. Growing up in Vermilion and graduating from Vermilion High, I also chose to open and operate my own business in Vermilion; located on Liberty Ave very close to the proposed storage facility. Every year I find myself receiving phone calls from people asking if I have storage space available in my business's buildings for large items like boats, RVs and cars. Unfortunately, I do not have the space, and I am unaware of other individual or business with storage available for large items, specifically boats that come out of docks at season's end. So there is an obvious need for the proposed storage facility.

I also support this project for several reasons as listed below:

In my opinion, I feel the location of this project is convenient for boat transportation from local and out of town marinas; while also keeping trailer traffic flow away from historical downtown.

I've seen the proposed plans for the project and the curb appeal of the building and property will be an asset to the east side of town. The engineer responsible for Defense Soap, located across the street from the proposed facility, also designed this project. Let Defense Soap speak for itself but it looks beautiful to those passing by. The building will also provide indoor storage space, aiding in keeping the rest of our community and residences' properties clutter-free and clean.

The proposed project is also great for generating new revenue for the city and therefore public schools.

Finally, I have much respect for the owner of this project and know this property will be maintained for many years and generations to come; similarly to his other businesses.

Sincerely,

Justin T Miller
Abraham/ Miller Excavating, LLC
owner

Gwen Fisher

From: Janet Ford <janetl.ford@gmail.com>
Sent: Friday, October 23, 2020 12:27 PM
To: Gwen Fisher
Subject: Ordinance 2020-37

Janet Ford <janetl.ford@gmail.com>

to GwenFischer



October 22, 2020
Janet L. Ford
5691 Huron St.
Vermilion, OH 44089

Dear Mr. Herron and City Council Members,

Regarding the request to change approximately 8.837 acres from the current R-3 Suburban Residence District to B-3 Highway Commercial District, I ask council members to deny the change.

Please consider long term ramifications for granting the request, and the impact it could have not only on that portion of Liberty Ave., but the entire Eastern corridor.

The allowable acreage for B-3 should remain as currently designated.

The area designated as R-3 should remain for potential future growth of the Sunnyside neighborhood.

Thank you for your attention to this important matter. Shipping containers regardless of their initial new condition should not be a part of the city's commercial development.

Respectfully,

Janet L. Ford

Gwen Fisher

From: Defense Soap <Defensesoap@msn.com>
Sent: Friday, October 23, 2020 2:07 PM
To: Gwen Fisher
Subject: Storage Facility Approval

To Whom it May Concern,

My name is Guy Sako, owner of Defense Soap. I approve of the building of the new storage facility across the street and look forward to another successful business being brought to Vermilion.

Guy Sako
CEO/Owner/Founder
Defense Soap
www.defensesoap.com
866-544-1689
guy@defensesoap.com

DEFENSE
SOAP



Ohio Chapter, Class of 2019

Gwen Fisher

From: Cigboat1@roadrunner.com
Sent: Friday, October 23, 2020 3:16 PM
To: Gwen Fisher
Subject: Shipping containers

AGAINST!

Jim Machkoff 1987 Nautical Dr. Vermilion

Gwen Fisher

From: Marcy MacKay <mmackay1952@yahoo.com>
Sent: Friday, October 23, 2020 4:48 PM
To: Gwen Fisher
Subject: No on shipping containers

I live in Vermilion and hate to see those ugly shipping containers sitting out on Liberty near Germans. I also really dislike all the cheap billboards that are leading into Vermilion especially from the East. Both of these things look really cheap and are degrading to our town. Please have them removed.

Marcy MacKay
4349 Tomahawk lane
Vermilion
4409678431

Marcy

Gwen Fisher

From: Vito Cammarata <vito.cammarata@gmail.com>
Sent: Friday, October 23, 2020 9:08 PM
To: Jim Forthofer; Gwen Fisher; Monica Stark; Steve Herron; Emily Skahen; Frank Loucka; Steve Holovacs; Barb Brady; Brian Holmes
Subject: Proposed Storage Units

To: The members of the Vermilion City Council

From: Vito Cammarata, 4840 Hiawatha Dr. Vermilion

- AGAINST Storage Units

Good evening fellow residents,

While I encourage business growth and development in my community, I have several reasons why I am wholeheartedly opposed to the Conex storage proposal and the rezoning of residential property for commercial use.

There is a great effort underway to beautify the west end of my hometown, yet this proposal will contradict this endeavor. There is a push to rid this area of an unsightly junkyard to make way for a proposed park. Large sums of land are continuing to be preserved by the Lorain County Metroparks. Fresh businesses with a clean look with landscaping that attracts the eye is renewing old ground. These are companies like George's Roofing and Defense Soap.

With residential property becoming more of a finite resource in this area, the idea of approving the use of this property with its north end, a prime piece of real estate along a historical route at our east end, for a Conex trailer park is appalling. Perform a Google image search for "shipping container storage", then ask yourself if this is what you want to see driving into or out of town? There is no way anyone can make this look attractive no matter the arrangement.

Ask yourself whom will this attract? Would you concern yourself at night as one of the surrounding residents just 50 feet away, wondering who might enter a metal campground with 24-hour access? Think of the intrusive lighting that will adorn this camp and how you will feel looking out of your window with a scrap yard for a view. It will be the same view from your vehicle during your commute through town, the same view for the wedding party leaving the venue across the street.

We need businesses that are a sight to see and not an eyesore. We need businesses that promise gainful employment and not an automated fulfillment center. Approving the rezoning of this property for commercial use and allowing this property to be used for what is proposed will only become the latest junkyard, another rusty brown streak at Vermilion's east side.

On behalf of myself and my family, Thank you for your time.

Vito Cammarata

Gwen Fisher

From: Dewey& Maureen Byrne <lakefront1946@gmail.com>
Sent: Monday, October 26, 2020 11:09 AM
To: Gwen Fisher; Barb Brady
Subject: Rezoning on Liberty Avenue

My wife and I would like to express our opinion on the rezoning of Liberty Avenue being discussed at the council meeting on October 26, 2020.

We are not in favor of the rezoning of the residential property. I feel the containers will be unsightly and will not produce significant revenue or jobs to the city.

Thank You

Duane & Maureen Byrne
3866 Edgewater Dr.
Vermilion OH 44089

Sent from Mail for Windows 10

Gwen Fisher

From: Barb Staszak <barb.staszak@yahoo.com>
Sent: Monday, October 26, 2020 12:01 PM
To: Gwen Fisher
Subject: Letter

When we bought our home on Hazelwood Drive it was because we loved the woods behind the house. We knew that it was zoned residential so we thought that we would never have to worry about anything other than homes behind us. I have always tried to follow the Golden Rule - "do unto others as you would have them do unto you." According to the definition of the Golden Rule on the internet it is a basic principle that should always be followed to ensure success in general or in a particular activity. When you vote this last time, please put city and personal greed aside and ask yourself - would you want the Hazelwood Drive residents to ignore your petitions and vote to put a shipping container complex in your backyard?

Barbara Staszak

Sent from my iPad