

RECORD OF PROCEEDINGS

Minutes of the Public Hearing and Vermilion City Council Meeting

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Monday, February 1, 2021

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; Steve Holovacs, Ward Three; Barb Brady, Ward Four; Brian Holmes, Ward Five.

Administrative Staff: Jim Forthofer, Mayor; Tony Valerius, Service Director; Ken Stumphauzer, Law Director; Chris Howard, City Engineer; Amy Hendricks, Finance Director

CALL TO ORDER:

Steve Herron, President of Council called the Monday, February 1, 2021 **Public Hearing** to order with regards to:

Third Reading – Ordinance 2021-3: AN ORDINANCE ENACTED PURSUANT TO CHAPTER 1266 OF THE CODIFIED ORDINANCES OF VERMILION, REZONING LAND IN VERMILION, OHIO, AND CONTAINING AN AREA OF APPROXIMATELY 6.323 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.

S. Herron indicated that he was allotting 10 minutes for the applicant to present and asked residents when asked to speak that they state their name and address and to state whether they were in favor of the rezoning change or not in favor. He advised the residents they would be allowed one minute to explain their position. He reported that City Council received a list of letters they received prior to the noon deadline on Friday. He announced all individuals who submitted letters were opposed to the rezoning change as follows:

Jane Nizza, 4153 Firestone Lane – Opposed
Chuck & Margaret Wakefield Worcester, 5679 Huron Street – Opposed
Laura Miller – Opposed
Robert Green, 4097 Ford Lane – Opposed
Melchiorre "Gino" Cammarata – Opposed
Elizabeth Wakefield – Opposed
Rachel Shattuck – Opposed
Ingemar Svala, 4324 Park Drive – Opposed
Robert Risdon, 435 Thomas Alva Drive – Opposed
Dianne Urdzik, 4218 Ford Lane – Opposed
Neal Norris, 4154 Firestone Lane – Opposed
Homer Taft, 3972 Edgewater Drive – Opposed
Duane Byrne, 3866 Edgewater Drive – Opposed
Harlan & Frances Chapman, 270 Yorktown Place, A3 – Opposed
Gary Lauber – Opposed
Lynn Spanski – Opposed
Joe Chiarelli, 4127 Ford Lane – Opposed
Cliff Simonson, 4192 Ford Lane – Opposed
Paul Russell – Opposed

He said City Council did not receive any letters of support prior to the Friday deadline.

G. Fisher explained that all letters will be attached to the official minutes and put on the city website. She noted that all members of Council received and read all the letters prior to this Public Hearing.

S. Herron said he would not tolerate any innuendos or insults. He said there are several provisions of the Ohio Revised Code that relates to conduct in public meetings and he would not tolerate any misbehavior. He said they want to know from the residents if they are for or against the rezoning and how it will affect them.

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Attorney Howard Lane, representing Todd Sommer, owner of the property, Matt Hasel, Adaptive Engineering, LLC, and Todd Sommer were all present for the Zoom Public Hearing.

Attorney Lane explained last week he submitted an exhibit packet to City Council that contained eight separate exhibits of which he will refer to when making his presentation. He said Todd Sommer is requesting a rezoning reclassification from the R-3 'Suburban Residence District' to B-3 "Highway Commercial District". A copy of the application for the rezoning was identified as Exhibit 1 - page 1 of the packet. The property involved is Lorain County Permanent Parcel #01-00-004-116-001, which is located on Liberty Avenue in Vermilion. He said the parcel already had 250 feet zoned B-3. The area south of that, 6.23 acres, was what Sommer was looking to rezone. The legend on the document designates the different zoning areas and the property to be donated. He said the rezoning request is not dealing with the entire parcel. They are just seeking to expand the B-3 zoning to the south on a portion of the parcel. He referred to the site plan on Exhibit 4 and indicated they are not before Council to approve or disapprove the use on the property as this is just before City Council for rezoning of the property. There has been a great deal of discussion of the owner's intended use, so he would be remiss if he did not address it in his presentation. As Council is aware, it is the owners desire to construct a storage facility on the property. A plan of such operation was presented at the owner's previous request to rezone this area a few months back. There were several objections raised at the previous public hearing on the first rezoning request. With the new application, the owner is addressing many of those objections. He has significantly modified his plans for development in hoping that it would be more palatable to City Council. Again, exhibit 4 - page 8 of the packet shows the site plan as prepared by Matt Hasel of Adaptive Engineering. The site plan has been changed from the last submission with shipping containers being eliminated. The new plan only consists of five storage units that are to the front of the entire parcel, and it also contains a large storage condominium building on the eastern side to be rezoned. Most of the footprints of the six buildings are located within the portion of the parcel that is already designated as B-3 zoning. However, to make the operation doable and profitable to go forward, additional space is needed for those buildings and the potential additional storage units would be just beyond the 250' frontage depth area that is shown on the site plan. Also, a change which is a significant modification is the addition of a 220' buffer area to be rezoned and between the area where this facility would be located, and the Hazelwood properties to the east that would start all the way up to Liberty Avenue and going the entire length of the proposed area to be rezoned.

Attorney Lane mentioned that as part of the development of the property, the owner plans on donating a significant portion of the overall parcel to the Lorain County Metro Parks, which would be the buffer he just mentioned. The entire southern portion of the parcel would all become part of the county system so it can be enjoyed by the citizens of Vermilion. He stressed that Mr. Sommer has been in the construction and storage industry for decades. He and his family know what they are doing, and they are educated on the subject, and they have plenty of experience. The result of the proposed construction would be a first-class and aesthetically pleasing storage facility. He addressed Exhibit 5 which is artist renderings which show the proposed views from the south and from the west off Liberty Avenue. He realizes there has been a great amount of concern about the appearance of this facility and the buildings, and he is guaranteeing they will be first rate and aesthetically pleasing. These will not be run down or displeasing to the eye as Mr. Sommer and his family would not permit this to happen. He addressed the benefits the proposed rezoning would provide to Vermilion. They would submit that one of the things it would help with is business development and the first potential benefit is the continued expansion of the desired business expansion along Liberty Avenue. It would turn a vacant parcel into a contributing business operation. They understand that the 250' front parcel is already zoned B-3, but it is limited to the 250' depth. With a larger footprint for B-3 it creates more opportunity for business development and income, which translates to the next benefit, which would be additional tax revenue for the city. However, they have no way of knowing what this would be. Any amount they provide to the city is their best estimate. Their internal best estimate when you consider the income - some of the condo units will have businesses operating from them. They could realize the tax income on an annual basis in the upper to \$30,000 - \$50,000 possibly. Finally, he knew there had been discussion on whether there was a need for another storage facility in this area as he realizes there is others, but they did obtain a market study that was submitted to City Council and it concludes there is demand for storage in this area and there is a need for additional high-end storage operations in this area within a three-to-five-mile radius.

Bill McCourt of 4135 Menlo Park Lane made an official request that all letters received after Friday at noon be read during this hearing or at City Council since there is a difference between Public Hearings

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and Public Meetings. This being a Public Hearing, it is supposed to operate where all written and verbal testimony is given for consideration right up until the meeting as if someone just walked up to the door and attended the public meeting. Having said this, he also suggested there are several reasons why he is against Ordinance 2021-3. He did not believe these rezoning requests to B-3 Highway Commercial is a permitted use, nor does it fit anywhere close to the description of conditional uses as described in the city ordinances. Additionally, according to the December 2 Planning Commission, they did not explain why the proposed plan was approved and presented to Council. No impact or economic study was completed to justify the proposed rezoning or the benefits to the surrounding neighbors or the city in general.

Ellie Roztas representing MSR Capital Management owning the office building to the west of this lot said from the pictures she saw from the Attorney there is nothing to show what they are going to do to benefit them to prevent the problems that will arise. This is a wetland, and they need a retention basin. What is going to happen to this stale water? It is going to be a mosquito magnet and that is not a pretty sight to see. They have a pond there and they tried to drain it and it is all back because of the water that keeps flowing from the south to the north and she does not think any study or questions were addressed to ODNR, or anybody of knowledge has stated this land can sustain buildings. She said T. Sommer tore out all the trees and they have so many more water problems, and all this water will end up in her basement as her sump pump is going now.

Meg Coon of 596 Hazelwood Avenue said she objects to the rezoning because she does not like it. The main reason is residential value decrease, and they bought their home 20 years ago and they invested to live here. If this goes in, her home value will depreciate by thousands of dollars and she did not think it was fair to bear the brunt of this. Also, she had serious flooding concerns and did not think an environmental study was done. She did not know if anybody took the time to look when they got all that water about a month ago and it was in their backyards. They were all flooded, and it flows to them from the field. She said storage facilities have produced noise and light pollution and people going in 24/7. They bought the property because it was quiet, and this will be all gone. She indicated that it is known that storage units bring crime to the area.

Betsy Wakefield of 5626 Huron Street assured Attorney Lane and Mr. Sommer that her concern is solely based on her feeling that spot zoning is not the best way to approach the visual impact they want for this very important corridor that comes into Vermilion. Also, she questioned whether the plan adds real tax value to the community tax base. She indicated she sent in a letter that outlined the same statements.

Robert Green of 4097 Ford Lane said as he did in October coming before City Council, he has the same concerns even though Mr. Sommer has made minor modifications to his plan. Fundamentally, it is still a storage center and there are 27 other storage centers within a 15-mile or 15-minute drive from Vermilion. The other issue with this is the economic impact to the city. There has been no economic impact report and he asked why not. How can City Council make an informed decision without a full study written – not suggested or verbal of the impact this might have on the city. He recommended and asked City Council to vote no on this 2021-3 ordinance.

Vito Cammarata of 4840 Hiawatha said they do encourage business growth in town as he and his father both have businesses in the city. They are excited about new prospects, new parks, the acquisitions of the land, and land conservation efforts with the Lorain County Metro Parks. However, they are in strong opposition of Mr. Sommer's proposal. He said his father purchased his property at 555 Claremont about 30 years ago and the surrounding property was zoned residential when he bought it and he had expected it to remain residential when he built his house. There are some concerns with the future of this property and if this does go up there is the potential to build homes on this property if there is a commercialized zone in the back yard along the property line. He said the Sommer property is about 10' from his father's back door with a 10' or 15' foot buffer zone and there is no 220' buffer off his property as it is almost shared off the property line. He said there is no say in his proposed plan in the future and they do not know what the setback will be and if it will be a driveway. For the future development of the portion of the plans, they do not know what will go up there – maybe nothing will go up there. He has concerns they will see a landlock for storage for vehicles, RV's, and commercial vehicles.

Gino Cammarata of 555 Claremont said he would not like to see the rezoning. He would like to keep the storage away from the residential area. Additional comments were addressed that can be viewed on the

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city website as the clerk had difficulty understanding his strong accent. However, he did express he was opposed to the rezoning and his comments were welcomed.

Ingemar Svala of 5324 Park Drive said everyone was on the same page as he is.

Homer Taft of 3972 Edgewater Drive raised a point of order by stating this was not a proper Public Hearing, in addition to the fact that the one-minute limit was not announced in the Public Notice and it is not legal to do that at a public meeting. He asked for the record that every letter received at any time be made part of the record and be listed in the record. There was nothing in the notice excluding people from submitting comments after Friday. He said he has submitted several written comments and one minute to anybody does not even give them enough time to respond to all the issues. He remarked that this is a spot zoning of 500 additional feet sandwiched in between two residential neighborhoods that is completely inappropriate, and it will destroy Mr. Cammarata's ability to develop his property in a residential development if some day he is interested. It destroys on the other side - Mr. Lane himself said Mr. Sommer could do anything he wanted with this property once it is rezoned. He said tonight there will be businesses running in there 24/7. This is not the right thing to do in this area. There is a lot in his study, and he raised the fact that there is an overabundance of storage units within three miles of this facility without even counting two storage units that they did not list down the street. The only way they get to an underabundance of five is by counting the lake as half of it. It is ridiculous! It may make a profit for Mr. Sommer and while he is entitled to make a profit, it is not to be made a profit at rezoning and ruining everybody's residential areas in residential neighborhoods. The city is against it and the public is against it and they will do everything they can to have this as an appropriate and nice residential development.

Cliff Simonson of 4192 Ford Lane said he has already expressed his opinion in a letter he submitted last week.

Zac Hoenig of 1040 State Street said he understands there is a sense of providing storage centers or facilities for the city. His only grievance is the fact they have spent the past number of years cleaning up the city and trying to beautify the city no matter if it is downtown or at the east end by Baumhart. He objected to the rezoning and questioned what kind of applicants or availability will be allowed to use this storage facility when it is built.

Neal Norris of 4154 Firestone Lane said he submitted five comments to City Council and hopes they take his comments under advisement. He is hearing many folks object to the particular use of this property, and he commented regarding the aesthetics and the ability Council should have to shape the eastern, southern, and western entries to the City of Vermilion to maintain it as a signature community.

Bart Barna of 836 Gardner Road told Mr. Sommer he is sorry as it looks like there is a lot of a huge outpouring here and he knows he is trying to have a business. At the end of the day - some differences to him would be what they are doing at Alco where they are going from a different type of business use - whereas here they are looking to go from residential to a business use. He does not personally think that storage causes extra crime from storage units in Vermilion. He does not think it is the best thing to put in between the two residential areas and this is the only reason he does not support it. He wished they would have tackled this before he spent all the money to develop it, but at the end of the day this is his feeling. He brought up another point that Council went back to the emergency vote on the museum. S. Herron advised him that the public hearing was advertised only for rezoning, so he would need to bring this matter up in the regular Council meeting under 'Open to the Audience'.

Dianna Semrau of 681 Hazelwood said she has been a resident in Vermilion for 32 years and has been living in the same home. She has stuck to the city's compliances with parking and keeping her home up. She loves her castle, which is her house, and she loves the neighborhood that she lives in. Bringing in a storage facility is not good. They are between two residential lots and back in the late 80's Mr. Sommer wanted to build a mobile home park on this property, and it was turned down, and she hopes this rezoning is turned down. She has no problem with residential to be expanded, but to make this commercial is unfair as a homeowner and to the residents of Vermilion.

Drew Werley of 5016 Timberview asked to share his screen. G. Fisher asked the President of Council if he would allow it. S. Herron said yes. D. Werley said he would like to enter it into evidence. S. Herron

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said he could share his screen but he would need to share this information if appropriate with the Clerk of Council so she can enter it into the record. D. Werley responded by saying that Mr. Sommer's attorney could share his screen, but he cannot? G. Fisher stated that Council President Herron said he can share his screen, but he would need to provide her with a copy of what he is presenting. D. Werley noted he could do that. **(Clerk's Note: the information was not shared with the clerk and is not attached hereto and made part of the official minutes as presented.)** Also, to document the activity accordingly, the clerk noted for the record that D. Werley did not properly screen share his documentation on Zoom, but he did physically turn his camera on his computer screen to show his information, which was difficult to see. D. Werley said his documentation is really about zoning as it has nothing to do with storage units as it has all to do with zoning as Attorney Lane and T. Sommer's had stated. To this alleged storage facility that is getting put in place, he is against it. He believes it is spot zoning and he does not think it is right to do this. He showed the site plan he got from the city and showed how big it is – compared to Showse, probably the same size as Showse. G. Fisher advised him since he was not screen sharing and just showing his screen with his camera, they had a hard time with the visual. He said he was showing Vermilion Road, and this is what it would look like next to the high school on Route 60 and this new one would be about three times of this. He also showed the Woodlands and West River Road to show the size comparison. He said he is against the rezoning as it has nothing to do with the storage units. He did not think it was right to change over six acres of land in between a residential area into commercial and business. He said he had full faith in the Council in that they would vote this down.

Marcie Mackay of 4349 Tomahawk Lane said she is opposed to the rezoning and wondered if this rezoning was voted down if Mr. Sommer still planned on going ahead with the five storage units to the front with the condo building. She has seen the lot and feels bad for the people that live around it. She knows there will be lighting issues and people coming and going all hours of the night. They will come with motorcycles blaring because they will want to store their motorcycles in these units. She finds it hard to believe that they need more storage units in Vermilion, especially with so many in the area. She did not think it adds much to this part of town they are trying to beautify and build up, and bring businesses in that will have employees, and that will bring in revenue to the city. It does look like a bomb went off in the area as they did remove every single tree (large and small), so no matter what kind of landscaping they plan on doing, they will not have anything that looks decent in the area for many years to come.

Cathryn Radeff of 566 Hazelwood said when S. Herron read the names of residents who submitted letters, he did not mention their letter. She said they were opposed to the rezoning. G. Fisher advised her the letter was sent in early and was read at the City Council meeting of January 25 and was attached to the official record of proceedings. C. Radeff said they moved here for retirement and they had always liked coming to Vermilion. She said when she looks out at her backyard, she sees the lot and Vermilion Road, and does not feel if the storage bins are put there, they will feel safe at all because people will be coming and going constantly. She asked Council if it were them, would they feel safe having this in their backyard knowing anyone could be going in and out of there. She said it will depreciate their home as they spent a lot of money redoing their house to beautify it for the neighborhood and now it will all go down, so she opposed the rezoning completely.

G. Fisher acknowledged to Meg Coon that she received her 'chat' and they did read her letter as well at the January 25 meeting, which was also attached to the official minutes.

S. Herron advised Drew Werley that he could also share his documentation by sending it to the clerk by email.

S. Herron turned the discussion back to the Attorney and applicant to respond to the questions.

Attorney Lane responded to the concerns of the various people that testified. He said any response given will be respected as he understands the positions expressed are heartfelt and they will not disrespect those at all. However, there is another side to the story and City Council needs to understand it. First, with all due respect to Mr. Taft and Judge Wakefield – this is not spot zoning. He explained that spot zoning is defined by the courts as treating zoning in one particular parcel different than the surrounding uses of property in an unreasonable fashion. He asked council to look at Exhibit 7, which is a portion of the zoning map and they can see the subject properties indicated on the southern portion (B-3), which is already designated as Highway Commercial. He indicated this area is littered with B-3 zoning and many of the B-3 zoning parcels that are coming off Liberty are far deeper than the 250' they currently have, and

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they are comparable to the amount they are asking for, so the petition for rezoning classification falls right in line with those other classifications, and again with all due respect – is not spot zoning.

Regarding the decrease in value, he did not have a crystal ball and could not tell them what the values in this area are and he does not recall any evidence or studies being presented in opposition to their application that would establish this. He thinks it is difficult to believe that the addition of a storage facility is going to decrease the value of the homes when there are other commercial uses that surround this neighborhood, including one other storage facility that is across the street.

About the flooding concerns, he did not think it was a reasonable reason to try to deny their application. Any development of this land brings with it surface water or storm water concerns. They will not be able to develop this property whether it was residential, commercial, what have you – without the proper storm water being addressed in the construction area, so this is something that should not be considered at this stage as it will be complied with any requirements the city has.

S. Herron interrupted the meeting to inform everyone not to use the 'Chat'.

Attorney Lane proceeded by saying that regards to the noise and light situation, certainly there will be lights coming off this property, but this is true whether they extend the B-3 as they are requesting or if it is the original B-3. He said there are other B-3 properties surrounding this neighborhood that also has noise and lights. He does not know how they can measure the additional amount of burden and he does not think it is efficient enough in denying their application. As far as security and crime, he was not aware of any significant crime problems that the established storage facilities have as he has not heard of this problem. Again, this is not going to be a situation where anyone will drive up at all times of the night. This will have a locked gate and there will be access only if you are a tenant with a code.

He said as far as it looking like a junk yard, he understands where they are coming from, but with all due respect he takes offense to this as Mr. Sommer would not allow something like this to happen. Any kind of tenant that resides at this property will need to adhere legally to a set of rules and regulations that will be part of this facility that will prohibit the storage of anything outside of a storage facility. You will not be able to see anything on the ground as it will be stored within the compartments itself.

He noted it was mentioned to not approve their application without an economic impact report and he is not aware of such report being required by the ordinances of the City of Vermilion and he does not think it is fair to require them to have something like this without prior notice, so he asked Council to disregard this argument.

He said he understands where the homeowners are coming from and respects that but noted there is another side to the story. There are benefits this proposal would provide to the city and reminded everyone this is a hearing on rezoning only. There are a lot of issues with regards to the development of this property for a storage facility that would need to be answered later by the Board of Zoning Appeals and building department. He said they would commit to City Council that any storage facility on the premises would be a benefit to the city.

T. Sommer asked if City Council would ask any questions from their group. M. Stark said usually the Council will address the matter at hand during the third reading of the ordinance. S. Herron opened discussion for City Council.

B. Holmes wanted to make sure the map was correct as far as the B-3 on the west side. He noted that Mr. Cammarata's house is considered residential, so he wants to make sure Matt Hasel has gotten with the city to make those corrections before anything goes any further. B. Brady agreed as she understood this property to the west is also R-3, which means Attorney Lane's comment is wrong because it would be the only place to where B-3 would be sandwiched between two residential districts. She said she did not remember hearing that businesses will be run out of these storage condos. This is something she was not aware of. She questioned that if they do not put storage units on the southern part – will they put a boat/RV storage there. H. Lane responded by saying regarding the map he feels they are correct, and he thinks it was discussed at the Planning Commission that one or more of the parcels behind the parcel fronting Liberty Avenue is R-3, but the parcel fronting Liberty which is directly to the west of their parcel is

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in fact, B-3. B. Brady said the whole area along Liberty is B-3, but they are talking about the rezone location which is south of that, and this will be between two residential zonings. Attorney Lane said it will be one B-3 to the west. He said they will not allow boats or any large items to be stored in the open. The plan is to have everything inside the unit.

B. Holmes said they talk about donating the land to the Lorain County Metro Parks – has this been confirmed or in writing, or is it just a shake of a hand or word of mouth – will this happen? Attorney Lane said there is no contract in place, but they are representing to City Council in a public hearing that this is their intention if the plan for development proceeds. There has been discussion with the parks district, and they have expressed interest.

Regular Vermilion City Council Meeting

CALL TO ORDER:

Steve Herron, President of Council called the Monday, February 1, 2021 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:

S. Holovacs MOVED, E. Skahen seconded to approve the minutes of the Vermilion City Council meeting of January 25, 2021. Roll Call Vote 7 YEAS. MOTION CARRIED.

CORRESPONDENCE:

S. Herron read three letters into the record from Julie Rohl of Preservation Ohio, Ben Criss, and Devon Hardwick of Preservation Ohio that are attached hereto and incorporated herein as the official record of minutes.

PRESIDENT OF COUNCIL'S REPORT: No report.

OPEN TO THE AUDIENCE:

Bill McCourt expressed a question regarding the applicants exhibit packet as it relates to which part of the application is correct in terms of the site plan versus the mockup views. According to the site plans on page 11 it describes immediately south and parallel to Liberty Avenue an 8' black fence, and he doesn't see such a fence on the mockup view and is wondering which one is accurate. S. Herron said they will not be answering questions on this matter under 'Open to the Audience' but if Council would like to address this question in their discussion, it may provide him the answer he is asking for.

Drew Werley of Timberview felt that if anyone chooses to speak about the public hearing they can according to the rules of Council. He urged Council not to limit anyone below five minutes because it is also a part of their rules of Council. He thinks what Council did last week was outrageous in voting by emergency for Ordinance 2021-5; the issuance and sale of bonds to raise the Maritime Museum. At the beginning of the public hearing, it was stated that it is important to hear from the members of the city and no one had an opportunity to do this. It was brought up once at one City Council meeting last week and no one really had the chance to speak against it and City Council chose to waive the rules and vote by emergency, and they waived the second and third reading and approved it. He thought this was completely wrong and he did not hear a real reason on why it was an emergency. They said it was for the health and safety of the community, but there was no actual reason. He did not look in the ordinance to see if it was stated as to the reason, but just stating for health and safety is not efficient and he does not think City Council should have done this. He said there is no recourse for them as citizens to combat this that he knows of and he thinks it is wrong that Council did this. He said a couple of them got together at Council before and had to inform them of the dangers of passing things by emergency and the removal of referendum, and he strongly thinks what Council did was wrong, and he has a feeling if they would talk to most of the community, they would agree. He thinks Council should have allowed the citizens to have a voice on this subject.

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Bart Barna of 836 Gardner Road said he knows Council is all public officials and they do not get hardly anything to do this, and they do this out of the kindness of their hearts for the community, but at the end of the day they are all one big community, so they really must look at some of these things. He said this has been going on for a couple of years with the mansion and whether he supports that or does not support that is one thing, but you can tell by the outpouring of letters that maybe they may have rushed this by doing an emergency vote and he would urge Council to truly save those emergency votes for emergencies. He said they need to go through the hearing process and unless there is something that is detrimental to the community's health or safety that will take a large financial hit, then obviously they need to make those the emergencies. He would really like to see emergencies as the exception and not the rule.

Homer Taft of 3972 Edgewater Drive said with regards to Ordinance 2021-5 he would have to agree, as he was concerned when Mrs. Fisher reported there were letters, but they were received after Friday, and then Council went ahead and passed this by emergency and included the demolish language, which seems to mandate demolish when it probably was not necessary. He thought this was terribly unfortunate and he wished Council would correct it. Since the rezoning is on for Mr. Sommer's property, he wanted to raise discussion since the conversation was extremely limited. He wished there were more time. He said the group keeps referring to condo units that will be business, and yet if they are legally condo's they cannot be on the same parcel that is commonly owned by a condo association. If it is a condo association, then they are not running it and if Mr. Lane is correct, then the developer or new owners could change their mind later. He wished they received a response on what this thing is about condos. Another troubling thing that Mr. Sommer stated is that he is donating the eastern 220' to the Metro Parks, but then he turned around and said - for a driveway and parking lot which would exacerbate storm water that is already a huge problem in the area right up against the Hazelwood residents. He would like to know what this business is about the driveway and parking lot, which would be for the Metro Parks. He thought this was mentioned in Planning Commission.

NEW BUSINESS:

S. Herron MOVED, F. Loucka seconded to table the third reading of Ordinance 2021-1 (Public Hearing on this matter on February 8, 2021 at 6pm). Roll Call Vote 7 YEAS. MOTION CARRIED.

C. Howard referred to Resolutions 2021R-3 & 4 regarding the Safe Routes to School project. The passing of these resolutions is the first step in the process of having appropriation cases filed for the subject parcels. There are certain steps that must be followed by the city to have the right of way certification completed to have ODOT proceed with the project. The next item addressed was Ordinance 2021-7 which is regarding the Urban Paving project in Erie County. ODOT has provided them with the final resolution for the project. The city's estimated cost is now \$363,978.60 and he asked Council to consider emergency passage. Lastly, he requested a motion by Council to go out to bid for the demolition of the Wakefield home and former Maritime Museum building. Council has already approved the funding for this project.

F. Loucka MOVED, S. Holovacs seconded to authorize the administration to go out to bid for the demolition of the Maritime Museum. Roll Call Vote 6 YEAS, 1 NAY (Brady). MOTION CARRIED.

S. Herron asked C. Howard what the necessity of emergency passage was with regards to Ordinance 2021-7. Is there a deadline to meet? C. Howard said ODOT emailed the city on Friday and they need this ordinance passed and submitted to them by February 20 and the next meeting is not until February 22. He said Council passed preliminary legislation before and this was approved by the Central Office who revised the final number.

Reading of the Ordinances:

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

Tabled - Third 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.

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Tabled - Third Reading - Ordinance 2021-1: AN ORDINANCE AMENDING SECTION 1270.01 "A-1 AGRICULTURAL DISTRICT," SECTION 1270.02 "R-1 ESTATE RESIDENCE DISTRICT," SECTION 1270.03 "R-2 RURAL RESIDENCE DISTRICT," SECTION 1270.04 "R-3 SUBURBAN RESIDENCE DISTRICT," SECTION 1270.05 "R-4 URBAN RESIDENCE DISTRICT," SECTION 1270.06 "R-4A TWO-FAMILY URBAN RESIDENCE DISTRICT," SECTION 1270.07 "R-5 APARTMENT RESIDENCE DISTRICT," SECTION 1270.08 "R-6 SPECIAL FAMILY RESIDENCE DISTRICT," SECTION 1270.09 "RS SPECIAL RESIDENCE DISTRICT," SECTION 1270.10 "RL-1 EXISTING LAGOON DISTRICT," SECTION 1270.11 "B-1 NEIGHBORHOOD BUSINESS DISTRICT," SECTION 1270.12 "B-2 CENTRAL BUSINESS DISTRICT," SECTION 1270.13 "B-3 HIGHWAY COMMERCIAL DISTRICT," SECTION 1270.14 "B-4 MOTORIST SERVICE DISTRICT," SECTION 1270.15 "I-1 LIGHT INDUSTRIAL DISTRICT," SECTION 1270.16 "I-2 HEAVY INDUSTRIAL DISTRICT," SECTION 1270.17 "I-3 INDUSTRIAL PARK DISTRICT," SECTION 1270.18 "I-U UTILITY DISTRICT," AND SECTION 1270.19 "FP FLOOD PLAIN DISTRICT" OF THE PLANNING AND ZONING CODE OF THE CITY OF VERMILION TO PROHIBIT JUNK BUILDINGS, SHOPS, AND YARDS. (PUBLIC HEARING - FEBRUARY 8, 2021 @ 6PM VIA ZOOM)

Third Reading - Ordinance 2021-3: AN ORDINANCE ENACTED PURSUANT TO CHAPTER 1266 OF THE CODIFIED ORDINANCES OF VERMILION, REZONING LAND IN VERMILION, OHIO, AND CONTAINING AN AREA OF APPROXIMATELY 6.323 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.

S. Holovacs MOVED. M. Stark seconded to adopt this ordinance. Discussion: B. Brady said they had an open question about the fencing and asked T. Sommer to respond. T. Sommer said there is fencing around the complete property, except for the west side because the building on the west side will be part of the barricade for any intrusion onto the property. However, this is open to discussion as they are not in any means on the finalization if it will be a 4' or 8' fence. It is something they will need to discuss with the building inspector.

M. Stark indicated the Mayor has worked so hard on this to develop business in the community, so if he were still on Council with them how would he be voting with them tonight. Mayor Forthofer said this is a trick question and he has a new job as Mayor, and he must look at the overall benefit to the community. He feels on one hand that this is Mr. Sommer's property and if he is not doing anything illegal, then he should be able to do what he wants on his property. However, he understands there are a great number of residents that are reacting to the proper question on should this rezoning be done and have it effect their benefits. Therefore, he can see it both ways and even if this is voted no, Mr. Sommer has the frontage of which he can continue to develop, which is already zoned Highway Commercial. Therefore, he thinks this project will move forward no matter how the vote is tonight.

M. Stark read her statement into the record by saying that Council has received so much correspondence on the rezoning matter and she understands how change is difficult. She said Council was elected to what was best for the entire community and they always need to remember that. She indicated she read all the communications Council has received along with all the emails the Clerk received over the weekend that she forwarded to Council on Monday morning. A lot of the concern she has read is concerning crime and lower property values. They do have two other storage unit facilities in the direct vicinity of this proposed business. She asked for a public records request for the crime incidents that were committed since 2010 at these two properties and there were only a handful of police reports. One was theft as a bad check was passed and another was an argument with the owner on not wanting to pay their rent, and there were two incidents that were unrelated to the storage units. She said these really are not crime-ridden types of businesses. In the last couple years, she moved in town and had to rent two storage units and in that time, she was there over the six-month period and only one time did she run into somebody else on the property getting into their units. She did not feel there was a huge volume of people going in and out of them. She was impressed with the safety she felt when she was there, so she is not feeling the crime aspect of this. As far as property values at the east end of town, she feels that Vermilion growth will only improve their property values and prosperous business will make their property values grow. The beautiful Whispering Shores of condominiums and apartments were built much closer to the other two storage units to what they are proposing with this rezoning. She said Whispering Shores continues to expand and asked everyone to keep in mind that the 250' frontage of this property is zoned B-3, and it would allow many different businesses. She has a list of all the permitted uses that would be allowed, and it includes a gas station. She said if this were her property and someone wanted to put a gas station in next to her, she would take the storage units. She said they could also open a bar there and there are about 25 different businesses that are allowable uses, so once again change is hard, but they need to think about what they could get. She said one thing looks bad until they get the next thing. She said the section they are proposing to rezone is only 500' deep and the Metro Parks will have a possible access drive to the east end of the proposed storage units to access the acreage behind the storage units, and behind that is many more acres that already belongs to the Metro Parks. When she envisions what this might look like, she went over to Beaver Creek in Amherst which is owned by the Metro Parks and it has a long drive. She

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does not know any Metro Parks that are ill-kept. They are extremely nice and top-notch on how they keep their properties. They patrol them and keep them clean and safe. She would not mind having a Metro Park in her back yard. She said they say that Vermilion is welcoming to new businesses and this is what she wants them to be. They say they want to see the east end of town grow, but this is not how they grow it. To her this is quite sad on how many are against a business wanting to come to town. She is sure Mr. Sommer is not feeling very welcomed to bringing his business into town. To her it breaks her heart. Lastly, she is saddened on how it seems that Council's hand is being forced with a threat from a group of citizens saying they are petitioning to put this on the ballot. If Council does not vote no on the rezoning, they will put it on the ballot, and she is sure a lot of the community members do not realize how much that will cost the city. Putting an issue on the ballot is not free – it costs the city thousands of dollars on top of the legal fees they would need to pay to put it on the ballot. She feels they need to put this in perspective as these are the reasons, she plans on voting yes on this rezoning.

Brian Holmes asked the council members to remember how they voted on October 26, 2020. This is just not about one individual but the city itself. He does welcome business, but he would prefer it to be a business that everybody can get around. If it ends up not going through it is true that Mr. Sommer has 250' that he can develop and there is nothing they can do about that. He asked council to stand with their vote on October 26 at the first public hearing and to listen to the residents. He said they need to look at what Vermilion needs to be and what it will look like in 10 years, and what the corridor could be, and what kind of legacy they could leave. He said it could be actual houses where people come and live in Vermilion and pay taxes, and spend their time, and open a business, and vote on school levies. He is looking at bringing more people into Vermilion and not more stuff into Vermilion.

Emily Skahen said rest assured she would never cast a vote based on any threats.

S. Herron said he knows both sides want a better Vermilion, and this is a very difficult issue. Anytime they tell somebody what they can do with land they own through government action is serious, and he knows Council is taking it seriously.

Roll Call Vote 3 YEAS (Loucka, Holovacs, Stark), 4 NAYS (Skahen, Brady, Holmes, Herron). **MOTION FAILED.**

K. Stumphauzer noted he would be revisiting Ordinance 2021-1 and 2021-4 since it is so comprehensive to make sure there are no typographical errors and references to zoning districts, etc.

Second Reading – Ordinance 2021-4: AN ORDINANCE AMENDING SECTION 1260.06 "DEFINITIONS," 1270.01 "A-1 AGRICULTURAL DISTRICT," SECTION 1270.02 "R-1 ESTATE RESIDENCE DISTRICT," SECTION 1270.03 "R-2 RURAL RESIDENCE DISTRICT," SECTION 1270.04 "R-3 SUBURBAN RESIDENCE DISTRICT," SECTION 1270.05 "R-4 URBAN RESIDENCE DISTRICT," SECTION 1270.06 "R-4A TWO-FAMILY URBAN RESIDENCE DISTRICT," SECTION 1270.07 "R-5 APARTMENT RESIDENCE DISTRICT," SECTION 1270.08 "R-6 SPECIAL FAMILY RESIDENCE DISTRICT," SECTION 1270.09 "RS SPECIAL RESIDENCE DISTRICT," SECTION 1270.10 "RL-1 EXISTING LAGOON DISTRICT," SECTION 1270.11 "B-1 NEIGHBORHOOD BUSINESS DISTRICT," SECTION 1270.12 "B-2 CENTRAL BUSINESS DISTRICT," SECTION 1270.13 "B-3 HIGHWAY COMMERCIAL DISTRICT," SECTION 1270.14 "B-4 MOTORIST SERVICE DISTRICT," SECTION 1270.15 "I-1 LIGHT INDUSTRIAL DISTRICT," SECTION 1270.16 "I-2 HEAVY INDUSTRIAL DISTRICT," SECTION 1270.17 "I-3 INDUSTRIAL PARK DISTRICT," SECTION 1270.18 "I-U UTILITY DISTRICT," SECTION 1270.19 "FP FLOOD PLAIN DISTRICT" AND SECTION 1272.17 "TEMPORARY STORAGE CONTAINERS," OF THE PLANNING AND ZONING CODE OF THE CITY OF VERMILION TO DEFINE AND PROHIBIT MODULAR STORAGE UNITS.(PUBLIC HEARING – FEBRUARY 8, 2021 @ 6PM VIA ZOOM)

First Reading – Ordinance 2021-6: AN ORDINANCE AMENDING CHAPTER 1460 OF THE CODIFIED ORDINANCES OF THE CITY OF VERMILION ENTITLED "FLOOD DAMAGE REDUCTION" AND DECLARING AN EMERGENCY.

First Reading – Ordinance 2021-7: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE URBAN PAVING PROJECT (ERIE COUNTY) AND DECLARING AN EMERGENCY.

S. Holovacs MOVED, B. Brady seconded to suspend the rules. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

F. Loucka MOVED, B. Holmes seconded to adopt this ordinance by emergency. Discussion: S. Herron said he considers this project to be in the best interest of the health and safety of the citizens. He said ODOT has given the city a deadline so he will support this ordinance. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

K. Stumphauzer said to put this issue to rest regarding various ordinances as an emergency – to get around this issue where they have language – all they must add is the emergency being whether it is funding or meeting time requirements, etc. This defines the emergency and meets any court interpreted requirement regarding emergencies. He said he would be glad to work with G. Fisher on how to define the emergencies. S. Herron said

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when Mr. Taft and Mr. Werley brought this up, he did some research, and he has a concern that the Loughlin case may require more than that. To him it is up in the air, so he isn't disagreeing, but wants the record to reflect his own opinion. He would appreciate him getting Council a memo and to make sure they are within the parameters of the Loughlin case.

Second Reading – Resolution 2021R-2: A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF VERMILION, OHIO TO ACCEPT THE TERMS AND CONDITIONS OF A CERTAIN AGREEMENT WITH THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES RELATIVE TO THE ALLOCATION OF FUNDS FOR THE MAINTENANCE OF A MARINE PATROL AND DECLARING AN EMERGENCY.

First Reading – Resolution 2021R-3: A RESOLUTION DECLARING IT NECESSARY TO APPROPRIATE AN INTEREST IN LAND FROM JAMES E. MCDONALD AND DIANA L. MCDONALD (117-T) FOR THE PURPOSE OF CONSTRUCTING A SIDEWALK AS PART OF THE CITY'S SAFE ROUTES TO SCHOOLS PROJECT IN THE CITY OF VERMILION AND DECLARING AN EMERGENCY.

F. Loucka MOVED, S. Holovacs seconded to suspend the rules. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

S. Holovacs MOVED, B. Holmes seconded to adopt this resolution by emergency. Discussion: S. Herron said the project is for the health and safety of the community along with the representations expressed by City Engineer Chris Howard. M. Stark said she is happy they are finally getting to the end of this so they can get the sidewalks built for the kids. She said there are kids walking all over on Sanford Street and it is very unsafe, so she looks forward to having the students walk on sidewalks for their safety. B. Holmes echoed her comments and feels this is an emergency because you have children walking on the roads and they need to think of their safety, and they need to be provided with a safe route. F. Loucka gave a shoutout to City Engineer Chris Howard for the incredible amount of work that was needed to be done to jump through the hoops to get this project moving forward. S. Herron said these sidewalks will be handicap accessible and it will make a better community for our population, so this is extremely important. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

First Reading – Resolution 2021R-4: A RESOLUTION DECLARING IT NECESSARY TO APPROPRIATE AN INTEREST IN LAND FROM ISAAC J. DROST (158-T) FOR THE PURPOSE OF CONSTRUCTING A SIDEWALK AS PART OF THE CITY'S SAFE ROUTES TO SCHOOLS PROJECT IN THE CITY OF VERMILION AND DECLARING AN EMERGENCY.

B. Holmes MOVED, F. Loucka seconded to suspend the rules. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

B. Brady MOVED, F. Loucka seconded to adopt this resolution by emergency. Discussion: S. Holovacs asked the engineer if there were any additional easements the city needed to obtain. C. Howard said these are the two remaining easements they need to acquire. Roll Call Vote 7 YEAS. **MOTION CARRIED.**

Announcement of Meeting Dates:

February 8, 2021 – Public Hearing (Ordinances 2021-1 & 2021-4) – 6:00 p.m. via ZOOM, followed with the Vermilion City Council Committee Meetings
February 22, 2021 – Vermilion City Council Meeting – 6:00 p.m. via ZOOM – followed by work session (Transient Rentals)
March 1, 2021 – Vermilion City Council Meeting – Time/Place TBD
March 8, 2021 – Vermilion City Council Committee Meetings – Time/Place TBD
March 15, 2021 – Vermilion City Council Meeting – Time/Place TBD

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

APPLICATION FOR RE-ZONING 6.23 ACRE PORTION OF
LORAIN COUNTY PPN 01-00-004-116-001

Hearing Before Vermilion City Council

February 1, 2021

APPLICANT'S EXHIBITS

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Exhibit 3 Proposed Property Reclassification Legal Description (F.E. Krocka & Associates, Inc.)	006
Exhibit 4 Site Plan (Adaptive Engineering Group, LLC)	008
Exhibit 5 Artist Renderings	011
Exhibit 6 Market Study (Self Storage 101)	014
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Exhibit 8 Letters in Support	075

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Fax: (440) 934-3708
E-Mail: hlane@fauverlegal.com
Attorney for Applicant

EXHIBIT 1

APPLICATION FOR RE-ZONING

Note: Request is to move the R-3/B-3 split zoning line southward from 250' from the Liberty Ave right-of-way to 750' from the Liberty Ave right-of-way for the western portion of the parcel (220' from eastern property line). A complete parcel rezoning is not being requested.

VERMILION PLANNING COMMISSION

1st WEDNESDAY MONTHLY* ~ 7:00 PM ~ MUNICIPAL COMPLEX, 687 DECATUR

*EXCEPTIONS OCCUR; CONTACT 204-2429 FOR UPDATES

APPLICATION & ACTION REQUEST

APPLICANT NAME Adaptive Engineering Group, LLC. (Todd Sommer : Owner)
ADDRESS 260 South Main Street, Suite 218
CITY/STATE/ZIP Amherst Ohio 44001 PHONE [440] 984 - 3536
APPLICANT'S INTEREST IN PROPERTY: EMAIL: mhasel@adaptiveeng.com
☐ OWNER ☒ AGENT ☐ PROSPECTIVE BUYER/AGENT [requires co-signature of owner(s)] ☐ OTHER [explain] _____
PROPERTY LOCATION: Liberty Avenue Vermilion, Ohio 44089
PERMANENT PARCEL # 0100004116001 APPROX. ACRES: 35.09 acres

EXPLAIN/SELECT NATURE OF ACTION REQUEST:

Proposed construction of storage facility

<input type="checkbox"/>	SUBDIVISIONS OF LAND ★ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246 MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07 LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED	<input type="checkbox"/>	ZONING CERTIFICATE COV 1262.07 INCLUDING BUT NOT LIMITED TO: <input type="checkbox"/> OFF-STREET PARKING COV1276.02(j)(4) <input type="checkbox"/> SIDEWALKS COV1262.07(5)(B)(2) <input type="checkbox"/> SIGNS COV1274
<input checked="" type="checkbox"/>	RE-ZONING ★ PROPERTY RECLASSIFICATION COV1266.03 ★ HARDSHIP LEGISLATION COV 1240.02	<input type="checkbox"/>	OTHER ★ PLANNED UNIT DEVELOPMENT [PUD] COV1270.20 ★ STREET VACATION ★ WIRELESS COMMUNICATION FACILITY COV1275.03(a)(1)(E); 1275.03(b)(2); 1275.14(d)

NOTE: WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

ZONING DISTRICT: B-3/R-3 Highway Commercial / Suburban Residence
☐ CHECK HERE IF ALSO LOCATED IN HISTORIC DISTRICT = ADDITIONAL APPLICATION TO THE HISTORIC DESIGN & REVIEW BOARD FOR A CERTIFICATE OF APPROPRIATENESS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
❖ FLOOD PLAIN REGULATIONS APPLY?: Y / ☒ N IF YES, ☒ SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES,
☒ SEE CITY ENGINEER BY APPOINTMENT / MAY ALSO BE REFERRED TO *BOARD OF ZONING APPEALS*

APPLICANT IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED DOCUMENTATION IN MULTIPLE SETS OF COPIES (10) TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINES [SEE SCHEDULE ON BACK] FOR ANY ACTION REQUEST SELECTED ON THIS APPLICATION AND DEFINED BY REFERENCE TO COV PART TWELVE. AN APPLICATION IS NOT CONSIDERED TO BE COMPLETE UNLESS APPLICABLE FEES HAVE BEEN PAID AND ALL ASSOCIATED DOCUMENTATION (LEGAL DESCRIPTIONS, SURVEY MAPS, SITE PLANS, ETC.) IN THE REQUIRED # OF COPIED SETS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINE DATES. DELAYS IN APPEARING ON A MEETING AGENDA ARE MOST FREQUENTLY THE RESULT OF INADEQUATE OR INCOMPLETE INFORMATION BEING PROVIDED TO ADMINISTRATIVE OFFICIALS AND/OR PLANNING COMMISSION MEMBERS WHOSE FUNCTION IT IS TO REVIEW A PROPOSED ACTION FOR COMPLIANCE WITH THE CITY'S PLANNING, ZONING & BUILDING CODES.

I have read and understand the requirements stated above:

M. P. H. R. 11-23-2020
SIGNATURE OF APPLICANT DATE

FEE PAID: _____
AMOUNT DATE INITIALS

SIGNATURE OF CO-APPLICANT (WHEN RQR'D) DATE

ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

C.O.V. SECTION	CODE REQUIREMENTS	COMMENTS	[ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT]

REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY: _____
PLANNING\APPLFORM2012.REV

[] BLDG INSPECTOR
(204-2410)

DEFINITIONS & MINIMUM DOCUMENTATION REQUIREMENTS

WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO CITY COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

SUBDIVISIONS OF LAND: Any division of land (residential/commercial/industrial) into lots of five (5) acres or less, or the improvement of one (1) or more parcels of land requiring the opening, widening or extension of a public street. See COV1240.03 for exclusions. See COV1278 for Cluster Subdivisions.

Major Subdivision ★ Subdividing MORE THAN TWO LOTS

minimum documentation requirements :

Work Session Review: Conceptual sketches and site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Prelim. Plan Approval
@ Business Meeting: (1) Application + Fee per Schedule re: Residential or Commercial [COV1242.07]
(2) Subdivision Survey Plat - 10 copies [COV1244.02(b); COV1246.06(b)(1)]
(3) Preliminary Site Development Plan - 10 copies [COV1244.03; COV1246.06(b)(2)]

Improvements

Construction★ & (1) Application + Fee per Schedule [COV1242.07]
Final Plan★ Approval (2) Application + Modified or Final Site Development Plan - 10 copies [COV1244.04; COV1246.07]
@ Business Meeting: (3) Stage Development (Phases) Schedule, if applicable [COV1246.08]
(4) Certificate from County or Sanitary Engineers, if applicable [COV1244.02(b)(2)(B) or COV1246.08]

Minor Deed Split Subdividing TWO LOTS OR FEWER, any one of which is 5 acres or less, requiring no changes in public streets.

minimum documentation requirements :

Work Session Review (1) \$350 Fee + Application [COV1242.07]
& Business Meeting: (2) Legal Descriptions of proposed new assembly of lands bearing professional stamp and original signature of preparer. 3 originals + 7 copies = 10 total [for distribution to Commission members]
NOTE: INSTRUMENTS OF CONVEYANCE (Deeds) MATCHING THE PROPOSED NEW ASSEMBLY OF LANDS THAT NEED TO HAVE AN APPROVAL STAMP AFFIXED TO THEM MAY BE BROUGHT INTO THE BUILDING DEPT. AFTER PLANNING COMMISSION'S ACTION -or- SUBMITTED WITH APPLICATION.
(3) Survey Boundary Map prepared by a registered surveyor - 3 full-size originals + 7 reduced-sized copies showing location and dimensions of property, as well as proposed use and location of all structures on property; also show property lines of abutting land and locations of its existing structures, if known (to avoid the creation of non-conformities based on min. Code reqmts).

SITE DEVELOPMENT: All commercial/industrial development requires the issuance of a zoning certificate.

Zoning Certificate [see COV1262.07] Required before any commercial/industrial construction may begin.

minimum documentation requirements :

Work Session Review: Preliminary site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.
Business Meeting: (1) Application + Fee [see COV1262.05(b)]
(2) Survey Plat - 10 copies
(3) Site Development Plans prepared by a registered surveyor - 10 copies
compliance with specific Zoning District codes
including but not limited to... **Area/Lot/Yard Rqmts** *[COV1270]
including but not limited to... **Off-Street Parking** *[specific to district]
including but not limited to... **Sidewalks** *[COV1276.02(j)(4)]
including but not limited to... **Signs** *[COV1262.07(5)(B)(2f)]
*[COV1274]
(4) Stage Development (Phases) Schedule, if applicable

In circumstances defined in the Planning & Zoning Codes [COV PART 12], an appeal or variance from a decision by the City's Administrative Officer may be heard by the Board of Zoning Appeals (separate application and fee required).

REZONING: [see COV Sections 1240.03, 1266 and 1268]
A request to change the permitted land use; generally involving five (5) acres or more.

Property Reclassification★ [see COV1266.03]
Change land use to a different zoning classification.

minimum documentation requirements :

- (1) \$250 NON-REFUNDABLE FEE + \$1500 DEPOSIT from which costs, if any are incurred by City, are deducted + Application with proof of authority (ownership).
- (2) Plan (drawing prepared by a registered surveyor) showing present zoning outline of area subject to rezoning request, property lines of abutting property owners, and a list of the names and mailing addresses of all property owners within 300 feet of the subject property - 10 copies+1 reproducible
- (3) Key map showing site location within the City.
- (4) Legal description of land as proposed to be rezoned.

Hardship Legislation★ [see COV1240.02]

\$500 Fee + Application. Planning Commission may recommend special legislative action to amend existing zoning. Applicant must be prepared to demonstrate nature of the hardship. A schedule of documentation (see RECLASSIFICATION criteria) may be established at the Work Session review.

OTHER:

Planned Unit Development [PUD]★ [see COV1270.20]

minimum documentation requirements :
Extensively outlined in code section referenced above.

Wireless Communication Facility★ [see COV1275]

minimum documentation requirements :
Extensively outlined in code section referenced above.

EXHIBIT 2

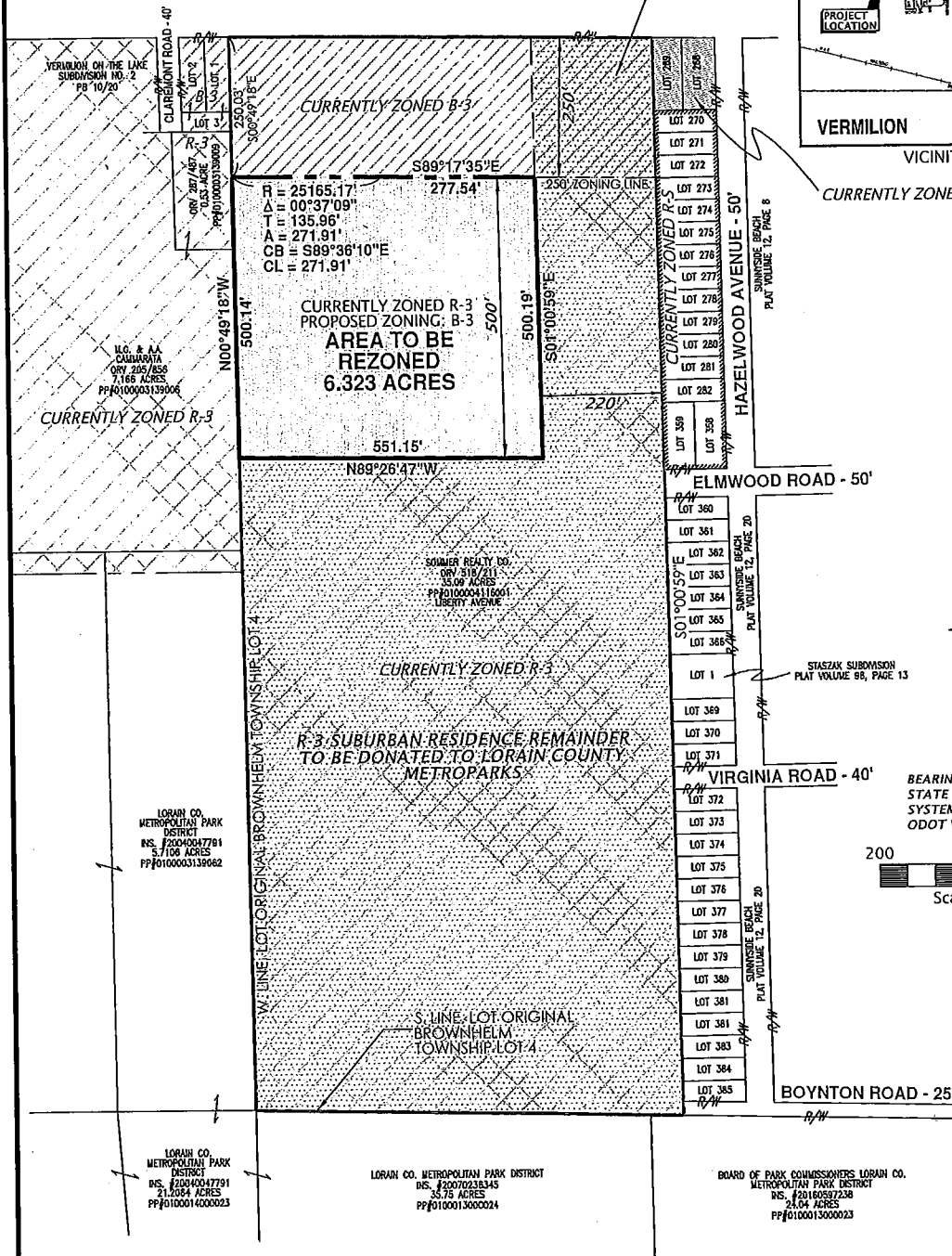
PLAT OF PROPOSED PROPERTY RECLASSIFICATION

**B-3 HIGHWAY COMMERCIAL
REMAINDER TO BE DONATED TO
LORAIN COUNTY METROPARKS**

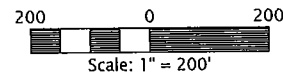
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VICINITY MAP


CURRENTLY ZONED B-2

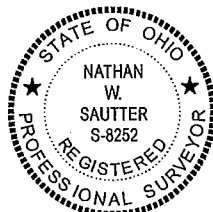


BEARINGS ARE BASED ON OHIO
STATE PLANE COORDINATE
SYSTEM, GRID NORTH,
ODOT VRS, NORTH ZONE.



THIS PLAT WAS DRAWN TO DESCRIBE A ZONING RECLASSIFICATION
AREA ONLY AND IS NOT INTENDED TO BE USED FOR THE CONVEYANCE
OF PROPERTY.


NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: NOVEMBER 24, 2020



PROPERTY TO BE DONATED

EXHIBIT 3

PROPOSED PROPERTY RECLASSIFICATION LEGAL DESCRIPTION



F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

**PROPOSED PROPERTY RECLASSIFICATION
PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NO. 4
CITY OF VERMILION, LORAIN COUNTY, OHIO**

DESCRIPTION: Being part of Original Brownhelm Township Lot No. 4 in the City of Vermilion, Lorain County, Ohio, and being more particularly described as follows:

Commencing for the same at the intersection of the south right-of-way line of Liberty Avenue (width varies) and the west line of Original Brownhelm Township Lot No. 4, said point also being on the west line of a 35.09 acre parcel described in Official Record Volume 518, Page 211; thence S00°49'18"E, along the west line of said Lot 4 and the west line of said 35.09 acre parcel, a distance of 250.03 feet to the real point of beginning of the area herein described;

- 1) thence easterly, on a curve to the right, and being parallel to and 250.00 feet south of the right-of-way of Liberty Avenue, having a radius of 25,165.17 feet, a delta of 00°37'09", and an arc length of 271.91 (chord bearing S89°36'10"E, 271.91 feet) to a point;
- 2) thence S89°17'35"E, continuing parallel to and 250.00 feet south of said right-of-way, a distance of 277.54 feet to a point;
- 3) thence S01°00'59"E, a distance of 500.19 feet to a point;
- 4) thence N89°26'47"W, a distance of 551.15 to the west line of said Lot 4 and also the west line of said 35.09 acre parcel;
- 5) thence N00°49'18"W, along the west line of Lot 4 and the west line of said 35.09 acre parcel, a distance of 500.14 feet to the real point of beginning,

and containing 6.323 acres, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

This description was written to describe a zoning reclassification area only and is not intended to be used for the conveyance of property.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: November 24, 2020

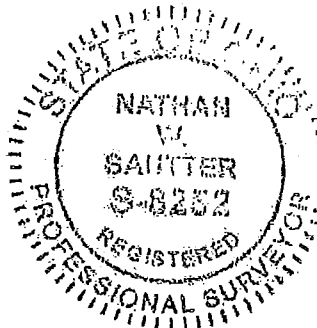


EXHIBIT 4

SITE PLAN



VERMILION, OH

LIBERTY AVENUE STORAGE FACILITIES
PPN: 0100004116001 - SOMMER REALTY COMPANY

PLAN PREPARED BY:

AEG
ADAPTIVE ENGINEERING GROUP
260 SOUTH MAIN STREET, SUITE 218
AMHERST, OHIO 44001
TEL: 440-984-3538 WWW.ADAPTIVEENG.COM

CALCULATED 0
MDH
CHECKED
TAB

40
HORIZONTAL
SCALE IN FEET

009

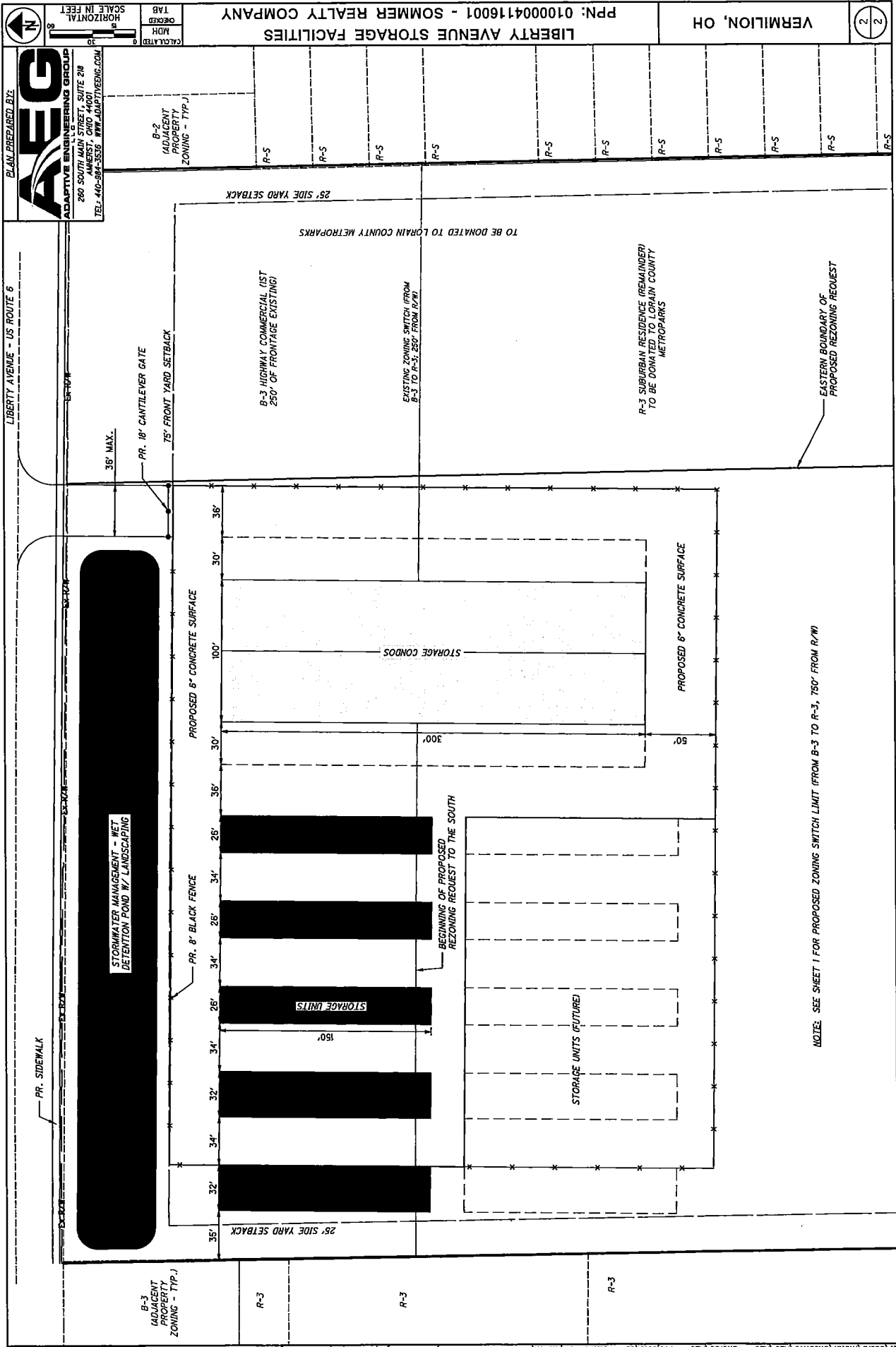
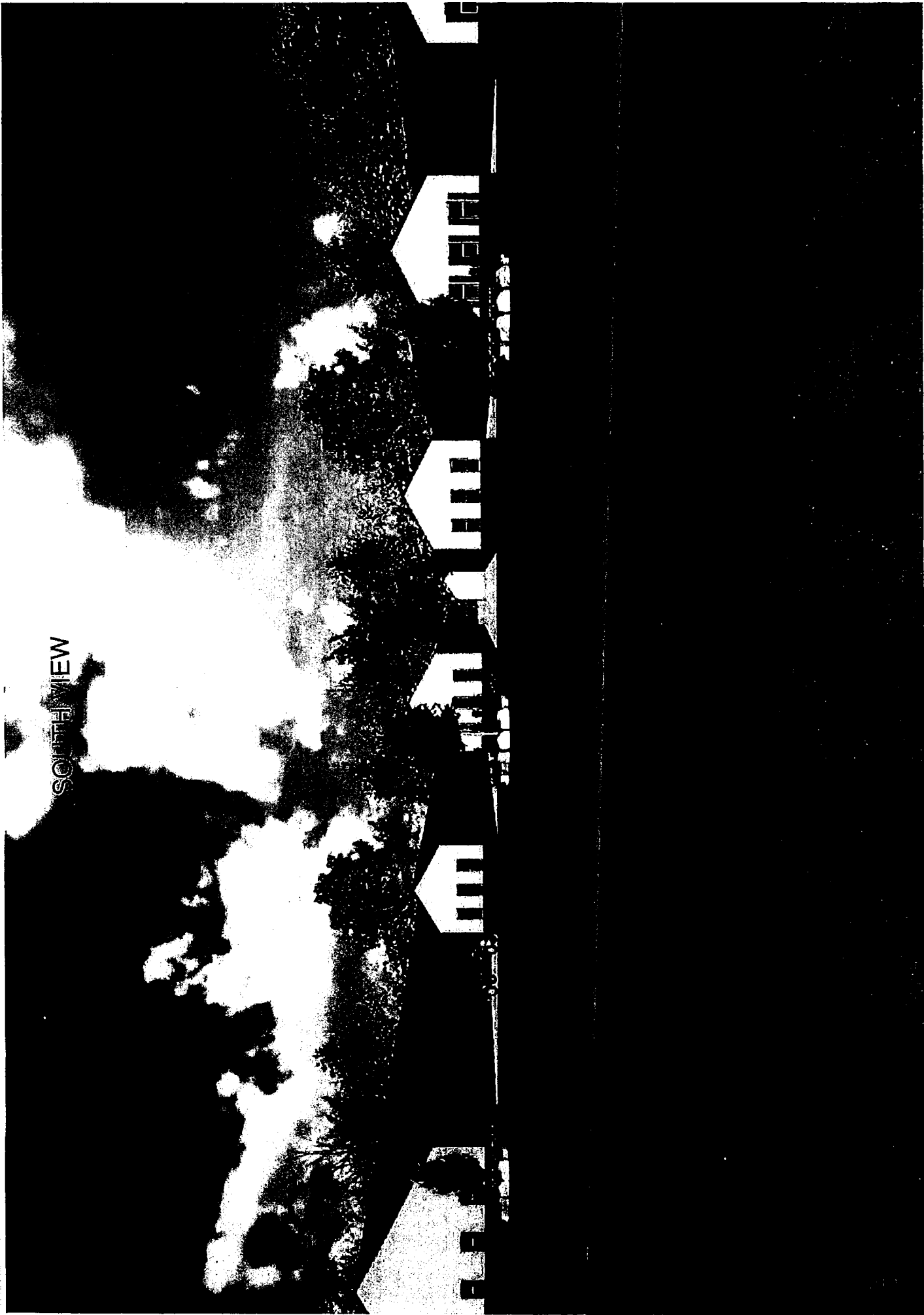


EXHIBIT 5

MOCK-UP VIEWS

SOUTH VIEW



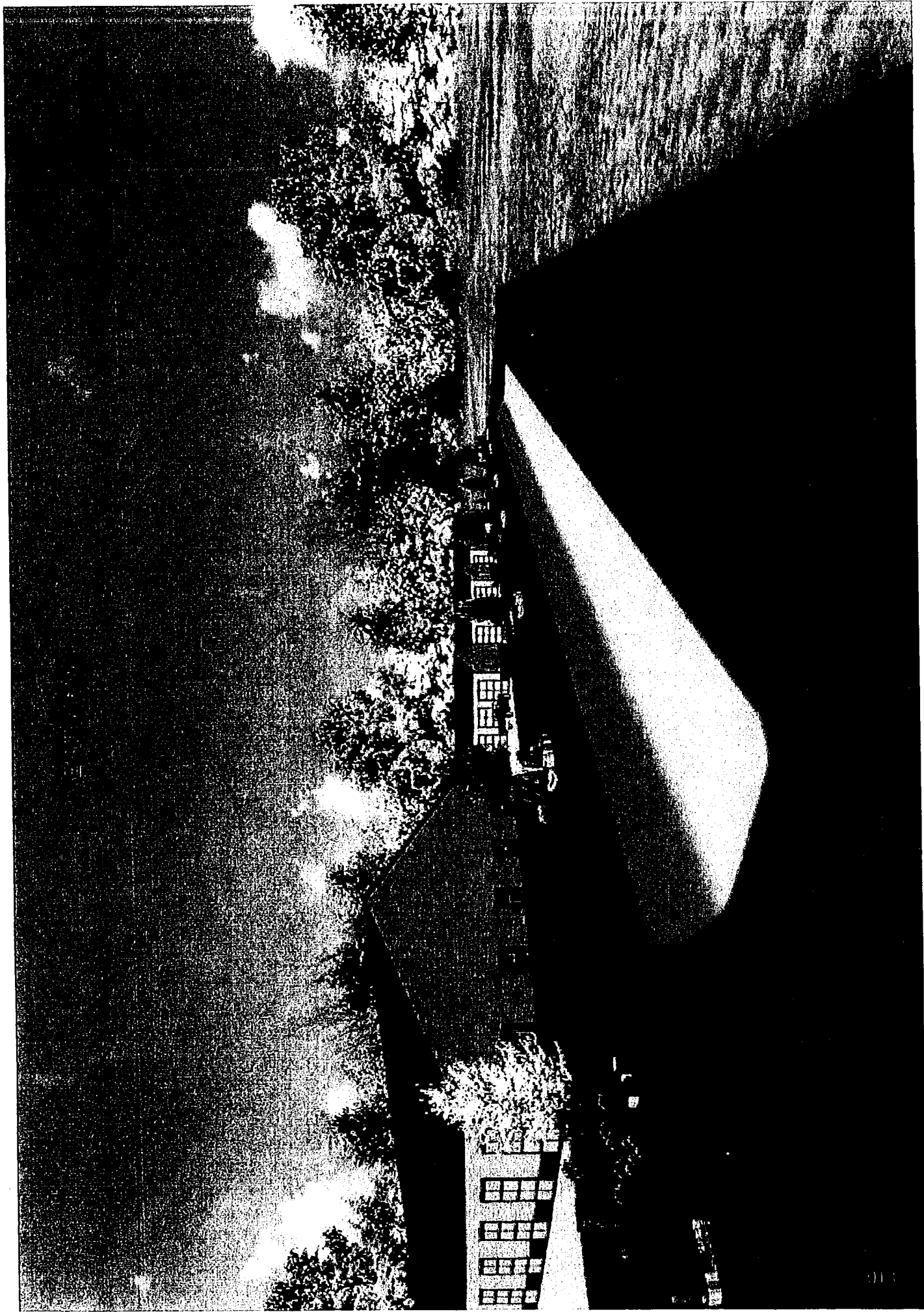
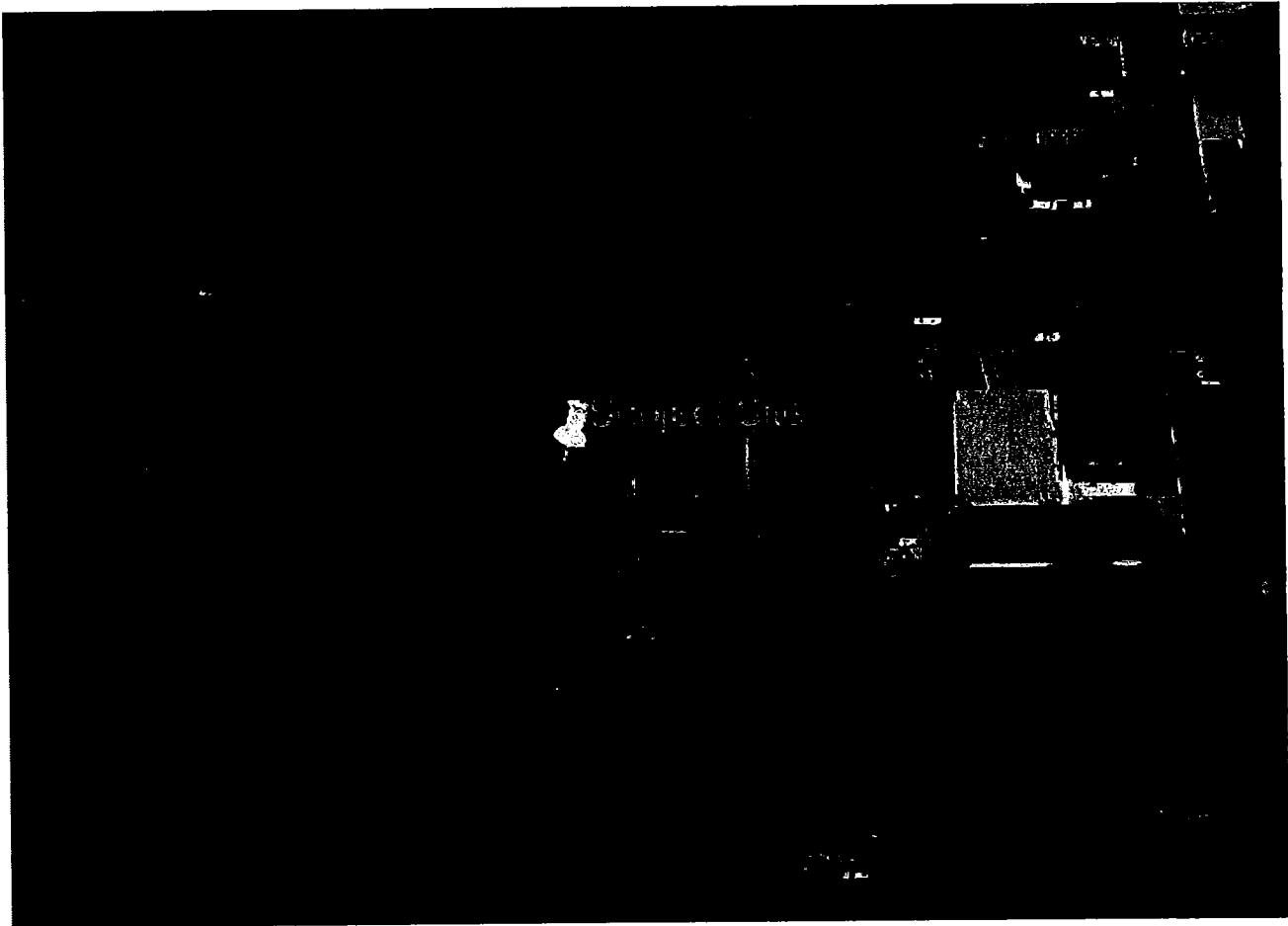


EXHIBIT 6

MARKET STUDY

SELF-STORAGE DESKTOP MARKET STUDY



Site Location:
3331 Liberty Ave
Vermilion, OH

Client: Todd Sommer

Desktop Market Analysis performed by: Self Storage 101

**SELF
STORAGE 101**
We know storage.

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DESK MARKET STUDY SCOPE

- Executive Summary and Conclusions
- Site Review
 - Satellite View
 - Map View
 - Location & Access Commentary
- Market review
 - Demographic information
 - Market
 - Growth projections
 - Income levels
 - Commercial base
 - Competitor Information
 - Map market competitors
 - Rate Matrix
 - Determine subject property's potential market
 - Review traffic patterns, likelihood that potential customers will travel to subject site
- Basic Financial Analysis
 - Recommended unit mix
 - Basic Stabilized Income statement
- Operations and Marketing Recommendations

A comprehensive study of the market area is necessary to determine the underlying fundamentals that impact the occupancy rates and rental rates.

The first step is to define the trade area as a radius. Generally, a suburban property will have a trade area radius of two or three miles, and a more rural property may have a trade area radius of four or five miles. Very dense areas such as Manhattan may only require a trade area of one mile or less.

Next, a survey of all the facilities within the trade area must be taken. The most important information to be gathered includes an approximation of the net rentable area and the occupancy rate. While this information can be difficult to obtain due to its proprietary nature, estimates can be obtained from sources such as assessor's offices, phone surveys, and other public sources. This will allow the supply per foot to be calculated.

Demand for self-storage is difficult to quantify; however, the following three demographic variables have been shown to induce demand for self-storage: *population growth, population density and average household income*. Additionally, there may be further demand factors that are difficult to quantify such as a nearby university or highway. An estimate can also be compared to the average supply on the state and national level.

On a per-person basis, if the supply is less than the demand, the market is deemed to be undersupplied. If the supply is greater than the demand, the market is deemed to be oversupplied. As a test of reasonableness, a comparison of the conclusion to the average occupancy in the trade area can be made. Generally speaking, oversupplied markets have occupancy rates less than 80 percent and undersupplied markets have rates greater than 90 percent. A market with an average occupancy rate between 80 and 90 percent is deemed to be near equilibrium.

Understanding the supply and demand of the trade area is a key component to analyzing and forecasting rental rates.

FORWARD

The client has engaged Self Storage 101 to conduct a Desktop Pre-Development Site and Market Study for a potential self-storage development or conversion location. The purpose of this report is to provide a cursory offsite review of the subject site and subject market as related to the potential for self-storage development. This study researches sub-markets as related to demographic and competitive data, potential site and location viability within the existing self-storage market and a snapshot of the existing self-storage markets and the potential site's position within those markets.

When reviewing the 'marketability' of a potential self-storage location, Self Storage 101 reviews four distinct areas that are critical in determining the site and market viability:

- 1. The Site and its Location.** As self-storage has become ever more a retail-type business, facility location has become more critical than in past times when self-storage facilities were located in industrial parks or behind the local airport.

From a location standpoint, customers typically want their stored goods within a convenient distance. Although few do, nearly all new customers perceive that they will be accessing their unit frequently. Therefore, they will seek a location that is in close proximity to where they live, work, shop, or otherwise frequent. This would include residential areas, grocery stores, banks, restaurants, or recreational areas. The industry is evolving where the trend is to locate self storage away from industrial areas and into retail and residential areas.

When looking at the specific location, we are evaluating the site for its visibility, accessibility, proximity to potential residential and commercial tenants and its geographical relationship to the other self-storage competitors within the subject market. While contemplating a potential site's suitability it is important to review signage and other marketing opportunities necessary to enhance the subject location's 'statement' within the market.

Access: Some self storage facilities are quite visible but have poor access. That is, the customer who wants to visit cannot locate the facility entrance, has difficulty crossing traffic or slowing down, or has a moving truck that cannot make a certain turn required to enter the facility. Prospective customers will visit facilities with easy access more often.

Visibility: The typical storage customer, upon deciding that a storage unit is needed, will remember seeing a storage facility in or around an area that they frequent. They usually will inquire at this facility to determine the price and availability of storage. A visible development, which is clearly a storage facility, will maximize the number of new customer inquiries.

Traffic Count: It is important to know the traffic count of the roadways in which the facility is visible. This represents the number of cars that will pass by the facility during the average day. Annual average daily traffic information can be obtained from the local department of transportation.

Ideally, the majority of the cars passing the site represent local traffic as opposed to commuter traffic; that is, they carry people who are living, working, or shopping in the immediate area. How much local traffic is necessary depends upon the size of the facility. Facilities that are quite large should have traffic counts in excess of 15,000 cars per day, whereas, small facilities may require less than 5,000.

It is also important to note the following as they relate to market position:

1. **Amenities.** Self-storage customers are becoming more discerning about their self-storage choices and those facilities lacking in 'market amenities' are finding themselves at a disadvantage.
 2. **Curb Appeal.** Self-storage customers sometimes make their decisions regarding a specific site based on the initial look of the facility. A dirty, debris-laden parking lot and trashy landscaping is likely indicative of a poorly managed facility and uncaring managers.
 3. **Specials and Discounts.** The more competitive a market, the more likely it is that a facility will be forced to integrate some type of aggressive move-in discounting in its marketing scheme.
 4. **Statistics.** Most self-storage customers 'shopping' for storage end up renting storage. A critical question to ask when reviewing a self-storage facility is 'why or why not would a potential customer rent here?'
-
2. **The Market.** Self-storage demand in any market is determined by the needs of potential customers and thus, simply having self-storage inventory does nothing to increasing that potential demand. A crucial piece of the 'marketability' puzzle is attempting to determine if there is sufficient demand for self-storage supply. New self-storage customers can come from only a small number of demand pools: population growth, commercial growth or pent up demand not being met by the existing competitors. An underlying question we must ask in evaluating a self-storage facility is 'why would potential self-storage customers rent here?' What about the market indicates that the subject site should garner a share of the move-in activity?
-
3. **The Competitors.** Determining the rates, occupancy levels and amenities offered by the market competitors is an important factor in determining the quality of the local self-storage market and the propensity for a reasonable occupancy level and revenue growth for a new self-storage development. Our in-person evaluations of the market competitors are designed to compile both anecdotal and quantitative evidence of the 'marketability' of a particular self-storage facility.

The days of 'build it and they will come' are long over within the self-storage industry. More than ever before it does matter what the competitors are offering in order to entice potential customers. There simply may not be enough potential customers looking for storage in a particular sub-market and any new development will have to be positioned within the market to garner an acceptable percentage of the existing self-storage demand.

4. **The Manager.** There are very few business models that are as 'manager-centric' as self-storage. Oftentimes, customers do not remember the name of the facility but they almost always know the name of the manager. **We believe that an A+ facility with a C- manager is a C- facility.** It is absolutely critical that a self-storage company hire, train and develop on-site managers at the highest level. The view of managers as 'baby sitters' reflects a view of the business model that is outdated and becoming increasingly less viable. A self-storage manager must have excellent sales abilities, know how to use effective collections techniques and effectively utilize time management skills. In an ever increasingly competitive business cycle, self-storage facilities must have a higher level manager than their competitors. Our evidence shows that in any market, the facilities with the most professional managers almost always have the highest occupancy levels and the highest market rates.

This report was prepared exclusively for our client. While every attempt is made to provide the highest level of accuracy and reliability, it must be recognized that the report relies heavily on written and verbal information provided by others. In some cases, these sources are competitors, who may have a vested interest in skewing data. Every attempt has been made to eliminate possible misrepresentations. Self Storage 101 accepts no responsibility and shall not be liable for misinformation, either intentional or accidental, and cannot be held responsible for any decisions the developer may make based on this report. Reliable sources and redundant checks are employed, but there is always an outside chance that data can be missed. One should be aware of that fact in decision making based on this report.

It should be noted that the assumptions herein are based on the use of seasoned professionals in the development, entitlement, design, construction, marketing and management of the property.

Self Storage 101 states that it has no financial interest in the development of this proposed project. The payment of professional fees agreed upon for this report was in no manner contingent upon the results and opinions stated within this report.

EXECUTIVE SUMMARY & OPINIONS

On or about April 28, 2020, the Team at Self Storage 101 conducted a Self Storage Desk Market Study for a specific potential development or conversion site in the Vermilion, OH market. The study included an offsite examination of the subject property, a review of the self-storage competitors in the market and the demographic profile of the subject market.

It is our opinion that the market is favorable for the development of at least a modest amount of self-storage space and in particular climate controlled space. We believe it is likely that acceptable financial assumptions and returns can be met, assuming the land and development costs are not overly burdensome, and that these return calculations may be impacted by what we would calculate to be an acceptable, albeit somewhat protracted, lease-up period and moderate rental rates.

We should note that as the Desktop Study level of reporting we recommend NOT moving forward on a particular project approximately 70% of the time and for those reports we do recommend moving forward, we generally rank those recommendations from between 'marginally favorable' to 'highly favorable' and those recommendations are, generally, about one third 'marginally favorable', one third 'favorable', and one third 'highly favorable'.

Our opinion is based on the following:

- The square foot demand calculations would appear to indicate that the subject market up to the five-mile demographic profile is under-developed by at least a modest amount of storage space and there is sufficient amount of unmet self storage space demand for the contemplated development.
 - Because of the lack of a higher unmet demand calculation number and what we would calculate to be at least a somewhat protracted lease-up period, we would recommend that the developer consider creating the facility in phases.
 - Such a phased development would require less upfront capital.
 - Such a development allows for changes in future unit mix configurations as customer demand becomes more clearly documented.
- The subject site's financial viability is impacted by the moderate rental rates for self storage space in place at the market competitors.
 - The average rental rate for a 10x10 non climate unit is \$81 per month.
 - The 'blended' rental rate for the recommended unit mix is \$8.23 per square foot (per year), a rental rate generally found to be not be high enough to warrant new development but a rate that is likely to produce at least barely sufficiently high enough financial returns with the developer's access to lower cost shipping containers to warrant the investment risk associated with the asset class.
 - The financial viability of the subject project will be dependent on the developer's securing relatively low development costs.

We believe this particular potential development is represented as a 'B' market and the site is a 'B' site.

We consider this a 'B' market due to what appears to be mostly moderately high to high occupancy levels, the calculation of at least a modest amount of potential unmet demand for additional self storage space in the market, the moderate rental rates for storage space, the moderate to moderately high per capita and household income levels, the low to moderately low population density and projected population growth. (We would consider this an 'A' market if there was a higher calculated demand for storage in the market, if the rental rates were higher and if the population density was higher).

We would consider this a 'B' site due to the location with good visibility and access from a moderate traffic count roadway, the close proximity to residential customers, the small 'owned' market of the site (due to the lack of competition in closer proximity to the east) and the potential for population drive by opportunities in close proximity. (We would consider this an 'A' site if the traffic count was higher and if the population density in closer proximity was higher).

The lack of storage space owned and operated by sophisticated, institutional operators in the market does indicate that substantial rental rate increases should likely not be expected as occupancy levels increase. Any proforma increases in the rental rates would not be influenced by the presence of properties owned and managed by institutions.

In markets where institutional investments have been made, once projects meet stabilized occupancy, rental rates tend to be aggressively managed, thus creating opportunities for increased rents. Where institutionally-owned projects are not prevalent, owner-managed properties tend to have lower rents and a greatly reduced propensity for annual and/or aggressive yield and revenue management. This first paradigm does not exist in the Vermilion market, and so therefore we would not necessarily expect the rental rates to increase as the occupancy levels increase.

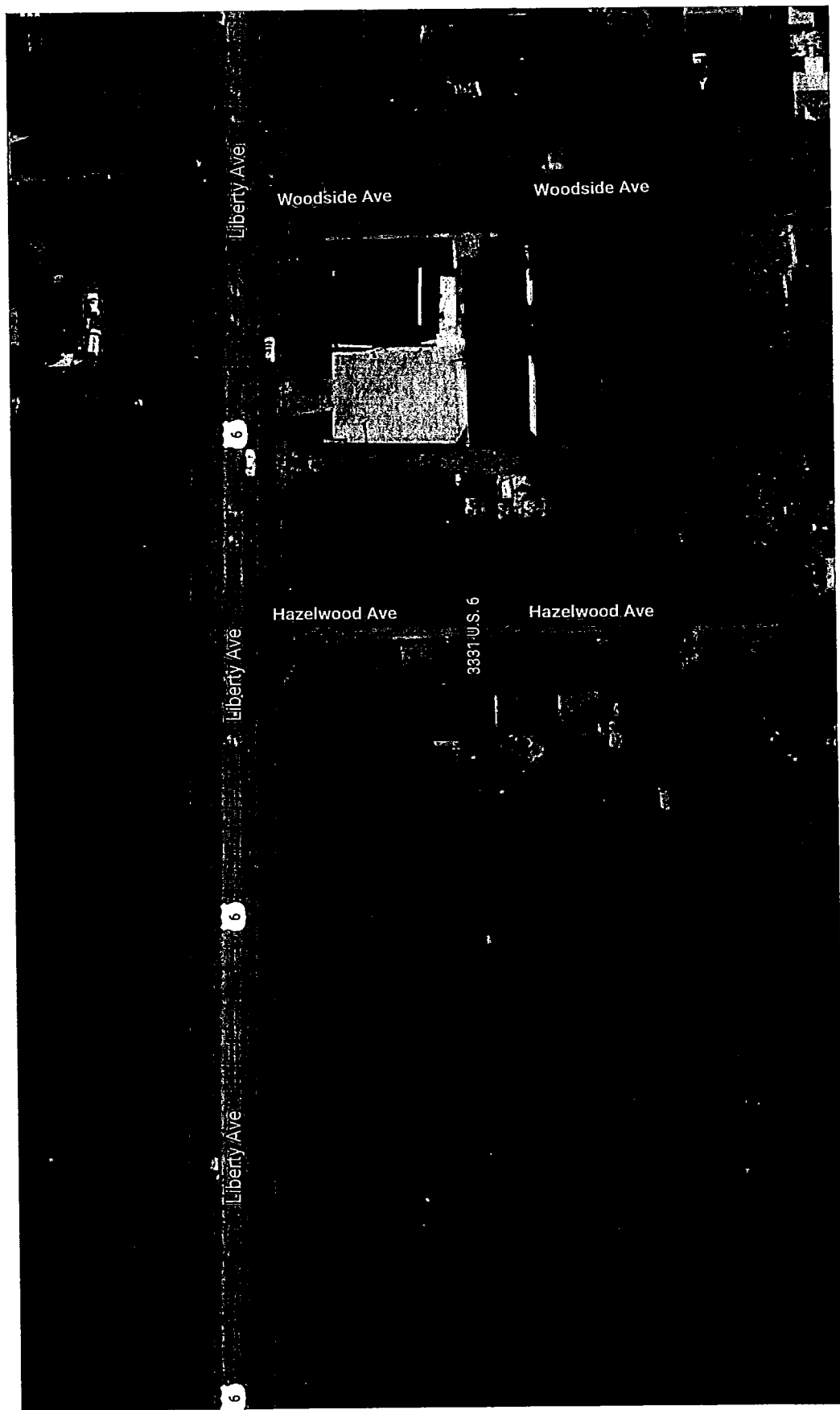
Our Opinions and Recommendations are based on the information contained herein the following report.

We would recommend that the developer consider further examination of this potential site for self storage development.

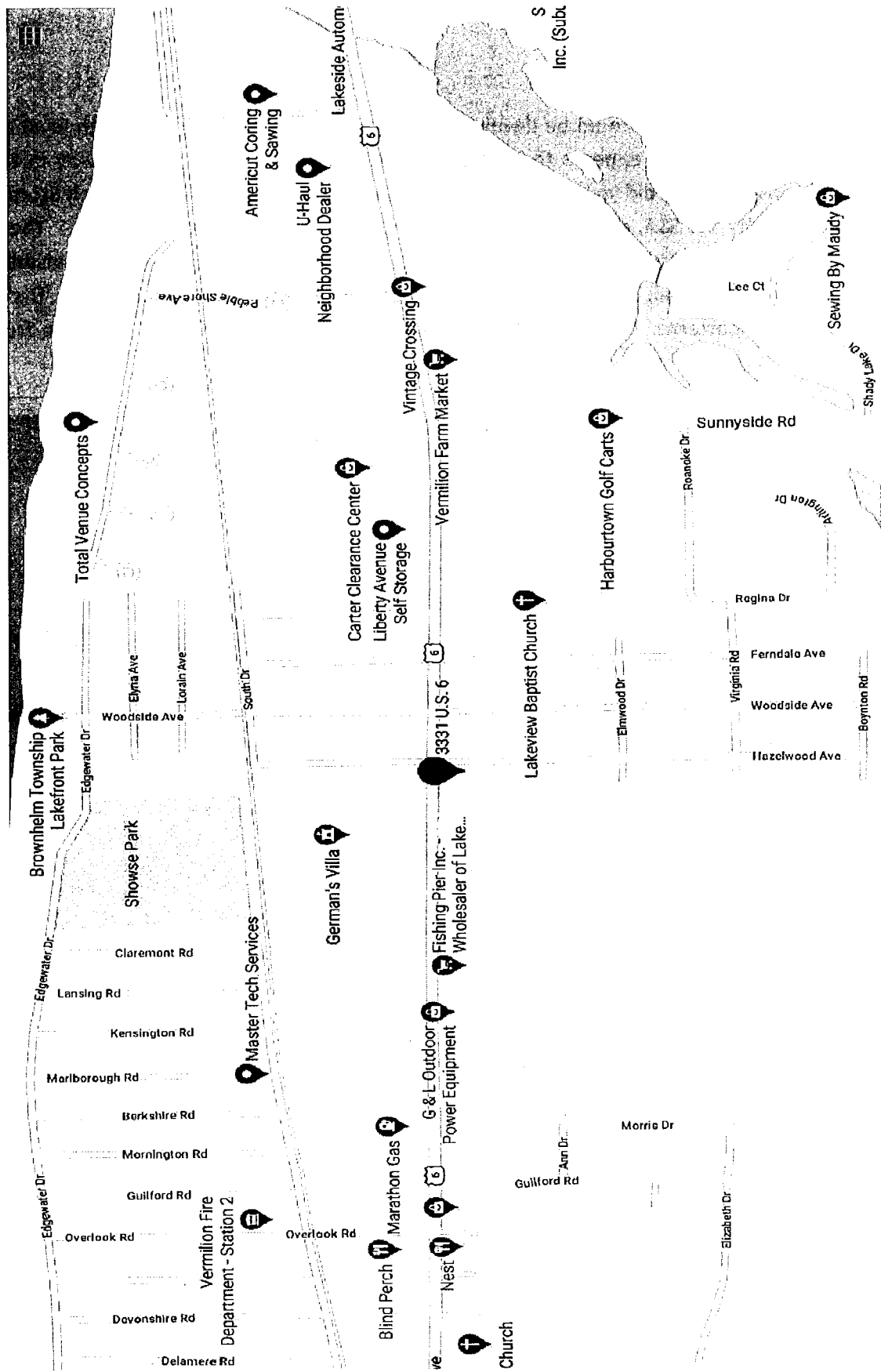
Vermilion OH

SITE REVIEW

AERIAL VIEW



MAP VIEW

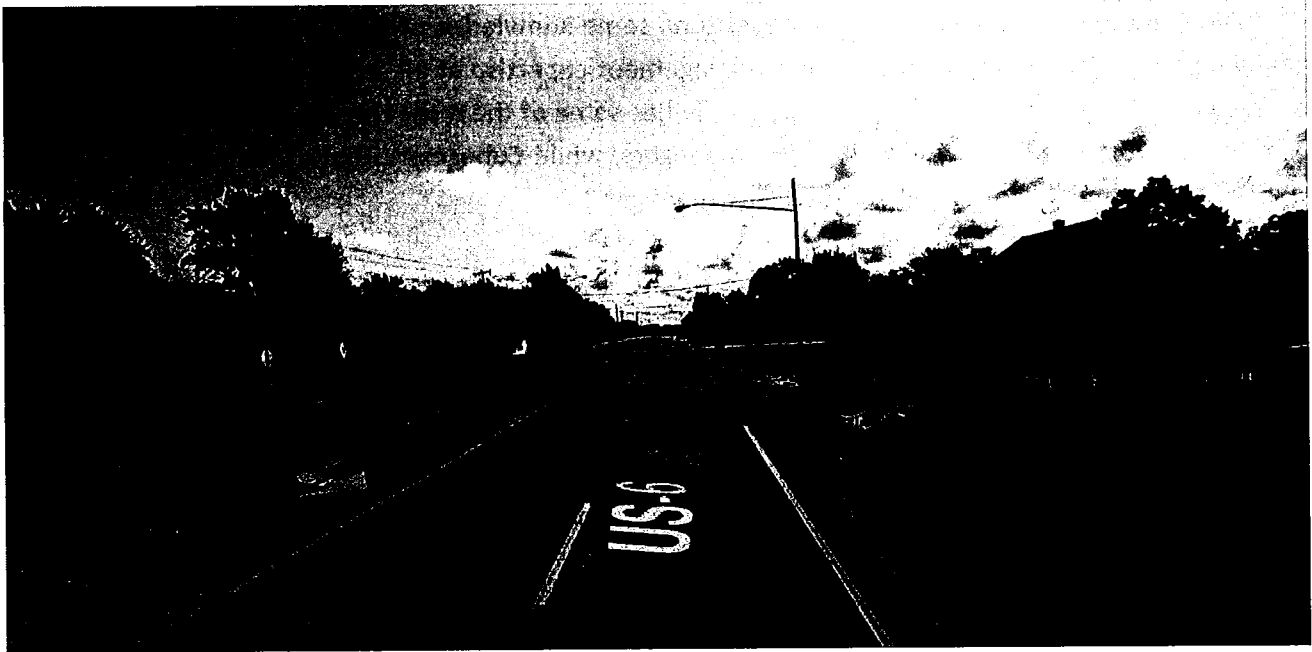


SITE EVALUATION

VISIBILITY: The subject site should be developed in such a manner as to have a high level of visibility from Liberty Avenue, what appears to be a moderate traffic count primary roadway in the subject market. When asked "Why did you rent from a particular self-storage facility?" for a Self Storage Market Study conducted by the SSA, customers overwhelmingly responded 'because I saw it.' There are few market conditions that can more positively affect a potential site's viability than high visibility from a high traffic primary arterial. Tenants tend to store close to home and at a facility that 'fits' into their normal commute patterns. The subject site should rank high on the 'visibility' scale from Liberty Avenue.



ACCESS: The subject site should have very good access for both directions of travelers on Liberty Avenue as there are no road dividers in this section of the roadway.



TRAFFIC COUNT: The subject site is located with very good visibility and good access from what appears to be a moderate traffic count roadway in the subject market. Since a large percentage of potential self storage customers tend to gravitate to a particular facility because of an initial drive-by, we encourage the developer to take advantage of the lack of internet presence and sophistication on the part of some the market competitors and to take advantage of the visibility from the roadway by maximizing the amount of signage allowed at the site.

We would also encourage the developer to create and implement a robust, effective internet marketing plan, including a professional website with online rates and reservations, as well as concerted SEO (search engine optimization) efforts, in order to take further marketing advantage over some of the competitors.

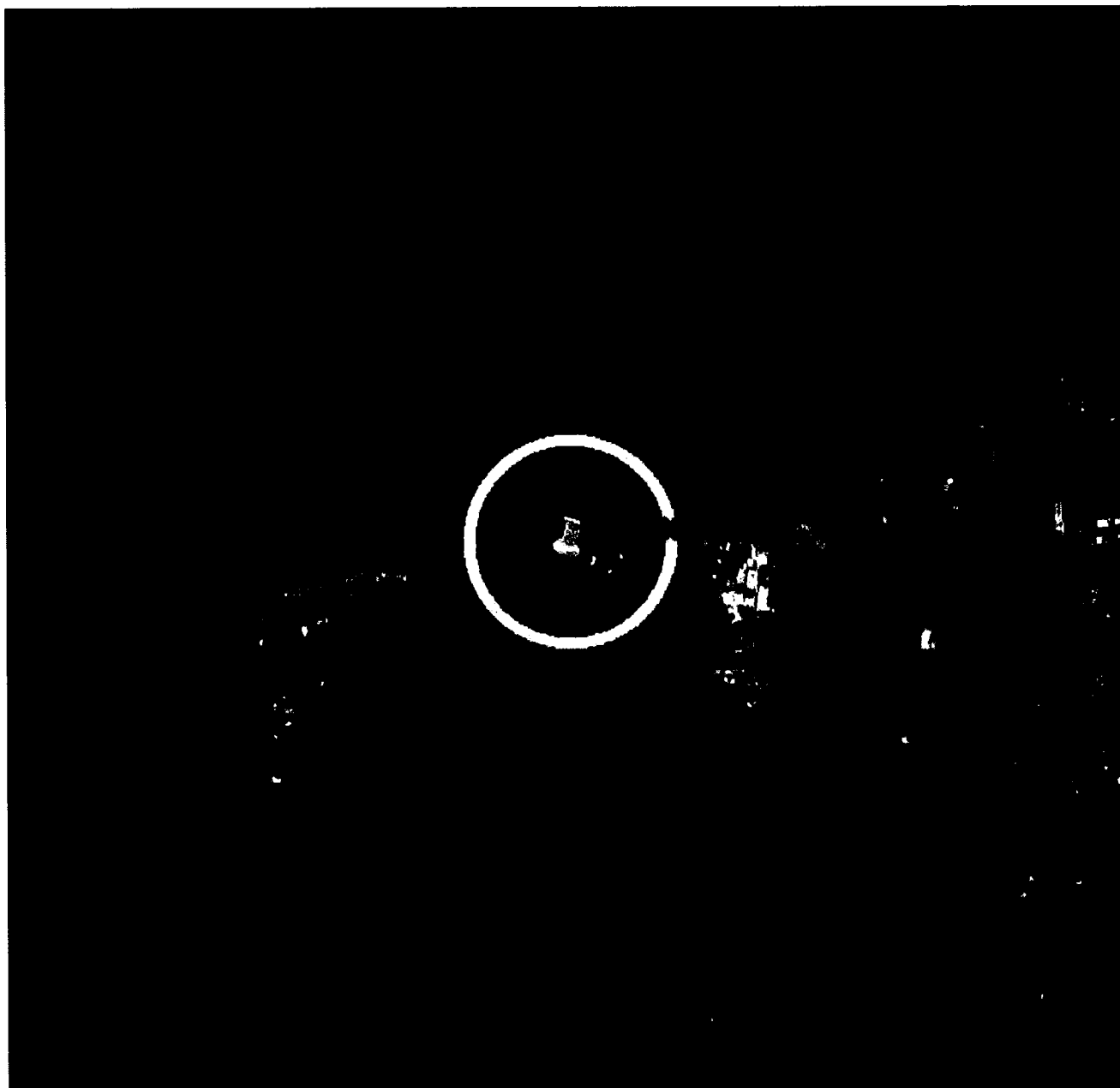
LOCATION RELATIVE TO COMPETITORS: The subject site does appear to enjoy some level of location advantage as it is located with very good visibility and access from a higher traffic count roadway than some of the competitors. It also appears to 'own' a sub-section of the market as there are no self storage competitors located in close proximity to the east.

It is important to note that the subject property should have a distinct management advantage over all of the competitors. Self-storage is a highly 'manager-centric' business model and the level of management expertise in the Vermilion sub-market is, at best, mediocre to poor. Our opinion is based on making phone call to some of the competitors, some knowledge of this particular sub-market and an overall knowledge base of the level of management expertise at all, if not most, of the larger self-storage operators. (For example, Uhaul generally has some of the most consistently 'C' level managers and Public Storage generally has 'B' to 'B-' managers, while Cubesmart, Extra Space and Life Storage generally have much more highly rated onsite managers).

A strong sales-oriented manager will garner his or her fair share of the self-storage market in this sub-market of Vermilion.

MARKET REVIEW

The following demographic profile is based on the concentric map: 1-, 3- and 5 mile radii from the subject site. It is our belief that the primary customer base for the subject site resides within five miles of the subject site.



Understanding the customer demographics of the surrounding market area is essential for storage developers, owners, and operators. Accurately identifying the types of customers, as well as their wants and needs, is critical in order to form the necessary operational and marketing decisions for a facility.

In a market area comprised of a high percentage of commercial or business tenants, add-ons such as on-site conference rooms, free Wi-Fi, central workspaces, climate control, or other amenities that carry special appeal for business customers can be profitable. In areas with older renters or senior citizens, convenience-oriented services such as professional packing and moving assistance could prove valuable.

The largest proportion of tenants is typically residential customers. While approximately 70 percent of all storage tenants tend to fall in this category, it is important to understand that these numbers can change from market area to market area. In those areas with a predominantly residential customer base, operators need to keep in mind that life changes often drive the decision to need storage. This can range from a divorce or death in the family to remodeling or selling a home.

Depending on the housing specifics in the market area, residential customers may also consist of apartment or condo dwellers who do not have enough storage space where they live. On a national basis while 68 percent of residential customers tend to live in a single-family home, nearly 30 percent reside in multi-family housing.

Another important demographic for self-storage is to know what percentage of your customers are male and female. It is noted that 85 percent of all purchases are made by women and 80 percent of all purchasing decisions are made by women. This means that although men may do the heavy lifting in terms of moving in or out of a unit, the actual rental or decision to rent was likely made by a woman. It should be noted that 57.7 percent of storage renters in 2014 were men and 42.3 percent were women. However, if 85 percent of the decisions on where to rent are actually made by women, the scales are tipped even farther in favor of women as likely storage customers.

Customer age is another demographic that should be considered, especially in terms of the amenities and services offered at a facility. The largest percentage of renters are between the ages of 46 and 55. Falling right behind that are the 36 to 45 and 56 to 65 age groups at 22 percent and 21 percent, respectively. On average, 13 percent tend to be customers over age 65. Understandably, the smallest percentage of storage customers—3 percent—is represented by millennials under age 25.

DEMOGRAPHICS¹

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	4,206	9,553	22,924
Population (4/1/2000)	3,405	10,123	24,945
Population (4/1/2010)	2,978	9,762	27,796
Population (1/1/2019)	3,036	9,820	28,479
Population (1/1/2024)	3,095	9,962	28,941
Percent Growth (2019/2010)	1.95	0.59	2.46
Percent Forecast (2024/2019)	1.94	1.45	1.62
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,470	3,393	8,306
Households (4/1/2000)	1,319	3,881	9,592
Households (4/1/2010)	1,170	3,827	10,958
Households (1/1/2019)	1,218	3,914	11,427
Households (1/1/2024)	1,260	4,025	11,776
Percent Growth (2019/2010)	4.10	2.27	4.28
Percent Forecast (2024/2019)	3.45	2.84	3.05
GENERAL POPULATION CHARACTERISTICS			
Median Age	47.6	46.3	44.6
Male	1,463	4,839	13,823
Female	1,573	4,981	14,656
Density	2,897.9	705.6	798.5
Urban	3,036	8,637	25,972
Rural	0	1,183	2,507
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2019)	1,218	3,914	11,427
Families	820	2,788	7,759
Non-Family Households	398	1,126	3,668
Average Size of Household	2.40	2.48	2.45
Median Age of Householder	56.4	56.2	55.2
Median Value Owner Occupied (\$)	107,779	137,909	155,322
Median Rent (\$)	636	653	610
Median Vehicles Per Household	2.3	2.3	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,457	4,609	12,751
Housing, Owner Occupied	903	3,008	8,630
Housing, Renter Occupied	315	906	2,797
Housing, Vacant	239	695	1,324
POPULATION BY RACE			
White Alone	2,896	9,436	26,091
Black Alone	21	40	920
Asian Alone	12	44	171
American Indian and Alaska Native Alone	4	16	66
Other Race Alone	26	57	397
Two or More Races	77	227	834

¹ The demographic profile is compiled through a subscription service.

POPULATION BY ETHNICITY

Hispanic	119	305	2,173
White Non-Hispanic	2,823	9,217	24,579

GENERAL INCOME CHARACTERISTICS

Total Household Income (\$)	87,754,300	339,550,934	1,054,017,685
Median Household Income (\$)	62,297	70,460	73,281
Average Household Income (\$)	72,048	86,753	92,239
Per Capita Income (\$)	31,501	35,405	37,787

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	0	218,655	530,541
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	78,245.1	269,729.2	795,457.6
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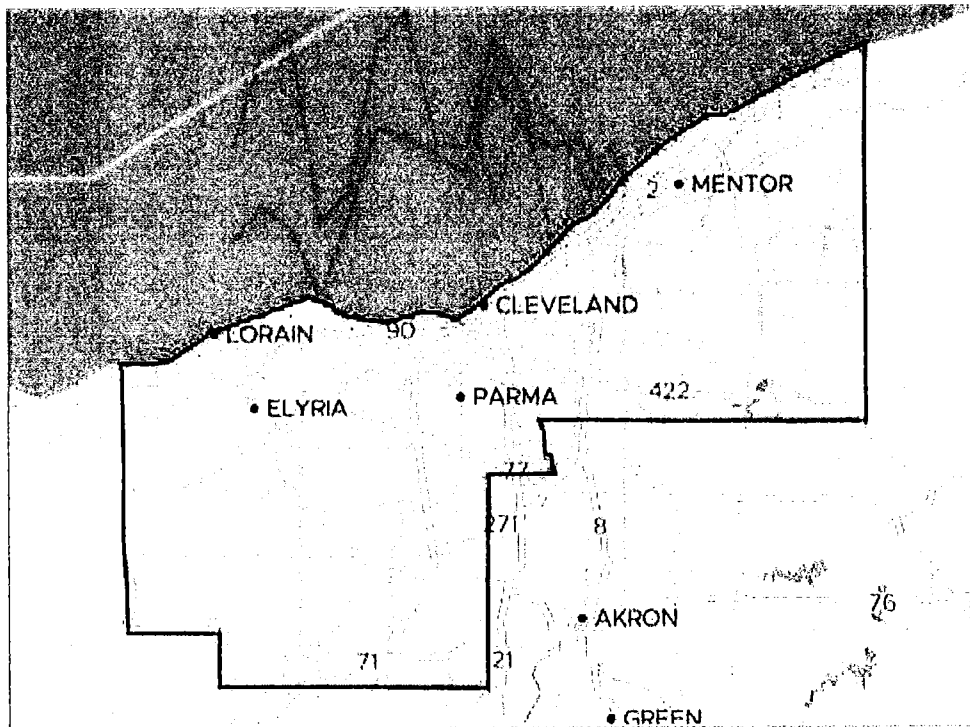
EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	0	1,604	6,770
Establishments, Total (by Place of Work)	0	198	512

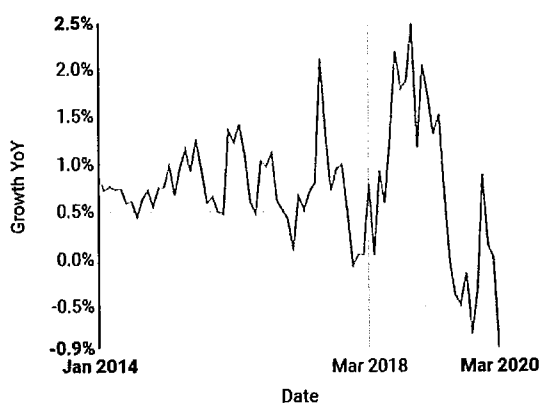
The demographic profile indicates that the population and household numbers are projected to increase over the next five years. It also indicates that the household and per capita income levels are at moderate to moderately high numbers and the population density is in the low to moderately low range.

MARKET SUMMARY

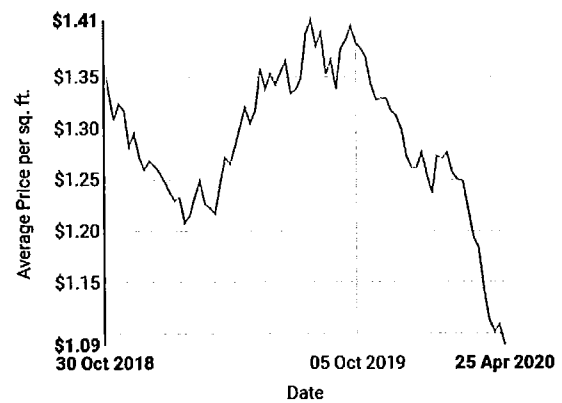
Cleveland-Elyria, OH



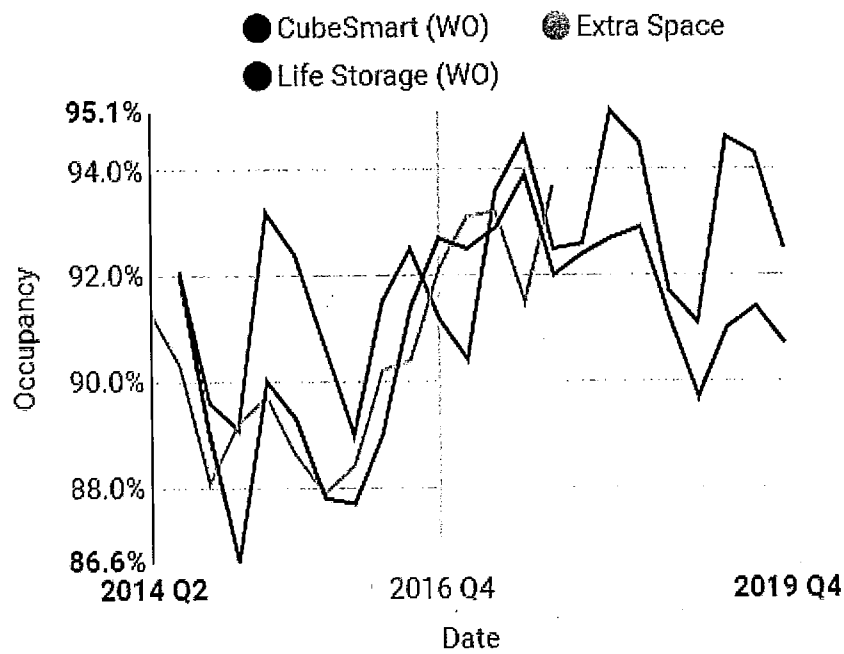
Employment



Pricing



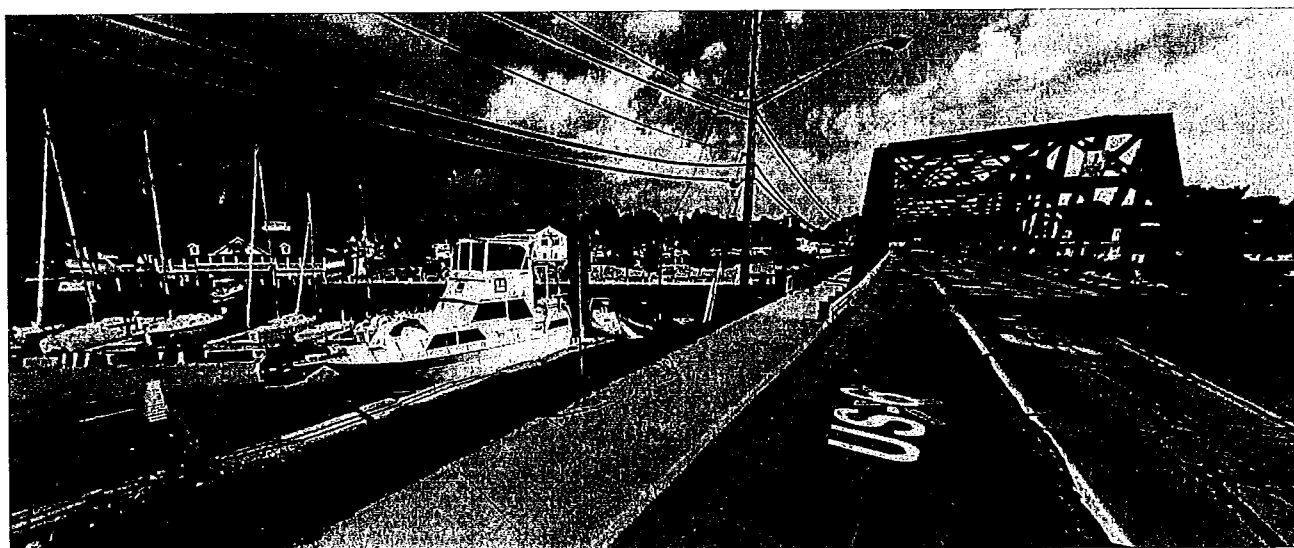
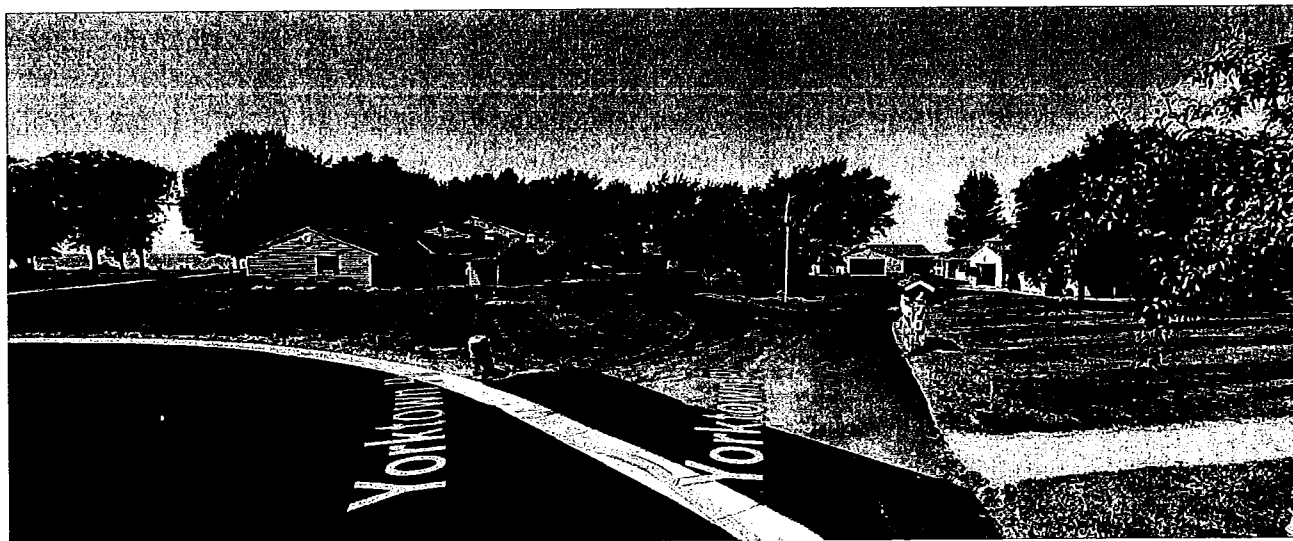
Occupancy



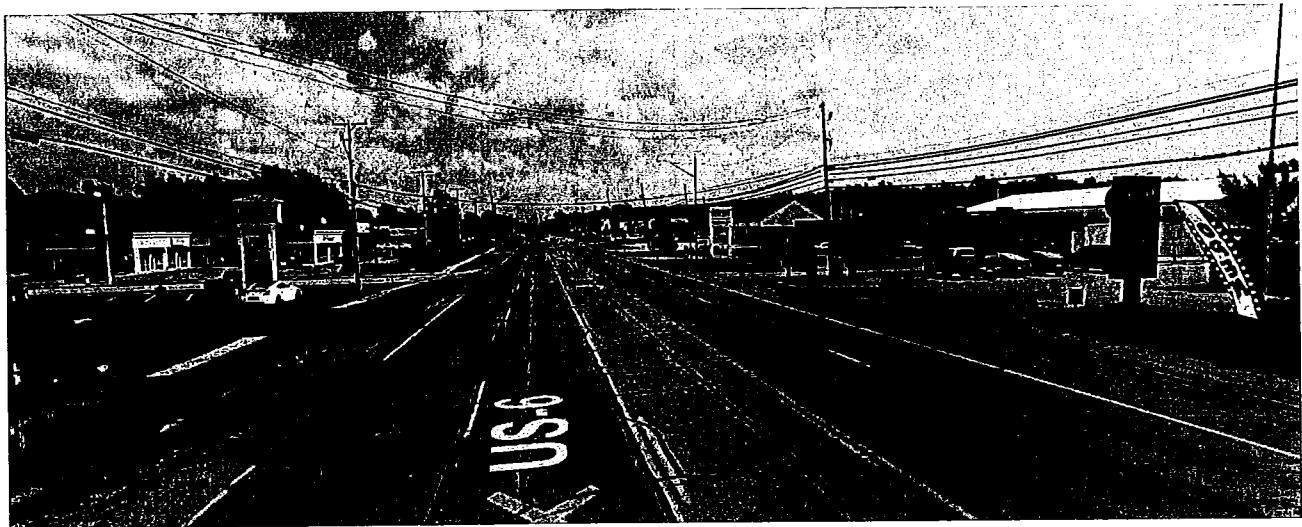
NEIGHBORHOOD

The neighborhood in close proximity to the subject site is primarily comprised of vacant land parcels, single family homes and residential neighborhoods and a number of commercial enterprises of various types and sizes.









COMPETITORS BY LOCATION



In most subject markets there are additional self storage competitors we may not have included in the map and profiles. If we have not included any competitors within the subject market it is due to those facilities being very small or small (as related to rentable square footage or numbers of units) and/or their being so limited in quality and amenities as to not warrant consideration as a competitor of the subject site.

An important step in determining the feasibility of building a self storage facility at a particular location is the level and quality of competition within the target market area as well as the potential for future competition. The examination of the existing competition must be done using both market demand calculations and a review of the quality of the market competitors.

The 'quality' issues include the examination of the competitive stores' curb appeal, ingress and egress, over-all visibility, the professionalism of the management staff, security features, the facility's Unit Mix between standard and climate controlled spaces and the competitors' locations relative to the subject site within the target market area.

We should point out that there is a clear delineation between 'primary' and 'secondary' competitors. 'Primary' competitors consist of those self-storage facilities that are the most likely to compete for the same tenant base as the subject site. These competitors are determined by proximity to the primary market, amenity level, marketing prowess and management expertise. A self-storage facility that is close in proximity may not necessarily qualify as a primary competitor if the level of amenities is low, they have no marketing in place or the management is of a very low quality.

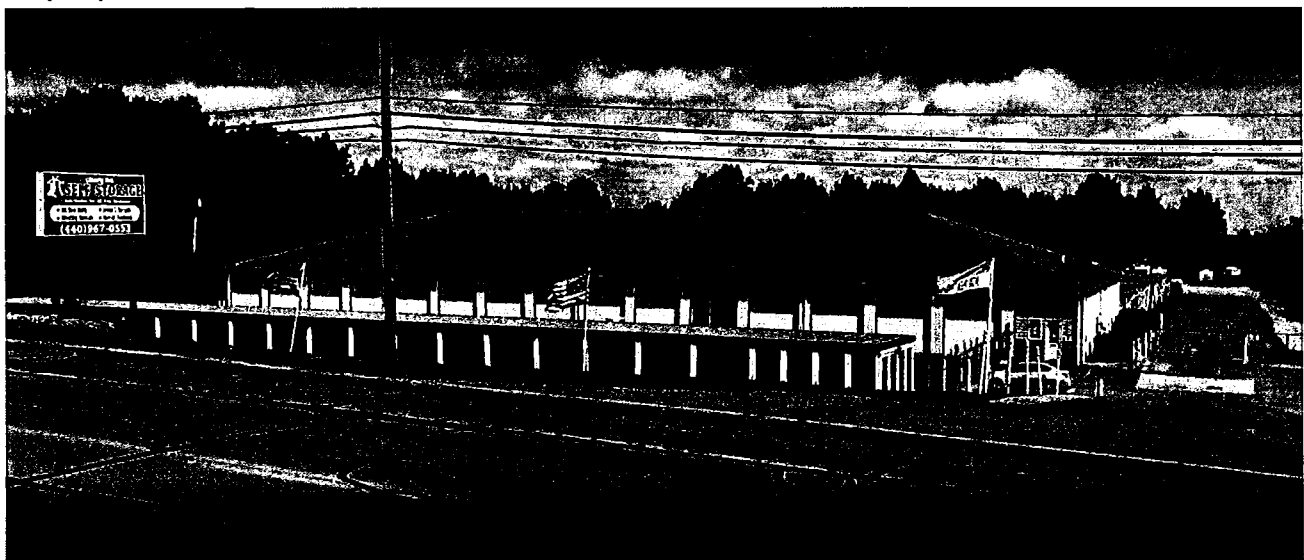
When deciding on the primary competitors, we ask ourselves 'if a prospective tenant does not rent from the subject site, where would they rent?'

COMPETITOR PROFILES²**1. Liberty Avenue Self Storage 3032 Liberty Ave Vermilion, OH 44089 (440) 967-0553**

Distance from Subject	Year Built	Occupancy	Net Square Feet	REIT?	Single or Multi Story	Generation
0.28 miles	1990s	Unknown	+/- 60,620	No	Single	1 st
Climate Control	Controlled Access Gate	24 Hour Access	Convenient Parking	Door Alarms	Cameras	Fire Sprinklers
No	Yes	No	Yes	No	No	No
Boat/RV Parking	Covered Parking	Truck Rental	Retail Ready Office	Resident Manager	Elevator	Drive Surface
Yes	No	No	Yes	No	No	Asphalt
Property Ratings	Visibility	Location	Traffic Count	Access	Condition	Curb Appeal
	A	B	B+	B+	C	C
Drive Width	Manager	Office Quality	Overall Rating	Office Hours	Office Hours	Access Hours
B			B-	M-F 11-6	Sat 10-6 Sun Closed	
Website	Online Rates?	Dynamic?	Reservations?	Specials?	Features?	Overall Rating
No						

	5x5	5x10	10x10	10x15	10x20	Parking
Climate Down						
Climate Up						
Non Climate						

Comments: left message

Property Photo

² The Competitor Profiles are completely filled in during onsite visits as part of the scope of work in a full Feasibility Study.

2. Lorain Baumhart Storage 6201 Baumhart Road Lorain, OH 44053 (440) 960-0220

Distance from Subject	Year Built	Occupancy	Net Square Feet	REIT?	Single or Multi Story	Generation
1.88 miles	1990s	85-90%	+/- 20,435	No	Single	2 nd
Climate Control	Controlled Access Gate	24 Hour Access	Convenient Parking	Door Alarms	Cameras	Fire Sprinklers
Yes	Yes	Yes	Yes	No	Yes	No
Boat/RV Parking	Covered Parking	Truck Rental	Retail Ready Office	Resident Manager	Elevator	Drive Surface
Yes	No	No	Yes	No	No	Concrete/Gravel
Property Ratings	Visibility	Location	Traffic Count	Access	Condition	Curb Appeal
	A	B	B+	A	B	B+
Drive Width	Manager	Office Quality	Overall Rating	Office Hours	Office Hours	Access Hours
B			B+	M-F 11-5	Sat 8-3 Sun Closed	24 hours
Website	Online Rates?	Dynamic?	Reservations?	Specials?	Features?	Overall Rating
Yes	Yes	No	No	No	Yes	B

	5x5	5x10	10x10	10x15	10x20	Parking
Climate Down		\$64.99			\$159.99	\$45
Climate Up						
Non Climate	\$34.99	\$44.99	\$74.99	\$88.99	\$107.99	

Comments: online rates are wrong, only have 5x10, 10x10 and 10x15 available in non climate, only have 2 10x20 and 3 5x10

Property Photo



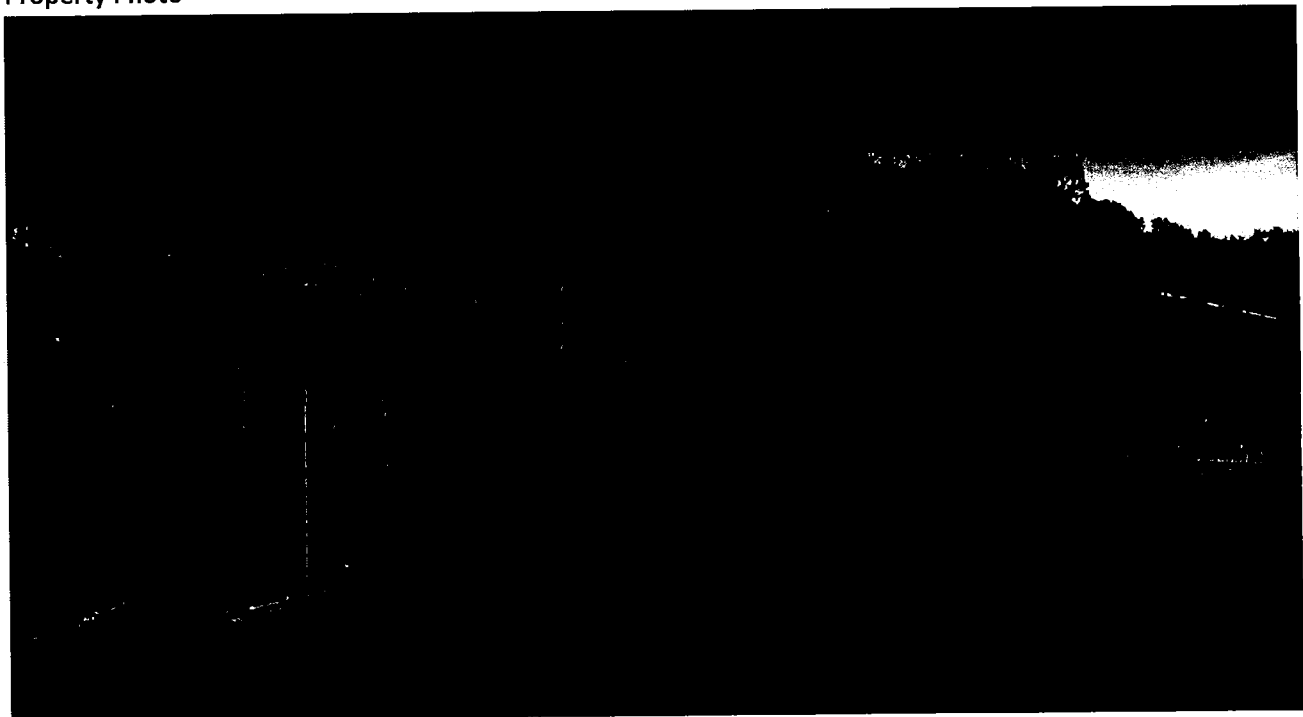
3. **Baumhart Road Self Storage** 6299 Baumhart Road Lorain, OH 44053 (419) 668-4532

Distance from Subject	Year Built	Occupancy	Net Square Feet	REIT?	Single or Multi Story	Generation
2.04 miles	1990s	95%	+/- 23,490	No	Single	1 st
Climate Control	Controlled Access Gate	24 Hour Access	Convenient Parking	Door Alarms	Cameras	Fire Sprinklers
No	No	No	Yes	No	Yes	No
Boat/RV Parking	Covered Parking	Truck Rental	Retail Ready Office	Resident Manager	Elevator	Drive Surface
Yes	No	No	No	No	No	Asphalt
Property Ratings	Visibility	Location	Traffic Count	Access	Condition	Curb Appeal
	C	B	B+	A	B	B
Drive Width	Manager	Office Quality	Overall Rating	Office Hours	Office Hours	Access Hours
B			B	By appt		6AM-1AM
Website	Online Rates?	Dynamic?	Reservations?	Specials?	Features?	Overall Rating
No						

	5x5	5x10	10x10	10x15	10x20	Parking
Climate Down						\$60
Climate Up						
Non Climate		\$60	\$80	\$100	\$120	

Comments: only have 10x15 and 10x20 available now

Property Photo



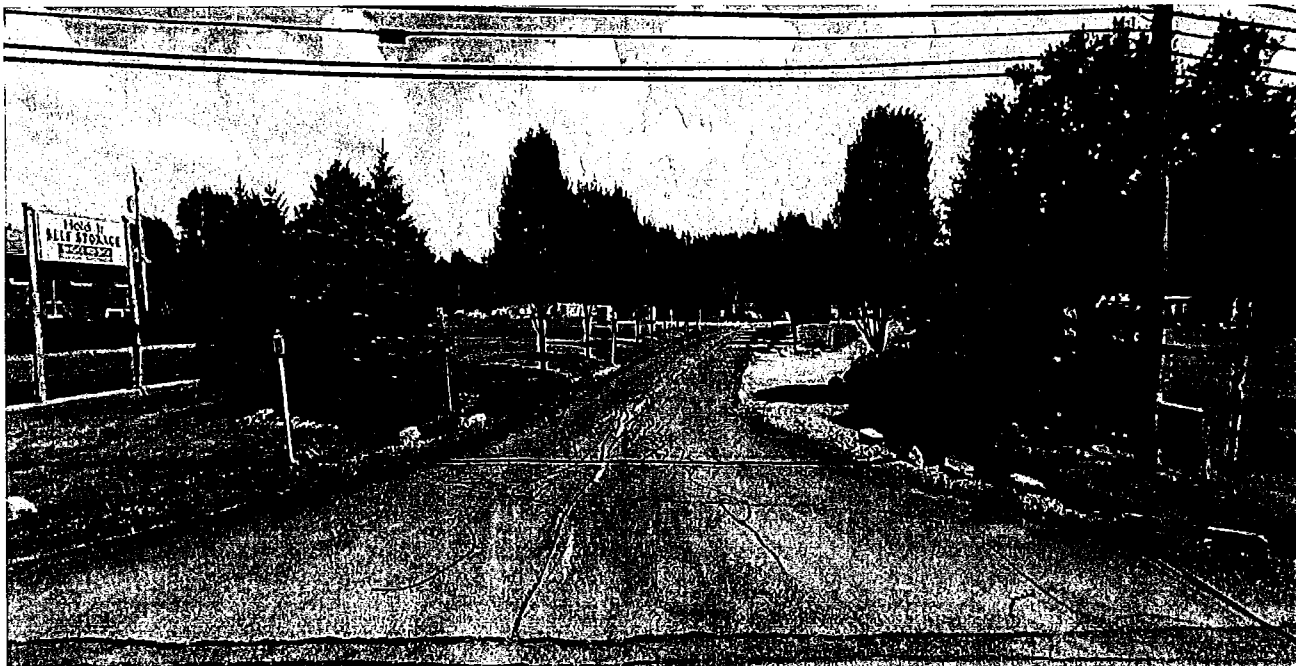
4. Hold It Self Storage 5201 W Erie Ave Lorain, OH 44053 (440) 960-1890

Distance from Subject	Year Built	Occupancy	Net Square Feet	REIT?	Single or Multi Story	Generation
4.32 miles	1990s	95%	+/- 39,085	No	Single	2 nd
Climate Control	Controlled Access Gate	24 Hour Access	Convenient Parking	Door Alarms	Cameras	Fire Sprinklers
No	Yes	No	Yes	No	Yes	No
Boat/RV Parking	Covered Parking	Truck Rental	Retail Ready Office	Resident Manager	Elevator	Drive Surface
Yes	No	Yes	Yes	No	No	Asphalt
Property Ratings	Visibility	Location	Traffic Count	Access	Condition	Curb Appeal
	C	B+	B	B+	B	B
Drive Width	Manager	Office Quality	Overall Rating	Office Hours	Office Hours	Access Hours
B			B	M-F 9:30-5:30	Sat 9:30-5:30 Sun Closed	6AM-10PM Daily
Website	Online Rates?	Dynamic?	Reservations?	Specials?	Features?	Overall Rating
Yes	Yes	No	Yes	No	Yes	B

	5x5	5x10	10x10	10x15	10x20	Parking
Climate Down						\$70
Climate Up						
Non Climate	\$32.70		\$89			

Comments: only offer available rates, only have a 5x5 and 1 10x10 available now

Property Photo



POTENTIAL NEW SELF STORAGE DEVELOPMENT

Our review of a subscription based new construction database indicated the following:

There are no new self-storage developments either in planning stages or under construction within the subject market.

It is important to note that despite any one group's due diligence efforts in determining whether or not new self storage developments may or may not be coming into a particular sub-market, there is always the possibility that a new development is planned but has not yet progressed sufficiently to have shown up in any new construction websites or databases.

DEMAND ANALYSIS

A widely accepted methodology for calculating demand in a market is to examine the amount of storage square footage in the market per capita. **The reader is cautioned that the square-foot-per-capita analysis lacks some credibility.** A benchmark that reflects saturation or demand levels has not been established for any U.S. market. Sufficient data is not available to determine what the threshold for demand may be. Furthermore, making use of the Self-Storage Almanac metro guides and top markets is problematic because of their methodology in determining the supply. What the Almanac has done is to apply an average size facility of 39,668 square feet and multiply the number of facilities in a market (presumably from the phone book) times 39,668. That is how they calculated the number of square feet in a market. The analysis is only as good as the analyst's confidence that the average size of stores (facilities) is the same in every market in the U.S., and that the average size is 39,668.

It is also important to note that this methodology makes no distinction between demand for climate controlled and non-climate controlled storage space. This distinction is a critical factor in the evaluation of demand for the subject property. Other important demand drivers ignored by this methodology include per capita income levels and market rental rates.

What one will find in making use of data from the Almanac is that it is difficult to draw any conclusion as to what the "right" or maximum square-foot-per-capita number is. For example, the highest level is in Boise ID at 12.64 square feet per capita. The lowest is in the New York metropolitan area at 2.82 square feet per capita. In both markets, occupancies can be found to be similar. You cannot, therefore, conclude that the supply threshold for New York is over 10 times the current supply.

The only way to properly assess and analyze square-foot-per-capita demand analysis is to first get an accurate count of square footage. Second, the supply needs to be juxtaposed with occupancies. There are only too many square feet per capita when there are too many available square feet, as measured by vacancy. That is to say that the number of square feet per capita has to be quantified by occupancy, and when occupancy drops, then supply has exceeded demand.

This market analysis would indicate that the five-mile subject market is most likely 'under-supplied' as evidenced in part by the anecdotal evidence of mostly moderately high to high occupancy levels thru onsite manager comments and the dynamic pricing models utilized by some of the competitors. (On those websites that use dynamic pricing, unit sizes with limited or no availability will either not be listed on the site or not have any promotion discounts or indicated 'call for availability' instead of 'reserve'). We believe that the review of the market and the competitors would indicate that there is some amount of unmet demand in the market for the contemplated improvements and the demand calculations and anecdotal evidence of higher occupancy levels appear to substantiate that indication.

While we do not necessarily prescribe to calculating and reviewing the demand numbers in a 'vacuum', we have made those calculations using averages facility sizes and MSA demand and supply numbers from the Self Storage Almanac and a **review of those numbers would support the development of at least a modest amount of additional self-storage space as contemplated with the development project.**

Those demand calculations follow.

Using the national average demand calculation number for comparison, as well as the State and National demand calculations the analysis would indicate that there is likely at least a modest amount of excess supply within the one-mile and three-mile demographic profiles but at least a modest amount of unmet demand within the five-mile demographic profile. We should note that it is our belief that the primary demographic that would constitute a large percentage of the potential tenant base resides within five-miles of the subject site.

Notes:

- **'Radius'** refers to the mile radius within the sub-market with the subject site as the central point in that radius.
- **'Subject Property'** is referring to the square foot per person within the subject site within the particular radius.
- The **'MSA SQ/CAP'** is the comparison number used per the 2020 Self Storage Almanac that represents the amount of rentable square feet per person in the subject site MSA (Metropolitan Statistical Area)
- The **'State SQ/CAP'** is the number reported by the 2020 Self Storage Almanac for the state in which the subject site is located.
- The **'US Average'** is the amount of square footage per person across the US as reported in the 2020 Self Storage Almanac. We use this average number for our demand calculation analysis as the subject market would be considered 'under-supplied' given the low average per person number.
- The **'Highest MSA/US'** is the highest average square foot per person noted in the US, the Boise ID MSA.
- The **'Lowest MSA/US'** is the lowest average square foot per person noted in the US, the New York MSA.
- The first section of the calculated demand includes the market competitors.
- The second section of the calculated demand includes subject property and the market competitors.

- There are two columns of calculated demand in each section:
 - The first column calculates the demand including the population as reported in the demographic report plus an additional 10% of demand calculated for commercial users.
 - The amount of commercial users can vary from nearly 0% to a much more substantial percentage, depending on subject site location and the demographic profile of the subject market. We have used 10% for the subject site due to the location in a suburban market within a commercial/retail area.
 - The second column calculates the demand including the population as reported in the demographic report with no amount of demand calculated for commercial users.

RADIUS		SUBJECT PROPERTY		MSA SQ/CAP	STATE SQ/CAP	SF EQUIL	HIGHEST MSA US	LOWEST MSA US	US AVERAGE		
				4.44	4.99	6.97	12.64	2.82	5.71		
			Variances								
1 MILE		19.97		15.53	14.98	13.00	7.33	17.15			
3 MILE		10.65		6.21	5.66	3.68	-1.99	7.83			
5 MILE		5.04		0.60	0.05	-1.93	-7.60	2.22			
CALCULATION											
Demand Calculations Including the noted competitors in the subject market											
	2019	# OF	SQUARE	SQUARE FEET		Potential Unmet Demand		Potential Unmet Demand			
	POPULATION	FACILITIES	FOOTAGE	PER CAPITA		Comp: MSA SF/Person		Comp: MSA SF/Person			
						Plus 10% Commercial		No Commercial			
RADIUS											
1 MILE	3,036	1	60620	19.97		-37343			-39459		
3 MILE	9,820	3	104545	10.65		-29255			-36100		
5 MILE	28,479	4	143630	5.04		74718			54869		

The **GREEN** highlighted numbers indicate the amount of unmet square footage demand within the various demographic profiles.

Any **RED** highlighted numbers would indicate the amount of over-supply within the various demographic profiles.

We should note that we have used estimated square footage sizes for the market competitors based on local assessor or other websites and/or google earth views. While it is likely these facility sizes would change with a more thorough onsite market study we do not believe the numbers would change dramatically.

While we acknowledge that consideration of a particular market's per person square footage demand is an important consideration when contemplating the development of a new self storage facility we also strongly believe that there is a temptation to assign far too much importance to this one aspect of a potential development.

Vermilion OH

These demand numbers and anecdotal occupancy levels would suggest that there is likely at least a modest amount of unmet demand within the five-mile demographic profile of the subject site and that it is more than likely that this subject market is under-supplied.

LEASE-UP PERIOD

To deliver the most successful pricing plans, many factors are evaluated including street rates, discounts, inventory levels, historic trends, and move-in specials. Combining the data to determine optimal target occupancy for a specific self-storage store is somewhat of an art form. As always, business conditions in a facility's immediate market area must be considered when creating occupancy strategies for individual storage stores.

Since self-storage is a highly localized industry, conditions in the immediate market area surrounding the store can have a major impact on occupancy rates. Factors such as a depressed local economy or the opening of a new storage facility in the area can potentially lead to a decline in occupancy.

On the other end of the spectrum, new home developments, an explosion in recruitment at local companies, and other dynamics are often met with sharp increases in occupancy rates.

In general, most industry experts agree that target occupancy rates for self-storage stores in the U.S. should hover in the 90 to 95 percent range. When a store has too many unoccupied units, it is unable to generate money to its full potential. On the other hand, self-storage facilities with too few vacant storage spaces will have to turn customers away—some of whom would have been willing to pay more for a unit than the current tenants are paying. In addition, most unserved potential customers will end up as tenants at competing self-storage stores.

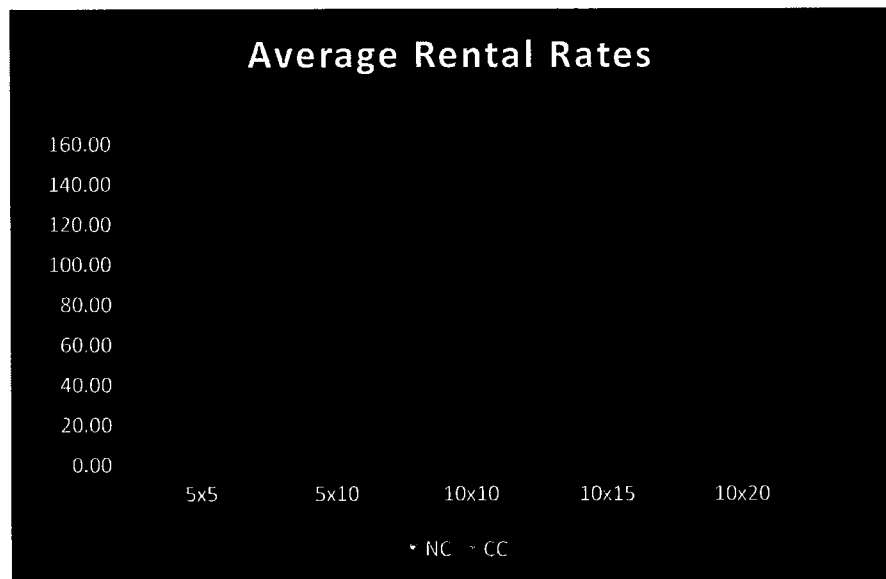
Due to the current unmet demand for self-storage space in the micro market as represented by the mostly moderately high to high occupancy levels in the market, it is our opinion that the subject facility should anticipate a 30-36 month lease-up period to stabilization. This assumption is predicated upon the belief that the market will remain as strong as it currently is and that the developer will upgrade, manage and market the facility as an 'A+' facility using most, if not all, of the included recommendations (such as employing only the highest caliber of onsite management). We also predicate this opinion on the recognition that the developer is an experienced self-storage operator or will utilize the services of an experienced self-storage operator or third-party management company.

This assumption is based on the following:

- There is some amount of calculated and anecdotal unmet demand for new self-storage inventory near the subject facility based on the estimated and known occupancy levels of the market competitors as well as comments from competitor managers.
- There are no other known potential self-storage projects in development within the subject micro-market.
- The management expertise level at the subject site should afford the new facility a substantial sales and marketing advantage over the market competitors.

COMPETITOR RATE MATRIX

NON CLIMATE CONTROL										
PROPERTY	Map #									
			5 x 5		5 x 10		10 x 10		10x15	10 x 20
Liberty Avenue Self Storage	1	\$	0.00	\$	0.00	\$	0.00	\$	0.00	\$ 0.00
Lorain Baumhart Storage	2	\$	34.99	\$	44.99	\$	74.99	\$	88.99	\$ 107.99
Baumhart Road Self Storage	3	\$	0.00	\$	60.00	\$	80.00	\$	100.00	\$ 120.00
Hold It Self Storage	4	\$	32.70	\$	0.00	\$	89.00	\$	0.00	\$ 0.00
Average		\$	33.85	\$	52.50	\$	81.33	\$	94.50	\$ 114.00
CLIMATE CONTROL										
PROPERTY	Map #									
			5 x 5		5 x 10		10 x 10		10x15	10 x 20
Liberty Avenue Self Storage	1	\$	0.00	\$	0.00	\$	0.00	\$	0.00	\$ 0.00
Lorain Baumhart Storage	2	\$	0.00	\$	64.99	\$	0.00	\$	0.00	\$ 159.99
Baumhart Road Self Storage	3	\$	0.00	\$	0.00	\$	0.00	\$	0.00	\$ 0.00
Hold It Self Storage	4	\$	0.00	\$	0.00	\$	0.00	\$	0.00	\$ 0.00
Average		\$	0.00	\$	64.99	\$	0.00	\$	0.00	\$ 159.99

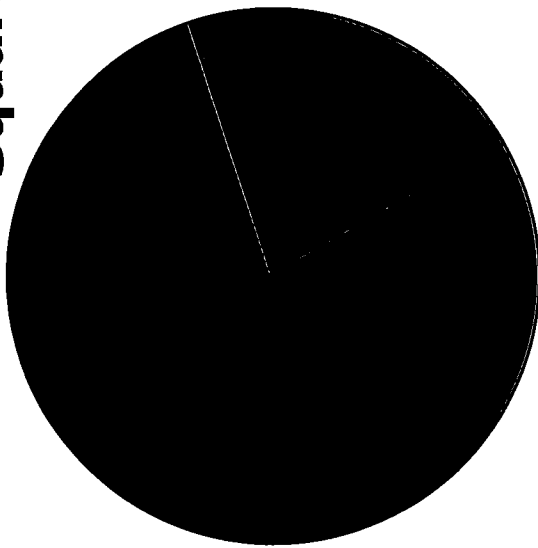


RECOMMENDED UNIT MIX

[illegible]

We have recreated, more or less, the unit mix as contemplated by the developer.

Square Footage By Percentage Unit Mix Composition



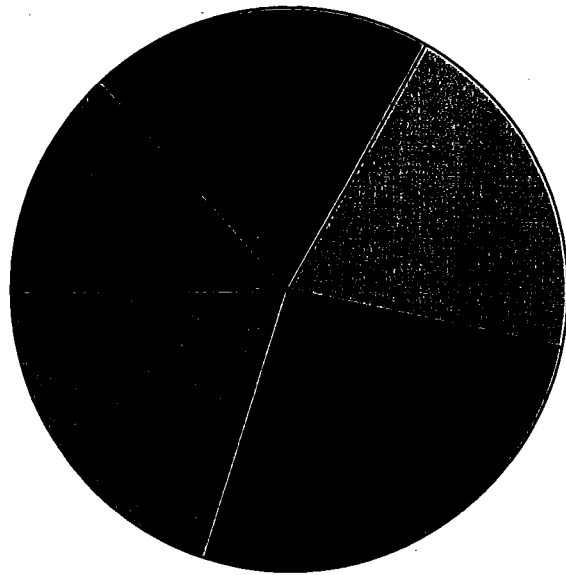
■ 8 x 8 64 Standard DOWN

■ 8 x 13 104 Standard DOWN

■ 8 x 20 160 Shipping Containers

■ 8 x 40 320 Shipping Containers

of Units By Percent Unit Mix Composition



- 8 x 8 64 Standard DOWN
- 8 x 20 160 Shipping Containers
- 8 x 13 104 Standard DOWN
- 8 x 40 320 Shipping Containers
- 12 x 35 320 Parking

056

[illegible]

This income statement is intended to give the reader an overview estimation of the stabilized income and expenses of the subject site. We have used typical, customary expenses based on per square foot averages for the various expense categories with some adjustments for the region and location of the subject site. We have also included no management fee, a 90% stabilized economic occupancy and a 2% ancillary income percentage. We should note that these numbers, both on the income and expense side of the statement, can and will likely be adjusted within the scope of a more detailed financial feasibility study.

We have also assumed that the facility would be managed, at most, on a part-time basis and so would recommend that the developer consider adding automated technologies and operations to the facility in order to mitigate the lack of a full-time, onsite manager.

It should be noted that this income statement is assuming the site at stabilization and as such we assume a 4% increase in the gross potential revenue and 3% increase in expenses and so the gross potential at this point in the 'life' of the facility would be an increase over the gross potential contemplated with the recommended unit mix. *Please note that these increase assumptions will account for the differences in the gross potential rent from the recommended unit mix and the income statement.*

The income portion of the income statement consists of rental income and 'other' income. The other income includes late fees, tenant insurance payments, retail merchandise sales and various other 'ancillary' income sources. This amount would be adjusted up, for example, should the developer add truck rentals to the operation, and would be adjusted down should the developer choose not to offer tenant goods insurance or creates a limited retail sales offering.

It is important to note that the viability of any particular self storage development or conversion project is highly impacted by the acquisition costs of the land or building, site work, hard and soft costs, etc and that the scope of the Desktop Market Study does not contemplate the estimated construction costs, costs of lease-up reserves, cash flows, or financial return calculations.

OPERATIONS/MARKETING RECOMMENDATIONS

- **Signage.** We cannot over-estimate the value of highly visible, colorful signage. Self-storage is primarily a retail business and proper signage is critical. We recommend that the reader consider maximizing the amount of signage allowed:
 - 'Self Storage' should be the largest words on the sign
 - Facility phone number in large numerals
 - Manual reader boards are not recommended, but if the budget allows, an electronic reader board can be used to point out specials, community events, time & temperature, etc.
 - We highly recommend that the developer immediately create a 'Coming Soon!' sign on the property with an 800# to begin monitoring demand and creating a 'pre-leasing' energy. Such a sign might also work to discourage any potential new self storage developments in the subject market.
 - The developer might consider having a third party call center answer the 'Coming Soon' phone number, especially as the opening of the facility becomes imminent and pre-leasing opportunities start to happen.
- **Trucks.** There is a strong relationship between self-storage and truck rentals indicated by the large percentage of customers who rent trucks when moving into and out of self-storage (+/- 25%). We recommend that the developer consider adding Uhaul rental trucks at the subject site.
 - **Uhaul 800-528-0361** www.uhaul.com/dealer
- **Call Center.** Already a proven strategy among the big boys in the U.S. marketplace, the call center concept is noted as one of the greatest competitive advantages in all of self-storage. Self-storage operators cannot afford to miss prospective customer inquiries and will not miss those calls by using a third party call center. We are surprised that in 2016 that any existing self-storage facility does not use a call center. The call center provides self-storage owners with a remote level of services that range from answering all facility calls, rollover facility calls that give managers the opportunity to answer first, and after-hour facility calls.

Moreover, call centers can handle all incoming calls with 24/7 options. The strategy allows the manager to focus on operational duties, marketing, and face-to face customer service. The value of every rental is far too high to trust to an answering machine. Too many studies indicate that potential customers simply will not leave a message and continue to call through the Yellow Pages or various web sites (or other marketing sources) until they are able to reach someone. Self storage centers are at a clear marketing disadvantage in their marketing efforts by not using a call center.

- The call center answers the phone when the manager can't (usually after the third or fourth ring as well as before and after the facility office closes)
- The calls transfer seamlessly to the call center and oftentimes the customer doesn't know they have reached a call center.
- The call center agent can take a reservation, take a payment, answer questions about the account, etc.
- The call center will increase rentals and increase customer service.
- Managers have to be trained to effectively utilize the benefits of a call center.

Self Storage Call Centers we highly recommend:

- **XPS** – Mike Roberts 972-865-4312 www.xpsusa.com
- **Automated Storage** – Dakota Harwell – 205-503-8267
- **State-of-the-Art Security.** The developer should make no compromises in security technology.
 - Individual door alarms are not recommended for this facility.
 - Access controlled facility entry
 - Recorded security surveillance
 - A large number of security cameras
 - Large security camera monitors placed behind the sales counter so that customers can see that the facility is being monitored.
 - We highly recommend contacting PTI Security Systems, 800-523-9504 www.ptisecurity.com
- **Tenant Goods Insurance.** The facility should offer the benefit of pay-with-payment tenant goods insurance to the tenants.
 - Tenant goods insurance is designed to protect tenant goods for various maladies typically including theft and natural disasters.
 - We highly recommend contacting the following tenant insurance companies:
 - **Bader Company** – Tim Parnell 888-223-3726 www.baderco.com
 - **StoreSmart Insurance** – Michael Rhoads 888-545-7627 www.storsmartinsurance.com
- **Marketing Plan:** The developer should immediately employ a consultant to develop a complete and detailed marketing plan for the store. The marketing plan should include many of the suggestions listed including a direct mail 'drip' campaign to local businesses and a 'declutter sale ready' service for realtors. The marketing plan should give specific costs and implementation strategies.
- **Sales Management:** A specific plan for monitoring on-site sales effectiveness and retail sales should be a strong component of the management plan.
- **Extended Access Hours:** The store should offer extended access hours and, commensurate with the extended access, increased security. The recommended gate hours are 6:00 am to 10:00 pm, seven days a week. Commercial tenants should be offered extended hours as needed.

- **Internet Strategy:** Today, more and more self-storage owners are continuing to incorporate self-service into their website storefronts to compete for added rentals. Consumers are carrying around smartphones—business tools in the palms of their hands. And as a result, storage companies with optimized websites are enjoying great success by renting units on-demand. For new online tenants, it is a welcome reprieve from the task of visiting a store during office hours and dealing with all the paperwork in person.

Should this trend continue, facilities that dismiss the use of a functional website will find themselves unable to serve and engage a broader customer base through Web and mobile channels. In fact, current case studies reveal how online storage shoppers are responding when facilities implement a personalized Web-mobile rental channel.

The Marketing plan should have an E-Commerce component and should deploy a strong Internet presence. The E-Commerce strategy should include:

- Website
 - Easy to navigate
 - Clear 'call to action'
 - 'clutter-free'
- On-line rental capability
 - Allows potential customers to conduct business with you when you are not open
 - Research clearly indicates this is a highly desirable service for customers.
- Search engine optimization
 - It is important that facility's website ranked consistently high among web searches within the subject market
- On-line payment options
 - Credit cards
 - Debit cards
 - ACH
- Link to call center during business hours
 - Call center can implement 'live chat' for facility
- Real-time inventory management
 - Accurate availability.
- We highly recommend contacting Chris Baird at **Automatit**, 520-293-4608 www.automatit.net.
- **Automated Technology.** We recommend that the developer consider adding automated technology to the subject facility. This technology extends the reach of customer acquisition and customer service. In an industry that typically serves customers in person between the hours of 9 to 5, incremental sales and reduced labor costs represent the top drivers that motivate owners to integrate automated technology. In turn, the reality of losing recurring business to nearby competitors marks these new technologies as one of the most prominent strategic solutions. This is because automated technology is always onsite to take care of a new renter—keeping a facility open when others in the marketplace are closed.

- This technology has several benefits:
 - Low cost for the initial investment.
 - Extends rental hours when tied to one of the third party call centers.
 - Reduces staff activities and may allow for reduction of operating hours.
 - Reduced operating costs and increased profits, NOI and asset values.
 - Creates a unique marketing and sales position for the subject facility.
 - Automation allows owners and operators the ability to conduct business both during and outside of normal office hours, thereby helping to maximize income for self-storage facilities.
- **USP:** The store should have a strong Unique Selling Proposition to set it apart from the competition.
 - Automated payments and rentals.
- **Affiliations to Gain Sales:** The developer should consider Preferred Partner Programs to increase traffic.
 - Apartment managers
 - Home Owner's Associations
 - Pizza Delivery stores
 - Realtors
- **Guerilla Marketing:** The Marketing Plan should address a direct sales effort to area businesses and multi-family communities.
- **Direct Marketing and Community Involvement:** The store managers should be active in the local Chamber of Commerce. **Self-storage is a local business** that relies on referrals. Chamber members know many people in the community.
- **Direct Mail Campaign:** The Marketing Plan should identify the targets, frequency and nature of a direct mail campaign. The plan may or may not include Val-pak recommendations.
- **Collateral Materials:** Hire a self-storage marketing consultant to create a logo, brochures, collateral, web page, property signs, etc. The developer can contact Brett Copper at Self Storage 101, 205-643-0712, the Self Storage Association or the Ohio Self Storage Association for recommendations.
- **Competitor Referral Program:** A program to receive referrals from competitors should be developed.
- **Tenant Retention Program:** A specific program for tenant retention should be developed as part of the management plan.
- **B2B Marketing:** A specific marketing effort to attract commercial customers should be presented.
- **Custodial Management:** Commit to keeping the property "clean and green." There is longstanding value to keeping the property in exceptional condition. Landscaping doesn't need to be elaborate, just well-maintained.

- **Management Software:** The subject facility should use a web-based management software system. The newer programs now available to the self-storage industry allow owner-operators to review reports and on-site activities in real time and the array of reports allows for more effective oversight of the facility. Owners can more readily review various rent change scenarios, check for rent allowances and discounts and implement tenant rent increases, all without necessarily engaging the onsite manager. (We are not recommending that all functions, such as rent increases, be implemented without manager 'buy-in.) We highly recommend contacting the following companies about their management software programs:
 - Syrasoft Mark Somers 315-236-5496, www.syrasoft.com
 - storEdge Austin Jones 913-954-4110, www.storedge.com
 - WebSelfStorage Toni Colasso 866-693-6683 www.webselfstorage.com
 - Sitelink Dave McCormack 919-865-0789, ext 1 www.sitelink.com

10 Federal Finds Success With Self-Storage Automation: A Case Study of Unmanned Operation

The owner of 10 Federal Storage discusses the role of technology in his company's successful operation of 15 unmanned facilities. Learn how they do it and challenges they've faced when implementing new tools.

At 10 Federal, our focus is on operating unmanned, autonomous self-storage facilities. Over the past four years, we've tried numerous technologies and methods to refine the process, and I'm pleased to report the model is succeeding. Properties that have been on our platform for a minimum of six months have increased net operating income an average of 18 percent. With our debt leverage, this equates to a 52 percent increase in the value of equity invested!

What's important to recognize is technology is replacing labor. It doesn't matter what industry you're in—there are more machines, computers and robots than ever performing work that used to be done by people, and productivity is increasing tremendously through technology use. For example, we have one property manager who oversees all 15 of our locations. That's pretty efficient!

Our goal is to find the maximum point on the curve where one axis is customer satisfaction and the other is cost. Effectively, we're looking for the best tenant experience at the lowest rate. We'll look at any technology that can improve convergence. However, the tools we employ can be used by any self-storage operator. Pick one or all. Any will increase the efficiency of your operation and save you time, money or both.

Before I dive into the details of the technology we use, I want to emphasize that the following is not a definitive list. Our industry is full of great vendors who are constantly refining and improving their products. This is simply what we're using for our current model. I'll distill items into three categories: sales, operation and monitoring. I'll also shared challenges we faced to implement new technology and the effect it's had on our customers.

Sales

Our sales revolve around a leasing-enabled website and kiosk as well as a call center. A leasing-enabled website allows a prospective renter to create an account, select a unit, enter payment information, create a gate code, electronically sign the lease and move into the unit all on his own. Twenty-four percent of our tenants rent through our website without ever talking to us. Not only is this optimal efficiency, it gives us a big advantage. We can lease 24 hours a day, whereas our competition can only rent during business hours. We average three to five leases per facility per month through after-hours leasing.

A leasing-enabled kiosk performs all the same functions as the website. Though only 6 percent of our leases originate through this tool, I still recommend having one. The use is enough to justify the investment, and the kiosk doubles as a pay station and information terminal for customers. Further, it establishes an “office” where renters begin their onsite journey.

Another critical item you need if you’re operating an unmanned facility is a model unit, since after price, the next most common question from customers is, “What size unit do I need?” We either convert an existing office or buy a 10-by-20 portable-storage unit to use as the model. We mark the smaller unit sizes on the floor using colored tape. Placing this near the kiosk allows customers to visualize the space they’ll need.

The call center is the final and most critical sales channel. Seventy percent of our leases originate here. Units are rented over the phone, or the customer can complete the lease at the kiosk or website. You can’t escape having a call center if you go unmanned. We established our own, as unmanned sites were pretty specialized when we started. Now, there are many great call-center options.

None of the above is relevant, however, if the customer doesn’t know about your store, so it’s critical to have an online presence. Start with getting a Google My Business Listing, then supplement with Google AdWords. I love this advertising channel because you can turn it on and off as needed.

Operation

For payments, we only accept electronic—no cash or checks. We lose 10 percent of customers when we acquire a facility and enforce this requirement, but we recover that loss quickly and the system is very efficient.

Next is the overlock challenge, specifically how to release an overlocked renter if there’s no manager onsite. We use a lock system we developed ourselves, but there are other automated lock options in the industry. Even if your facility is staffed, an overlock system will help with efficiency, as the manager won’t have to spend time removing overlocks, and locks can be removed even after hours. It’s a better customer experience.

We do employ part-time maintenance techs who invest an average of 10 to 20 hours per facility per month. That’s still far better than 160 hours per month for a full-time manager. A maintenance tech mows, blows, cleans, overlocks units, takes auction photos and handles other routine tasks. We’re experimenting with 360-degree cameras and virtual-reality headsets that will allow our maintenance director to be “present” with the tech to do things such as walk-throughs or troubleshooting a gate.

Monitoring

We rely heavily on our camera system and are experimenting with analytics cameras. A legacy system records what has occurred on site, but an analytics system can be trained to recognize if a door or vehicle gate is stuck open. Plus, the cameras can see thermally, so they can recognize if a climate-controlled building's temperature is outside of its target range or there's water on the floor, indicating a leak. Our goal this year is to make the analytics cameras our central nervous system to monitor all aspects of the facility and actively notify us of exceptions.

Challenges

We have experienced some challenges when introducing technology at our properties, and they can be divided into two categories. The first we've defined as "the incident of failure rate" and the second is simplicity.

With unmanned operations, we have no one on site to deal with things that fail or break; hence, our goal is to get the frequency of something not working as close to zero as possible. There are a lot of amazing whiz-bang technologies out there, but if they're not extremely reliable, they aren't a good fit for unmanned sites.

Also, when you're unmanned, there's no one on site to explain how anything works. Every process must be as simple as possible so anyone without prior self-storage experience can jump right in and execute.

We work hard to get tenants onboard with our technology. When we acquire a facility and implement new tools, we lose 10 percent of the rent roll, on average. That may sound bad, but that same technology allows us to quickly recover those lost tenants. And, by the way, those are our "least efficient" customers—the ones who insist on paying by cash or check—so we're not exactly sad to see them go.

Most tenants are remarkably comfortable with our technology, as we try to keep it in the vein of interfaces they're already used to, such as a website, kiosk or combination lock. It's all familiar to them thanks to online shopping, Redbox and ATMs.

Whether you're thinking of going unmanned or just looking to find new efficiencies, I encourage you to attend industry tradeshows and see the technologies firsthand. Consider things that are easy to implement, such as connecting your gate to your website and management software. Chances are, everything is already in place, you just need your software provider to flip that switch. Then you can rent units 24 /7! This is just one way you can better serve customers and lower your operating costs.

Vermilion OH

Brad Minsley is a co-founder of 10 Federal Storage LLC, responsible for operations including new-technology development, acquisitions, management functions and finance. 10 Federal operates 17 unmanned facilities in the Carolinas and Virginia

Automation Makes Its Way Into Self-Storage

Many industries are adopting automation to make everyday transactions faster, easier and more convenient for consumers while increasing business efficiency. It was only a matter of time before this trend made it to self-storage. Whether you're depositing a check or buying groceries, many aspects of your daily routine may look very different than they did 10 years ago. Technology has given us tools including bank mobile apps and self-checkout lanes to make everyday transactions faster, easier and more convenient for consumers while increasing business efficiency. Many industries are adopting automation to provide customers and users with fast, real-time results. It was only a matter of time before this trend made it to self-storage. Five years ago, kiosks weren't readily accessible in storage facilities. Customers came in, visited with the manager, went to their units and left. Believe it or not, there wasn't nearly as much hustle and bustle back in 2013. Many sites didn't even have a website, so payments were made in person or through the mail.

Automation is changing the self-storage landscape, enabling owners to cut costs and enhance the customer experience. The one-on-one interaction between tenants and a real person is still significant, however, there are ways to increase efficiency and return on investment without losing that personal touch.

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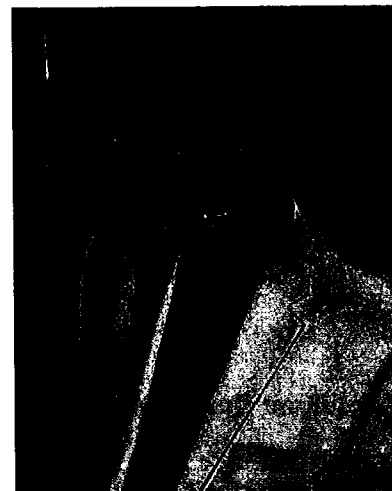
For a self-storage operator, automation allows you to control expenses and increase margins. Online reservations/rentals and keypad gate access will enable you to securely operate your facility beyond traditional business hours, without the incremental cost of an hourly employee. With rental-rate increases slowing down, expense reduction is one way to add more to the bottom line.

Automation may not work at every facility, but it's an option for facilities in rural and urban areas. "Automation can provide a far superior customer experience, which results in higher occupancy and higher rents. We are experiencing these effects first hand on the deals we are acquiring and automating," says Brad Minsely, owner of 10 Federal, which operates 11 self-storage locations in North Carolina.

If you're looking to add technology to your self-storage facility, you're one of many. There are ample benefits to automation.



Bob Copper
Self Storage 101
671 Oak Haven Trail
Columbiana AL 35051
Office: 866-269-1311
Fax: 866-398-5859
www.selfstorage101.com



Consultant Qualifications:

2003-Present Owner, Partner in Charge, Self Storage 101

Founder of Self Storage 101, the industry's leading consultancy firm specializing in Development and Market Feasibility, Operational Improvement and Marketing Implementation. Bob has worked with 100's of independent owners and operators to assist in making informed and profitable decisions in all aspects of self-storage. He has developed, own and managed his own facilities and so has a unique perspective that easily relates to those operators he has consulted with over the years. Bob and the Team at Self Storage 101 specialize in:

- Market and Feasibility Studies
- Acquisition Due Diligence Projects
- Facility Operational Auditing
- Owner, Operator and Manager Training

Bob has authored a number of highly popular books and training manuals related to self storage and is a regular contributor to most of the industry trade journals. He is a regular speaker at national, regional and local self storage meetings and conventions.

2001-2004 Regional Manager, Metro Storage LLC

Oversaw three district managers in four states for Metro Storage, one of the largest operators of self storage facilities in the US. Had complete P&L responsibility as well as asset management, portfolio growth, marketing and adding value to the assets. Developed training programs and assisted district managers with personnel decisions and financial statement reviews.

1998-2001 District Manager, Public Storage

Successfully managed the largest Public Storage district in the country (17 properties). Took over two under-performing districts and turned them into some of the highest performing districts. Responsible for all personnel management, expense control, manager training, property management and operational reporting. Involved in several acquisitions and new-store openings.

Education: Stetson University, 1979-1983

Professional References gladly provided upon request.



www.selfstorage101.com

Bill Copper

Self Storage 101
406 Oliver Approach
Johnson City, TN 37601
Cell 828-381-5631



Consultant Qualifications:

2006-Present Consultant, Self Storage 101

Field Auditor and Data Analyst with Self Storage 101, the industry's leading consultancy firm specializing in Development and Market Feasibility, Operational Improvement, and Marketing Implementation. Bill has worked with dozens of independent owners and operators to assist in making informed and profitable decisions in all aspects of self-storage.

Bill has developed and implemented systems for analyzing and collecting relevant data to:

- Improve operational efficiency
- Measure operational effectiveness
- Assist in determining project viability
- Measure Capital Rate of Return on acquisition projects

Bill has worked closely with clients and industry vendors to aid in market research and development viability for a large number of independent-owner and institutional self storage projects:

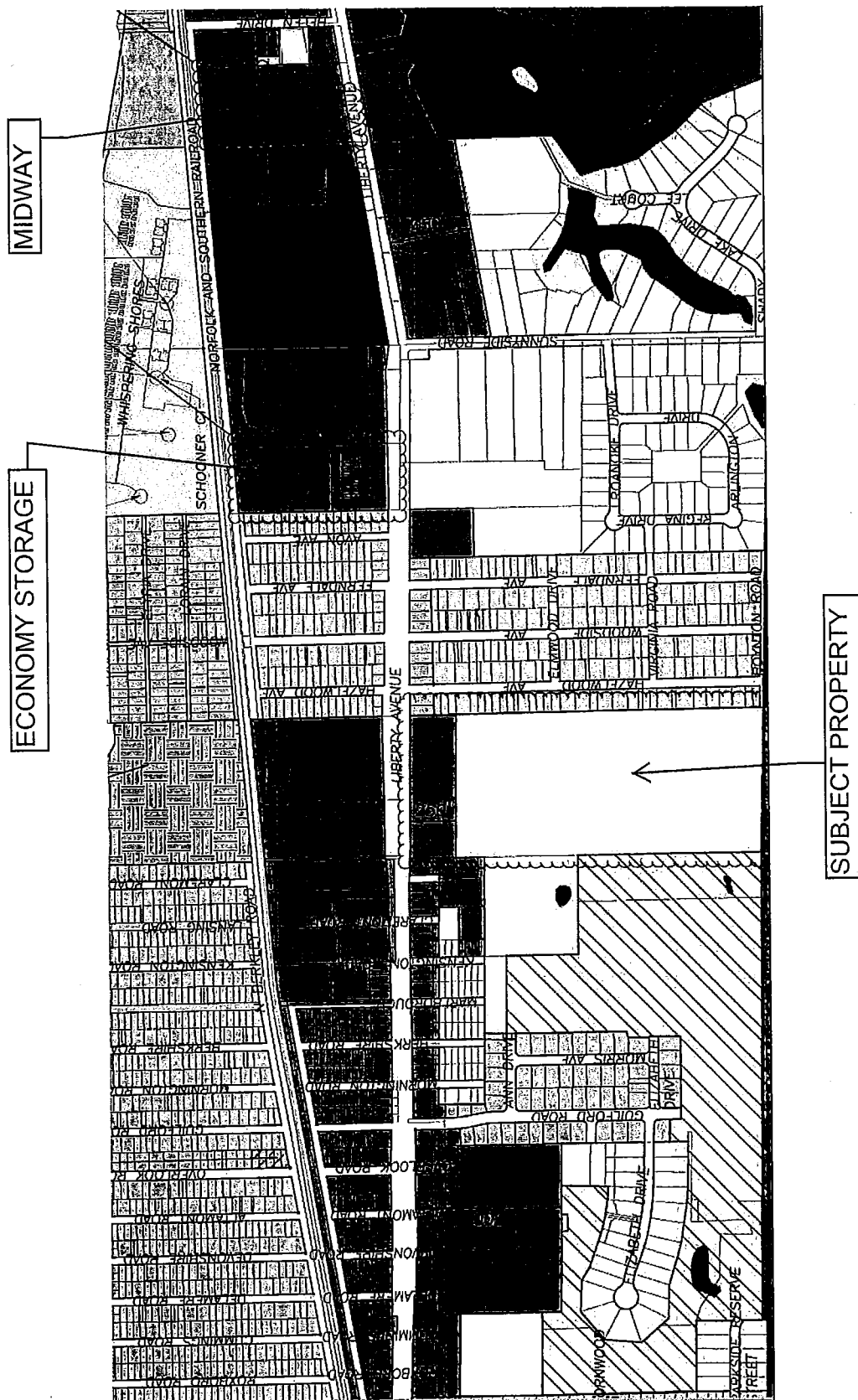
- Provide comprehensive market data and analysis to determine unmet demand or over-supply in specific markets
- Participated in a number of community neighborhood meetings, municipal presentations and investment group conferences to provide anecdotal and empirical evidence regarding market demand and viability of specific self storage projects
- Prepared a large number of complete bank package or self storage feasibility studies, documenting "develop or not develop" recommendations

Education: Stetson University, 1980-1984

Professional References gladly provided upon request.

EXHIBIT 7

ZONING MAP EXCERPT



	A-1 AGRICULTURE
	R-1 ESTATE RESIDENCE
	R1-3 SINGLE FAMILY RESIDENCE
	R-2 RURAL RESIDENCE
	R-3 SUBURBAN RESIDENCE
	R-4 URBAN RESIDENCE
	R-4A TWO-FAMILY RESIDENCE
	R-5 APARTMENT RESIDENCE
	R-S SPECIAL RESIDENCE
	RL-1 EXISTING LAGOON RESIDENCE
	R-6 SPECIAL FAMILY USE RESIDENCE
	FP FLOOD PLAIN
	B-1 NEIGHBORHOOD BUSINESS
	B-2 CENTRAL BUSINESS
	B-3 HIGHWAY COMMERCIAL
	B-4 MOTORIST SERVICE
	I-U UTILITY
	I-1 LIGHT INDUSTRIAL
	I-2 HEAVY INDUSTRIAL
	I-3 INDUSTRIAL PARK
	PUD PLANNED UNIT DEVELOPMENT

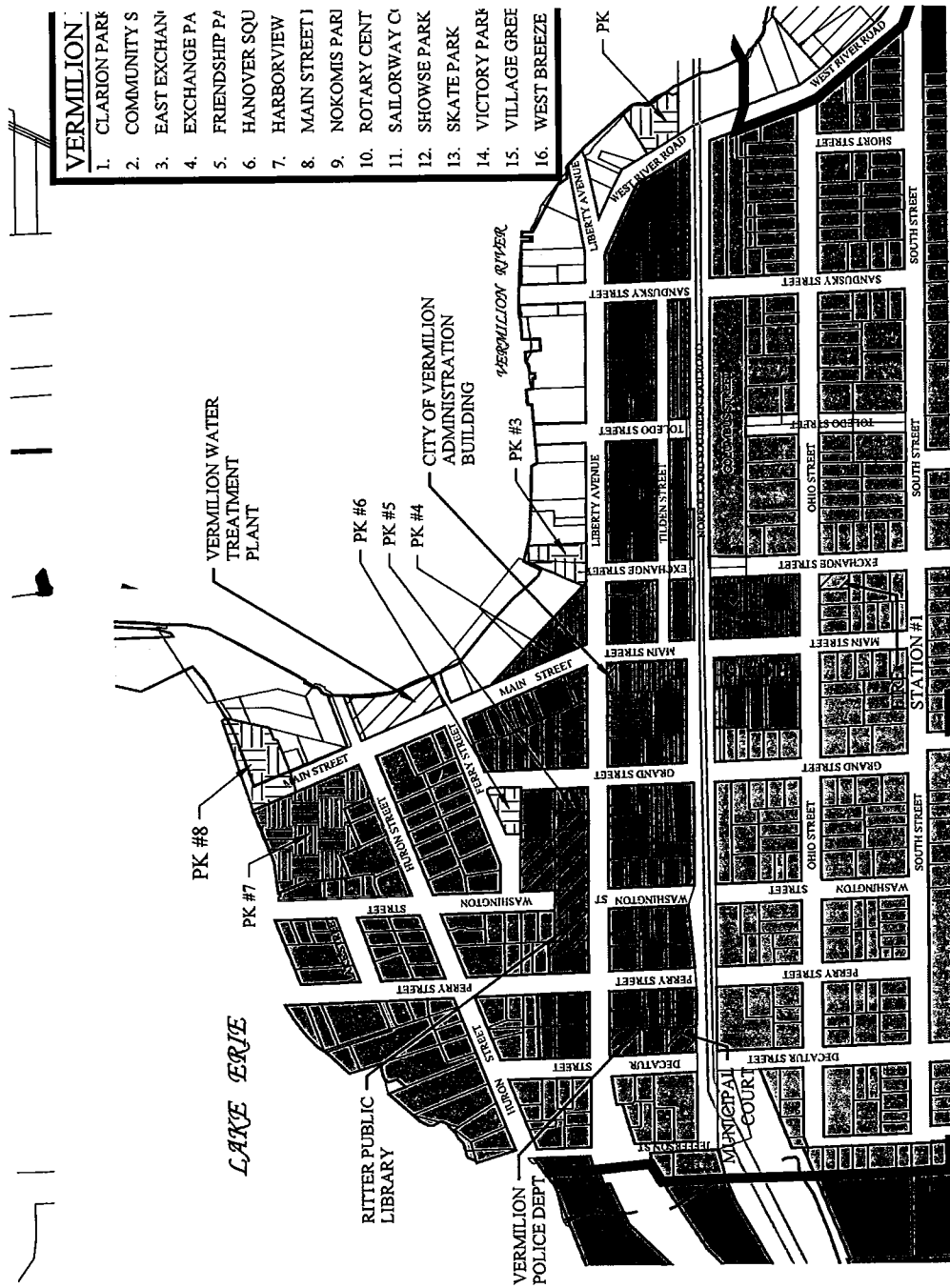


EXHIBIT 8

LETTERS IN SUPPORT

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: 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 Vermillion 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
Vermillion, OH 44089



**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: Gwen Fisher
Sent: Friday, January 29, 2021 1:09 PM
To: Homer Taft
Subject: FW: Ordinance 21-03

From: Jane Nizza <janenizza@gmail.com>
Sent: Thursday, January 28, 2021 4:56 PM
To: Gwen Fisher <GwenFisher@vermilion.net>
Subject: Ordinance 21-03

Hi Gwen,

I'm a long time Vermilion resident and I am opposed to rezoning and allowing a storage facility to be built.

Thanks,
Jane Nizza
4153 Firestone Ln, Vermilion, Oh 44089

Jane

Gwen Fisher

From: Margaret Wakefield Worcester <margaretw@centurytel.net>
Sent: Thursday, January 28, 2021 7:37 PM
To: Gwen Fisher
Subject: Ordinance 2021-3

To: Vermilion City Council

Re: Ordinance 2021-3:

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,

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

Gwen Fisher

From: Laura <lauramillerlisws@gmail.com>
Sent: Friday, January 29, 2021 6:58 AM
To: Gwen Fisher
Subject: Against the Zoning Change

Hello! I wanted to express my concern to City Council regarding the proposed zoning change on Liberty Ave. and the Ordinance 2021-3.

I am against the zoning change to allow the self-storage center on Liberty Ave across the street from German's.

Here are some of my reason I am against the re-zoning -

1. There are already 5 self-storage facilities in Vermilion. Within a 15 minute drive, there are 27 facilities - do we really need another?
2. If zoning to B-3 is allowed, there is at least one and possibly more developers who will develop similarly on land they own along Liberty.
3. The development plan submitted is vague and no written commitments on if, when or what the site will be if zoning change approved
4. This zoning change will lower our respective property values as there will be three storage facilities within less than a mile from each other
5. Probably most important - there is absolutely no benefit to the city in terms of future revenue.

Thank you for listening to my concerns. I urge the City Council to vote no against the zoning change.

Laura Miller
Vermilion Resident

To Members of Vermilion City Council

I am Robert Green, residing at 4097 Ford Lane, Vermilion which is in the Edison Estates neighborhood. As I came before you in October, 2020, I again implore Council to reject the zone change from R-3 to B-3 for the proposed 6.323-acre project on Liberty Ave under Ordinance 2021-3.

The reasons for your consideration and rejection are as follows:

1. Council voted No on the same zoning request in October, 2020. The revised plan is substantially the same. Council should therefore vote No on the request in January, 2021.
2. Submitted plans in January 2021 are woefully lacking in adequate security as they were in October. No perimeter fencing, No site illumination, No high-resolution cameras.
3. No environmental impact study has been performed as project is adjacent to known wetland.
4. Lack of adequate security will invite an undesirable element in Vermilion that will tarnish our good name and cause issues with our 'small town on a great lake' image.
5. Should Council elect to accept this spot zoning request, this opens the doors for any other property owner on Liberty to do the same with potential serious legal consequences.
6. There is a clear perception that if this zoning is approved, it will lower home owner property values for all residents.
7. City Administration and Planning Commission should be admonished for the lack of reporting Ordinance 2021-3 financial impact to the city enabling Council to make a sound decision, beyond a complete waste of Councils valuable time.
8. There are two other self - storage facilities within 1200 feet of the proposed project. Why do we need another?
9. Within 15 minutes of Vermilion, there are a total of 27 self-storage facilities. Isn't that enough?
10. Lastly, and perhaps most importantly, there is zero economic benefit to the city in terms of revenue gain. Why would we want to attract business that does not improve our tax base?

In summary, I thank you for the opportunity to express my views and those of others. We have a zoning plan in place and that should be followed. Council has an obligation to ensure the business the city attracts benefits us all, not just a select few.

We should and can do better for our community. Vote NO on Ordinance 2021-3.

Gwen Fisher

From: Melchiorre Cammarata <melchiorreginocammarata@gmail.com>
Sent: Monday, January 25, 2021 7:21 PM
To: Jim Forthofer; Gwen Fisher; Monica Stark; Steve Herron; Emily Skahen; Frank Loucka; Steve Holovacs; Barb Brady; Brian Holmes; Tony Valerius
Subject: Against Proposed Conversion of Sommer's Property
Attachments: Against R3 to B3.docx

1/25/2020

To: Vermilion City Council

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

- AGAINST the Rezoning of properties from Residential to Commercial, 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. This area should remain as an opportunity for future residential development.

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

Gwen Fisher

From: Elizabeth Wakefield <tdwepw@gmail.com>
Sent: Tuesday, January 26, 2021 9:08 AM
To: Gwen Fisher
Subject: Fwd: Changing the zoning codes to B-3

Sent from my iPhone

Begin forwarded message:

From: Elizabeth Wakefield <tdwepw@gmail.com>
Date: January 26, 2021 at 9:07:18 AM EST
To: eskahen@vermillion.net
Subject: Changing the zoning codes to B-3

Good morning, Ms. Skahen,

I feel strongly that the City of Vermilion should not modify its zoning classification on Liberty Avenue from an R-3 to a B-3 zone. Spot zoning is never a good idea as it destroys the zoning plan for the City and makes it impossible to create an inviting corridor into the community for existing commerce and residents.

All the best to you.....

Betsy Wakefield

Sent from my iPhone

Gwen Fisher

From: rachel shattuck <rachel.shattuck@hotmail.com>
Sent: Tuesday, January 26, 2021 12:25 PM
To: Gwen Fisher; Barb Brady
Subject: vote/zoning liberty

Hello,

I am letting you know that I am against the zone change for Liberty Ave., as I am concerned it will change the "vibe" of Vermilion. Additionally, I am a fan of green space. If you would like to discuss, please email or call my landline 440-963-9599.

Thank you,

Rachel Shattuck

Gwen Fisher

From: INGEMAR SVALA <vermilion440@aol.com>
Sent: Wednesday, January 27, 2021 2:11 PM
To: Gwen Fisher
Subject: Fwd: Sommers Storage project... Part 3

Hi Gwen,

1. I hoped this arrived ok.

And

2. That my message comes across clearly.

Thanks,

Ingemar

To : VERMILION CITY COUNCIL and The PLANNING COMMISSION.

I hope that our Council and Planning Commission listen to the citizens once again.

We have lived in a few other cities during the last 50 years and "from a distance" I have observed how decisions were made and most of them I felt were good decisions, because in those cities, the government truly listened to the citizens.

What we have in Vermilion, seems to be a little different with regards to this proposed building project.

It seems as if the planning commission is not as concerned about the :

- 1. Long term planning of our community, in that they twice have kicked their opportunities down the road**
- 2. That the planning commission is not really concerned about what the surrounding residents have clearly shared.**

I have now learned that because of this unique track record for this project, there is a proposal, originated by a citizen committee that will initiate a petition for residents to sign, to minimize OR hopefully STOP the construction of yet another not very appealing building project for Liberty Ave and certainly not a good income source for the city of Vermilion.

As I stated above, I hope that the Planning Commission and Council members send a statement to this builder and others in the future that...

"We want to go in another direction than what this owner is trying to pursue."

We have now lived here almost 20 years.....I hope this is the time and place where the planning commission and the Council are on the same page as I think a large majority of the Vermilion citizens are and they want to see in the long term future.

Please, let's continue to make this a Great Place on Lake Erie and vote this unappealing business proposal down.

Thank you,

Gwen Fisher

From: Customer Support <rrcowdriver@yahoo.com>
Sent: Wednesday, January 27, 2021 8:51 AM
To: Gwen Fisher; Robert Risdon
Subject: bill 2021-3

Please do the majority of the citizens of Vermilion and DO NOT rezone the property of Mr. Sommers to B-3 commercial. We do not need more storage units and even more importantly development that does not produce increased taxable income for our city.
He can still donate the balance of his property to the Metro Park System and develop the front section to housing of some sort.
Once again I am totally opposed to change the zoning from R-3 to B-3.

Robert Risdon
435 Thomas Alva Dr.

Gwen Fisher

From: Dianne Urdzik <ddurdzik@yahoo.com>
Sent: Thursday, January 28, 2021 1:19 PM
To: Gwen Fisher
Subject: Fw: ZOOM REQUEST

----- Forwarded Message -----

From: Dianne Urdzik <ddurdzik@yahoo.com>
Sent: Thursday, January 28, 2021, 01:12:37 PM EST
Subject: ZOOM REQUEST

Please send the ZOOM LINK for Monday's council meeting.

I am NOT in favor of a zoning change to allow storage units on the property being proposed.

Many valid reasons have been cited for denying this.

Dianne Urdzik
4218 Ford Lane

DATE: January 29, 2021

TO: Vermilion City Council

FROM: Neal Norris, resident, 4154 Firestone Lane, Vermilion

RE: PERSONAL COMMENTS REGARDING COUNCIL ORDINANCE 2021-3

I have several concerns related to the 35.09-acre property purchased by Mr. Todd Sommers. I understand he has sought a zoning change from R-3 Suburban Residential to B-3 Highway Commercial for a 6.323-acre portion of that property so he can construct a self-storage business on the entire property, minus a portion of which he proposes to donate to Lorain County Metro Parks.

My understanding is that City Council unanimously voted not to approve his first zoning variance request last October. Mr. Sommers has since submitted a second revised request to the Planning Commission and Board of Zoning Appeals which has been forwarded to Council for renewed consideration.

I would ask Council to consider the following questions during its discussion.

1. How do the surrounding neighbors feel about the zoning request and self-storage units Mr. Sommers proposes to construct on this parcel? After all, everyone lives within a larger neighborhood and community. Would approval and construction of these self-storage units affect nearby property values positively or negatively?
2. Do the proposed building and landscaping plans and schematics submitted by Mr. Sommers include adequate written commentary, property use commitments, and financing arrangements for the Planning Commission's review and Council's full consideration within the larger community context?
3. Would the Lorain County Metroparks want or benefit from adding the proposed parcel segment to its property portfolio?
4. Is the proposed land use appropriate, needed, or beneficial within the City of Vermilion? How many self-storage units are already available to Vermilion residents and how many are needed to satisfy residential use?
5. What future revenue could the City expect to derive from the proposed self-storage units?

Homer S. Taft
3972 Edgewater Drive
Vermillion, Ohio 44089

January 29, 2021

To Vermillion City Council

Re: Public Hearing Ordinance 2021-3, Feb. 1, 2021

Dear Council Members,

I write in opposition to the rezoning request that is contained within this Ordinance for many reasons:

1. First, I want to point out that a public hearing requires that every person be able to see, hear, and question all other witnesses at all time and that all participants must be able to view every document submitted at a "public hearing".
2. The Planning Commission apparently never considered carefully the prior objections presented to Council on October 26, 2020, as can be relatively easily discerned from watching the video of their meeting.
3. Statements have been made by certain public officials that the new rezoning request has made very substantial changes from the prior request and met most of the objections presented before. Those statements are factually incorrect.
 - a. The statements that the last proposal still contained shipping containers is not correct, as Mr. Sommer removed them from the proposal by October 26. There is no difference in this proposal relating to that.
 - b. There is a greater "buffer" on the east side towards Hazelwood by 70 feet and he does not seek B-3 zoning for that strip. However, nothing in the Ordinance enforces that this area will be a "buffer" and it could be used for other purposes or the owner could just change their mind. Before Planning Commission Mr. Sommer and/or his representatives indicated this area would be donated to Metroparks (not legally binding) as access for the Cassell Reservation, and would become a driveway and parking lot, which actually makes the storm water, light and activity problem in the back yards of residents on Hazelwood worse, not better.
 - c. There is no similar buffer protection on the west side against the home of Mr. and Mrs. Cammarata, or the R-3 acreage abutting on the west
 - d. There are still about the same storage large barns and small storage units and provision for additional expansion storage units extending 750 feet back along all of Mr. and Mrs. Cammarata's land and most of the residents on Hazelwood and the woodside subdivision.
 - e. These units still present a significant storm water problem in an area known to be wetlands (including some wet areas of the front 750 feet per federal and state regulation and definitions). The kind of high coverage with structures and paving that a business use would entail, much less storage buildings, would significantly exacerbate problems on both east and westerly properties as well as the adjoining southerly portion of the parcel (which it appears would be landlocked) and the Metroparks lands.

Gwen Fisher

From: Duane Byrne <lakefront1946@gmail.com>
Sent: Thursday, January 28, 2021 2:48 PM
To: Gwen Fisher
Subject: Rezoning change on Liberty Ave from RS to B-3.

I am opposed to the rezoning change on Liberty. I do not see the benefit to the city of making this change. The residents in that area may experience a devaluation in their property. I think that the property could be put to better use and not be an eyesore at the entrance of our city.

I hope you will consider my objections

Duane Byrne
3866 Edgewater Dr
Vermillion, OH 44089

Sent from Mail for Windows 10

Gwen Fisher

From: Frances Chapman <franhc3@icloud.com>
Sent: Thursday, January 28, 2021 2:03 PM
To: Gwen Fisher
Subject: Moratorium on storage units

We ask Council to place a moratorium on storage units on Liberty Ave until the voters can have their say.

We request link to Monday's Zoom meeting on this issue.
Thank you.

Harlan Chapman
Frances Chapman

270 Yorktown Pl, A3
Vermilion

440 320-7318

Sent from my iPhone

Gwen Fisher

From: Frances Chapman <franhc3@icloud.com>
Sent: Thursday, January 28, 2021 2:03 PM
To: Gwen Fisher
Subject: Moratorium on storage units

We ask Council to place a moratorium on storage units on Liberty Ave until the voters can have their say.

We request link to Monday's Zoom meeting on this issue.
Thank you.

Harlan Chapman
Frances Chapman

270 Yorktown Pl, A3
Vermilion

440 320-7318

Sent from my iPhone

Gwen Fisher

From: Fran Chapman <franceshc3@gmail.com>
Sent: Thursday, January 28, 2021 1:49 PM
To: Gwen Fisher
Subject: Zoning change

I have been unhappy about these proposed storage units since they were first written about

Please consider this a no vote on the proposed change in zoning that would allow these storage units.

Thank you,

Harlan P Chapman, retired commercial appraiser Frances H Chapman, retired residential appraiser

270 Yorktown Pl, #A3
Vermilion

Sent from my iPhone

Gwen Fisher

From: garylauberlpt@aol.com
Sent: Thursday, January 28, 2021 1:45 PM
To: Gwen Fisher
Subject: Zoning change

Please do not change the zoning from R-3
to B-3. We already have enough storage facilities.

Gwen Fisher

From: Lynn Spanski <daveandlynnspanski@gmail.com>
Sent: Thursday, January 28, 2021 3:21 PM
To: Gwen Fisher
Subject: Spot zoning

We wish to go on record for first time as being AGAINST the spot zoning on Liberty Avenue.

Gwen Fisher

From: Joe Chiarelli <jchiarelli69@gmail.com>
Sent: Thursday, January 28, 2021 3:59 PM
To: Gwen Fisher
Subject: Ordinance - Zoning Changes on Liberty Avenue

My name is Joseph (Joe) Chiarelli,

I am, and have been a resident of Vermilion and Edison Estates for a little over two years now. I understand that this city is considering a zoning change to properties on Liberty Avenue from R-3 to B-3, to allow yet another self storage business to open in our community. As a long time past resident of larger communities in Cuyahoga county, I moved here to enjoy the smaller town community and the great summers in a small town on the lake, as well as a hope that this town would at some point, be able to attract larger businesses and offices to help in support of this community. Unfortunately, as I hear about this potential rezoning, I am very disturbed. There are already numerous storage units within a 1 mile radius of the area under consideration. As one that used a storage unit here, a few years ago during my relocation, I noticed that though there are many storage facilities, there are very very few employees, in most cases I saw one or two at each facility. I am not a shrewd business person, but I do know that employing large groups of people in a business brings in revenue to the city. I am also guessing, just judging, by the shape of the roads south of the railroad tracks, that cash flow here is not where it needs to be for complete city infrastructure improvements. That said, a self storage unit is an eye-sore for this town, as you enter Vermilion from the east on Liberty, it looks like a run down, vacant town. A storage unit will not help in any way with the curb appeal, the revenue generation, or the property values of anyone in this area.

In the future if this community were able to secure businesses that can build eye catching office space, generate large revenues from taxes, people going out after work to spend in our town, as well as potentially live here, I would be all in favor, but this is an insult to this community. Who actually wins here....pissed off residents, lower property values, eye-sore entering this lake front town, and no revenue. I am strongly against any such move here as it does not benefit this community, it benefits a few that will use it out of convenience and a property owner.

Extremely concerned resident

Joseph Chiarelli

4127 Ford Lane

Vermilion, Ohio 44089

440-590-3037

Gwen Fisher

From: Cliff Simonson <simonsoncliff@yahoo.com>
Sent: Thursday, January 28, 2021 9:24 AM
To: Gwen Fisher
Subject: Ordinance 2021-3

Members of the Vermilion City Council -

It is my understanding that you all will be reviewing Todd Sommers revised proposal to rezone his undeveloped property located on Liberty Road from suburban residential (R-3) to highway commercial (B-3) so that he can build his self-storage project. Although I applaud Mr. Sommers' generosity in his revised proposal of now donating 6.323 acres of his total 35.09 acres to the Lorain County Parks System, his revised proposal falls short and still does not change the overall negative impact it will have on the City of Vermilion.

Simply put, the City of Vermilion does not need another self-storage facility and having it will only bring down the quality of life that Vermilion has to offer to the various communities (i.e. Edison Estates, The Woodlands, Whispering Shores, Shady Lake, etc.) that lie adjacent to Liberty Road. It is unpleasant enough that the residents of Vermilion who drive in from the east on Liberty Road have to pass by an unsightly, and quite frankly deplorable, junkyard. With the addition of a self-storage facility, this will only add to a further depressing view of our "little town on a big lake".

In closing, I have been a resident of Vermilion for a little over five years now after residing in Westlake for 35-years, and have been very pleased with its quality of life. Adding another self-storage facility on Liberty Road will not add to it, but rather detract from it. If Mr. Sommers' goal is to develop his Liberty Road property, I can't help but believe he should be able to find another viable business to locate on his property that would be more attractive to the community and possibly have a greater return from a financial perspective. I trust that the members of the Vermilion City Council will have the overall community in mind and once again vote down Mr. Summers' proposal.

Thank you in advance for reading this and taking my concerns into consideration.

Cliffon B. Simonson
4192 Ford Lane
Vermilion, Ohio

January 29, 2021

Dear Council President Herron,

I am requesting the reading of all written letters (testimony) received by City Council to be read out loud at the beginning of the Zoom "virtual" Public Hearing to discuss Ordinance 2021-3, scheduled for Monday, February 1, 2021 at 6:00 PM.

Please understand I am not trying to be a lawyer with my request. I am simply trying to suggest the fairest way to proceed with the public hearing which has caused a great deal of concern in our community. Because we are dealing with a virtual public hearing versus a virtual public meeting, the rules appear to be different. A virtual public hearing is intended to give voice, both written and oral, to the public as if the public showed up physically to a meeting. If I am correct, I believe you must admit everyone who has made a request to join the virtual meeting right up until 6:00 PM on Monday, as well.

My requests are based upon the two summaries prepared by the Ohio Attorney General David Yost, along with references from the Ohio Revised Code (O.R.C.) and Ohio Administrative Code (O.A.C.). All of the references are designed to address challenges posed by the COVID-19 pandemic, yet maintain the rights of citizens related to "public hearings", as defined by the O.R.C.

Respectfully submitted,

Bill McCourt

4135 Menlo Park Lane
Vermilion, OH 44089
440.315.6711 mobile
wjmccourt@gmail.com

References:

<https://www.ohioattorneygeneral.gov/Media/Newsletters/Open-Book/April-2020/Ohio%E2%80%99s-Open-Meetings-Act-Under-the-COVID-19-Emerge>

<https://www.ohioattorneygeneral.gov/Media/Newsletters/Open-Book/March-2020/General-Assembly-Passes-Legislation-Modifying-Open>

<https://meigsindynews.com/2020/04/06/open-meetings-publics-rights-and-covid-19/>

<http://codes.ohio.gov/oac/Search/public+hearing>

<http://codes.ohio.gov/oac/101-11-01>

<http://codes.ohio.gov/orc/121.68>

Gwen Fisher

From: Paul Russell <pwrusselljr@gmail.com>
Sent: Thursday, January 28, 2021 3:58 PM
To: Gwen Fisher
Subject: Please Vote to Reject Rezoning Ordinance 2021-3

Dear Vermilion Planning Council –

As residents of Vermilion, we are writing to encourage our City Planning Council to reject the rezoning proposal for Liberty Avenue across from German's (Ordinance 2021-3) from R-3 suburban residential to B-3 highway commercial. There is no upside to Vermilion in making this change. Rezoning to allow for self-storage units will contribute to the "junky" look that already meets visitors arriving in Vermilion from the east and will invite even more of the same in the future. Mayor Forthofer has been clear in the past about his commitment to the beautification of Vermilion, and rezoning will be a significant step in the wrong direction. Our understanding is that this project will not employ any significant number of Vermilion residents and will have no positive on-going benefits to our beautiful city. We should also be sensitive to the fact that there will be direct negative impacts on homeowners and the values of their homes and properties. In view of the strong reasons to reject the rezoning proposal and the lack of compelling reasons to approve it, we strongly encourage our Planning Council members to REJECT this zoning change request to commercialize this property into self-storage.

Sincerely,

Paul & Carla Russell

--

Paul Russell
pwrusselljr@gmail.com
Home Office: 440-963-0023
Cell: 440-949-9496

January 24, 2021

Vermilion City Council
5511 Liberty Ave.
Vermilion, Oh. 44089

Honorable Council Members,

I am writing in regards to your beach revitalization project and more specifically, the planned demolition of the National Register listed Harbor View Mansion and Maritime Museum.

Due to the way in which comments were accepted, closed and elements of the nature of virtual meetings, I feel neither the members of the Concerned Citizens group or the Preservation Ohio representatives present at the January 4th meeting had the opportunity to be truly considered. That said I appreciate you now taking the time to read this letter.

As you likely realize, many communities would be beside themselves to have the natural assets of Vermilion and a heritage space such as the Harbor View Mansion to anchor their historic district. I, and other members of Preservation Ohio, believe the economic potential of the building could be realized through an exciting reuse plan, such as the creation of an interactive Children's Museum. This concept could complement existing businesses and draw families not only to visit but to live in Vermilion. If you consider the success of Little Buckeye in Mansfield, including grants received, awards won and the 1.5 million dollars in economic impact generated (per their website) you could imagine what a version of it in the museum space adjacent to your beachfront revitalization project could bring to your downtown.

Picture year round groups on field trips from neighboring counties, homeschool meet ups, STEM classes and play dates. Summertime parents, grandparents and caregivers with hot, beach-worn children seeking air conditioning could relax inside and extend their play. Now picture those same families walking back downtown for dinner to round out the day instead of trekking sweatily back to their cars and houses in the afternoon. Perhaps there could be a walkable loop established that highlights fun family friendly locations, such a loop could also be marketed as promoting healthy physical activity with wayfinding prompts. Small events such as birthday parties could have exclusive, approved Vermilion caterers as the only food allowed to be brought in, further strengthening existing businesses. Finally, imagine jobs being created to manage and market the programming and oversee operations.

In closing, I only ask that you reconsider how keeping the Harbor View Mansion and former Maritime Museum could enrich your city and be worth your return on investment to restore, in keeping with this plan or another.

Sincerely,
Julie J. Rohl
Preservation Ohio

Vermilion City Council
5511 Liberty Avenue
Vermilion, OH 44089

We of the Save the Harbor View Mansion group had gathered at Martino's Restaurant to participate in last week's meeting. Much to our dismay, the internet connection was terrible and we were unable to present our solution to the most beneficial use of the property in question. I informed Devon Hardwick of Preservation Ohio of our difficulty so he could speak for us, but he could not get recognized even though he was on the 'Itinerary'.

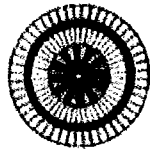
Our position, along with an overwhelming majority of Vermilion residents, is that to destroy our last landmark to create a 'Green Space' is ill-advised. No one is going to walk across the street to marvel at the site of a former historic masterpiece, but visitors will come from miles around to enjoy the proposed Children's Museum, Vermilion Shore Boardwalk, murals and picnic area. We are already plagued by empty storefronts and by the time COVID has worn itself out who knows what will be left?

Our plan will primarily benefit the businesses and citizens of Vermilion because of the influx of tourists who will provide much-needed revenue while preserving Vermilion's storied past.

We ask to be able to present a more detailed description at the next council meeting since we did not get to last week.

Please do not take this lightly...we are doing this for our businesses, our children and grandchildren.

Thank you,
Ben Criss



PreservationOhio

Ohio's voice for historic preservation since 1982

Devon L. Hardwick
283 N. Franklin St.
Delaware, Oh. 43015

January 24, 2021

Vermilion City Council
5511 Liberty Ave.
Vermilion, Oh. 44089

Honorable Council Members,

I am writing to you in regards to the beach revitalization project. I sat in on your zoom meeting on Monday January 4th and was unable to speak and was also unclear as to what was being discussed and voted upon.

As I understand it, part of the revitalization project is to raise the historic Harbor View Mansion. I serve on the board of directors of Preservation Ohio, the oldest state wide historic preservation advocacy group in the state, much of what we do is to assist city governments and nonprofits in the restoration of historic properties. I would like to express my thoughts as they relate to this historic building. As a mason trained in historic techniques and with an extensive knowledge of stone, brick, and concrete, I have never seen a masonry building which has sat empty for a number of years in such excellent condition. This home was built with a quality and care which we will never see again in the construction world, and to demolish this structure would be a great loss to your community and the world of architecture.

I understand the need for change in a growing community and to create new draws for tourism, but I ask to consider the value of this building. The tourism that surrounds historic buildings is a multi million dollar a year industry, from which many other businesses are created. By preserving this historic home you will be creating a lasting legacy which will continue to serve your community long into the future.

Sincerely yours,

Devon L. Hardwick

Preservation Ohio