


Gwen Fisher

From: Tamara Brigadier <tbrigadier@yahoo.com>
Sent: Wednesday, December 8, 2021 2:18 PM
To: Gwen Fisher
Subject: Support of business opportunity

I wanted to express my support for the business opportunity that's being proposed at the Rt 2 and Baumhart Road intersection, which they are proposing to build 1 million square-foot Facility and bring in approximately 1000 jobs.

Please forward to any Vermillion city influencers 

Thank you!

Tammy Brigadier

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Gwen Fisher

From: Jared <jared5323@yahoo.com>
Sent: Wednesday, December 8, 2021 3:08 PM
To: Gwen Fisher
Subject: Support For Baumhart Project

Hello,

I am writing this email again on behalf of myself and my wife. We live at 5323 South St. in Vermilion, OH. We both put our full support behind this project at Baumhart & Rte2. My wife manages the Discount Drug Mart pharmacy, and I own a small business, both in Vermilion. We think that a project like this would be wonderful for both the city & citizens of Vermilion. Please note our support for the rezoning of this parcel of land, along with our support for the incoming business. Thank you!

Jared & Mary Stumpp
440-308-7953

Sent from my iPhone

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Gwen Fisher

From: Jim Chapple <chappjw@aol.com>
Sent: Thursday, December 9, 2021 5:03 AM
To: Brian Holmes; Gwen Fisher
Subject: Support this Rezoning Project

Dear Gwen and Brian,

As a resident of Ward 5, I urge you to vote FOR the rezoning of this parcel from light industrial to all industrial so that we can bring this amazing opportunity to Vermilion. This project is a win win for the city and the citizens of our great community.

Thank you for hearing my request.

Dr. Jim Chapple
1230 Cherokee Path
Vermilion, OH 44089

and a member of the Vermilion Planning commission

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Gwen Fisher

From: Crystal Kuhn <cmp7482@gmail.com>
Sent: Wednesday, December 8, 2021 4:55 PM
To: Gwen Fisher
Subject: In Favor of rezoning Baumhart property

Good Day,

I am sending a brief note in support of the rezoning of the property on Baumhart for a warehouse distribution center. I am a resident of Vermilion, who until recently was traveling 70 miles one way to go to work. Vermilion needs more jobs to provide future opportunity's for those of us who are still raising families and having to drive 45 plus miles to work every day. Out with old and in with new. This is a fantastic opportunity for city Vermilion!

Sincerely,

Crystal Pinter

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Gwen Fisher

From: Brad Schwab <brad.schwab.bfue@statefarm.com>
Sent: Wednesday, December 8, 2021 4:06 PM
To: Gwen Fisher
Subject: The Big Project

Good afternoon Gwen-

As a local businessowner that suffered through the loss of Ford Motor, Geyer's Grocery Store, Big Wheel/ALCO, Firelands Floors, Lithonia Downlighting and several other local businesses, I hope and pray that our Vermilion City Counsel follow the Zoning Commission's lead and approve the "Big Project" on Baumhart Road. Educated voters realize that commercial property owners and businesses are what truly fuel an economic recovery. Several years ago, Vermilion governmental leaders labeled that property as a positive target for commercial growth. Now that we have a very interested party, I would hope that our governmental leaders still see the opportunity that exists with that property.

Thank you for reading-

Brad Schwab

Brad Schwab

Brad Schwab Insurance Agency Inc.

4546 Liberty Ave

Vermilion, OH 44089-1910

Phone: (440) 967-3186

Toll Free: (866) 967-3186

Fax: (440) 710-0621

Email: brad@bradschwab.com



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Gwen Fisher

From: Melanie Mcallister <mamcallis@yahoo.com>
Sent: Tuesday, November 23, 2021 1:10 PM
To: Emily Skahen; Gwen Fisher
Subject: Planning Commission - Rezoning for DC

Emily & Gwen,

I am writing to express my support for the proposed project/distribution center off Baumhart Rd. near the former site of the Ford plant. Vermilion's city council should do everything it can to support business development, jobs, and bringing in tax dollars. Opportunities such as this are few and far between - and other cities would beg to have this.

Please recommend that council rezone. I support this wholeheartedly and commend our mayor for his work in bringing us such a great opportunity.

Melanie McAllister
5160 Park Drive
Vermilion, OH 44089
mobile (216) 533-1885

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yes

Gwen Fisher

From: John Waggoner <waggonj55@gmail.com>
Sent: Monday, November 22, 2021 8:38 PM
To: Gwen Fisher
Subject: The Big Project

Gwen, would you provide this letter to the Mayor and Council. Thanks, John

The BIG project

I want to commend the Mayor and Council for trying to bring a distribution center to Baumhart and Rt. 2. The jobs and tax revenues would certainly be worth it for this area and it is far enough away from the downtown area of Vermilion so as to not affect the quaintness of downtown or most all of Vermilion and Brownhelm.

I noted some residents living nearby were objecting to developing that area. It's a cornfield now and something more objectionable to those residents could go in there if not a distribution center. There are actually very few who live nearby.

So I really support the suggestion to let the Developers make adjustments to reduce the impact to the neighbors. But keep moving forward on this so we can get the distribution center!

John Waggoner
465 Walnut St
Vermilion
614-406-1690

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Gwen Fisher



From: Paul Habermehl <paulmehl75@outlook.com>
Sent: Tuesday, November 23, 2021 11:24 AM
To: Gwen Fisher
Subject: Distribution Center!

In my opinion, our Planning Commission & City Council, would be doing the citizens of Vermilion a great dis-service, if they let this opportunity slip away! It is time we look ahead, as this would benefit our City and our Schools! I am in favor of re-zoning, or whatever it takes, to move ahead with this project!

Paul Habermehl
5196 Devon Dr.
Vermilion, Oh.
44089
paulmehl76@outlook.com
440-225-9971

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Gwen Fisher

W

From: kennygreer96@yahoo.com
Sent: Tuesday, November 23, 2021 11:22 AM
To: Gwen Fisher
Subject: Baumhart Rd. 119 acre project

Ms. Fisher...my name is Kenneth Greer and I live in Vermilion. I encourage City Council to act expeditiously and approve the zoning for building the 119 acre Distribution Project on Baumhart Rd. It will greatly benefit Vermilion and Lorain County...than you.

--

Sent from Outlook Email App for Android

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Gwen Fisher



From: kennygreer96@yahoo.com
Sent: Tuesday, November 23, 2021 11:45 AM
To: Gwen Fisher
Subject: Re: Baumhart Rd. 119 acre project

Correction....approve the REZONING.

--

Sent from Outlook Email App for Android

Tuesday, 23 November 2021, 11:21AM -05:00 from kennygreer96@yahoo.com:

Ms. Fisher...my name is Kenneth Greer and I live in Vermilion. I encourage City Council to act expeditiously and approve the zoning for building the 119 acre Distribution Project on Baumhart Rd. It will greatly benefit Vermilion and Lorain County...than you.

--

Sent from Outlook Email App for Android

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Gwen Fisher



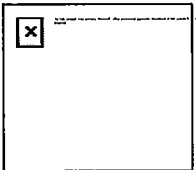
From: Chris Chase <chris.chase@chasegrouprealestate.com>
Sent: Tuesday, November 23, 2021 12:41 PM
To: Gwen Fisher
Subject: Rezoning

Council,

As a real estate professional, sales, property development, etc. But mainly as a resident of Vermilion I believe that we need to quickly pass rezoning to build this distribution hub. For far too long Vermilion has listened to the small but loud few who oppose change and growth. Our City is clearly struggling to maintain basic services, this investment will bring paying jobs, increase in housing, higher property values. All of this equates to more money for our City. As an elected official your duty is to the Community as a whole, not the small group who oppose change.

Christopher Chase
4809 Timberview Dr
Vermilion OH 44089

--
Chris Chase



Chase Group, KW Greater Metropolitan
Luxury Listing Specialist / Team Lead
440-554-6631
www.ChrisChase.expert

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This email is not intended to solicit property currently listed for sale.

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Gwen Fisher



From: Dino Gonzales <bdgonza@yahoo.com>
Sent: Tuesday, November 23, 2021 12:57 PM
To: Gwen Fisher
Subject: Planning Commission - Rezoning project

Good afternoon,

As a Vermilion resident for almost 40 years, I've seen great strides by our leadership to bring new business to the area, but face it, small towns do not generally draw large new business ventures which bring tax dollars. This is the most exciting thing to happen since the Ford plant was built. I'm not sure why there would even be a question about rezoning on Baumhart Rd. It's away from town and there is already a massive concrete structure partially vacant on the same road that was once vibrant and active, so why would this be any different. In order to keep our town sustainable for years to come, providing tax dollars for streets, infrastructure and schools, this is a no-brainer. Vermilion needs this and I hope all of council will vote for the zoning change to make it happen. I love my beautiful town on the shores of Lake Erie, and will likely never leave, but to have this kind of security, will bring us rewards two-fold. Let's get this done and vote accordingly on Dec. 1st.

Beth Gonzales
1092 Sweetbriar Dr.

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Gwen Fisher



From: Cliff German <cliffgerman00@gmail.com>
Sent: Tuesday, November 23, 2021 1:14 PM
To: Gwen Fisher
Subject: New Warehouse

I would like to send information to the mayor and the city Council that I totally support the rezoning of the property being involved with the new warehouse and distribution facility at route 2 and Baumhart Road... I believe this growth would be a huge first step for other businesses and population growth coming to Vermilion..... Please feel free to relay this information to all those appropriate it feel free to contact me if I can be of any further assistance..

J. Clifford German
Owner—Germans Villa
440-309-6005
3330 Liberty Ave., Vermilion, OH 44089

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Gwen Fisher

yes

From: Danielle Engle <danielle_m_engle@yahoo.com>
Sent: Tuesday, November 23, 2021 1:17 PM
To: Gwen Fisher
Subject: Building project

Hello,

My name is Danielle Engle and I reside at 261 Mornington rd in Vermilion. I am a proud homeowner who has one child in middle school and has seen one child graduate from our Vermilion city schools.

I am unable to attend the December 1st meeting, however, I would like my support to be recognized for the rumored building project on Baumhart road which could bring many jobs and a lot of tax money to our small town.

The location is already near large commercial properties and is far from our beautiful city center. Our town and schools could greatly benefit from this project. Our citizens could as well, as I know some that would be willing to fill some of those jobs, one in particular could be my daughter who has struggled to find herself and a meaningful job and purpose since high school ended.

Thank you for taking my words into consideration.

Danielle Engle

Sent from my iPhone

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Gwen Fisher



From: dick and susan Backus Starr <backusstarr@icloud.com>
Sent: Tuesday, November 23, 2021 1:24 PM
To: Gwen Fisher
Subject: Yes to rezoning

To City Council:


Vermilion is my hometown. My husband and I have just retired and made Vermilion our permanent residence. We are committed to supporting the community and local economy.

Now, sixty years after Vermilion welcomed the Ford plant, it is time to again support economic development for our city. Please continue the progress being made for our city and vote for the rezoning on Baumhart Road.

Susan Backus
270 Yorktown Place
Vermilion OH

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Gwen Fisher



From: Terry Kane <terry.kane22@gmail.com>
Sent: Tuesday, November 23, 2021 1:53 PM
To: Gwen Fisher
Cc: terrence kane
Subject: Planning Commission: Rezoning Issue

Dear Gwen,

I support any necessary rezoning needed for the Baumhart Rd. project. Bringing in a large employer helps our city in many ways: jobs, tax revenue, further development.

Thank you in advance for noting my support for this rezoning issue.

Regards,

Terrence Kane 224 Cummings Road, Vermilion, OH 44089

(Cell) 440-610-3415

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Gwen Fisher

yes

From: STIPE5255@roadrunner.com
Sent: Tuesday, November 23, 2021 2:41 PM
To: Gwen Fisher
Subject: Property on Baumhart Rd

To the members of Vermilion City Council, we are in such need of an increase in our tax base. As I understand it, the property on Baumhart is already zoned for industry and the developers are asking for a few concessions. We need jobs in our city. We can not sustain ourselves on tourism. Beverly Stipe CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Gwen Fisher

yes

From: Adam Garcia <cia7901.ag@gmail.com>
Sent: Tuesday, November 23, 2021 4:20 PM
To: Gwen Fisher
Subject: Support

As a vermilion resident all my life. Please pass the zoning permit for the project on baumhart rd. This community needs this so much! Thank you.

Seriously,
Adam garcia.

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yes

Gwen Fisher

From: Lori Barauskas <lori.barauskas@yahoo.com>
Sent: Tuesday, November 23, 2021 6:50 PM
To: Gwen Fisher
Subject: Email to Council - Rezone the project property

Dear Vermilion Council,

This email is to implore you to vote to rezone the project property at Baumhart and Route 2.

Refusal to rezone would be negligent at best and would send a message to prospective companies and Vermilion residents that our community is not interested in growth and will work against progress.

Your job is to lead this community. Don't let us down. Rezone the property to allow this project to move forward.

Sincerely,

Lori Barauskas
345 Nantucket Place Apt H
Vermilion, OH

Sent from Yahoo Mail on Android

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yes

Gwen Fisher

From: Terri Barthel <teresabarthel722@gmail.com>
Sent: Tuesday, November 23, 2021 7:26 PM
To: Gwen Fisher

I just wanted to voice my full support for the rezoning of the parcel of land to be used for a distribution company. I live in Vermillion township so my opinion matters but it seems to be a very positive move for all of Vermillion.
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Gwen Fisher



From: Jared <jared5323@yahoo.com>
Sent: Tuesday, November 23, 2021 10:44 PM
To: Gwen Fisher
Subject: Rezoning for new complex

Hello,

I would like to send this email to counsel in my support of the rezoning and expansion for the new business project at the corner of Baumhart Road and Route 2. It would be a great financial opportunity for Vermilion & the surrounding area. Thank you.

Jared Stumpp
5323 South St.
Vermilion, OH 44089
440-308-7953

Sent from my iPhone

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Gwen Fisher

Handwritten signature

From: cliffgerman00@gmail.com
Sent: Wednesday, November 24, 2021 8:33 AM
To: Gwen Fisher
Subject: Warehouse and Distribution Center Project

I would like to send this email to the Mayor and to the various City Council members to let them know that I am in 100% support of the warehouse and distribution center project being looked at at Baumhart and route 2..... Vermilion desperately needs the growth of his wonderful business, bringing construction, maintenance, systems and production jobs into our community.... Any help that I may be able to give to the forward moving of this project please contact me directly....

J.Clifford German-Owner
Germans Villa Inc.
440-309-6005

Sent from my iPhone

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Gwen Fisher

gfw

From: Denver Schaffer <dschaffer@lasership.com>
Sent: Wednesday, November 24, 2021 9:35 AM
To: Gwen Fisher
Subject: Support for Warehouse and Distribution Facility

To whom it concerns,

I'd like to pledge my support for the warehouse and distribution center being proposed in Vermilion. I've worked in the delivery industry for the past 18 years. I've always thought with our location to Rt2, Turnpike, and potential rail access at the old Ford plant this would be an ideal location for a facility like the one being proposed. Delivery is a booming industry especially in the e commerce or home delivery these facilities specialize in. Our industry can't grow fast enough to keep up with the demand those are the facts. Vermilion needs to land a major business in order to provide solid paying jobs for the citizens of this great town. The majority of us living here commute a long distance to work. Many have left the community over the last 25 years because of the lack of opportunity for jobs.

This is a chance for us to change the narrative potentially changing this area for the better in regards to opportunities. Good businesses draw in more businesses. This has potential to be the first big business in the area in 50 years. Our community needs this in order to keep our young talent from leaving the area. It can raise our tax base to assist in fixing and maintaining our infrastructure which we desperately need. Please do the right thing and fix the zoning issue that would allow a business like this to call Vermilion home. Generation X and younger generations like my children don't have the same opportunities for pension backed jobs like generations of the past did. They're few and far between in this day and age. We need good paying jobs that provide solid 401k plans that'll match dollars, medical/dental benefits, profit sharing, bonus programs, and paid vacation. I hear all the time "People these days don't want to work!" That's simply not true people don't want to work for super low wages, 30hrs/wk, with no benefits. We want what the generations before us had, which is an opportunity to work for a company that values them, and allows them to take care of their families. I'd love to be able to apply for a job in a field I have lots of experience in a town I love and call home now! Please do the right thing and vote to allow this business to call Vermilion home.

We can't please everyone with this decision, but we can start the changing of the guard in ideology of how to improve our town for the future. An example of a small town that's made changes that've benefitted from it is Avon. It was a much smaller town than Vermilion once upon a time. Now it has a large tax base, booming population, great schools, and became a destination for people to live. Nothing against Avon, but I believe Vermilion has more to offer we just haven't been able to land the business to grow. We can do the same thing as Avon and maybe even better. We know Elyria and Lorain are shrinking too people are fleeing those towns, and we're the next stop on the list. Let's capitalize on this opportunity and make this Great town on a Great Lake even better!



Denver Schaffer
Quality Assurance Specialist | LaserShip, Inc.
6060 Rockside Woods Blvd. Independence, OH 44131
| C: (216)287-5154
www.lasership.com

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Gwen Fisher

yes

From: Mark Benson <markbenson28@gmail.com>
Sent: Wednesday, November 24, 2021 10:12 AM
To: Gwen Fisher
Subject: In support of Amazon building

Hello Mrs. Fisher,

Attention to Mayor Forthofer or anyone it may concern.

I saw a post about the Amazon building proposal and understand that there may need to be an exception as to how high the building can be built? I imagine those rules are set for a reason but I am in support of us making an exception for this situation. This one business should create good jobs for people in Vermilion and also maybe bring in more people who will patronize our businesses that need additional support. I don't see the downside to this but wanted to take the time to say that we are in support of it as Vermilion residents.

My wife and I grew up here and have been back for a little more than two years now. I also called in last year about having our pond dredged out but haven't heard back yet. I meant to mention it to the mayor when he was walking around the neighborhood but forgot. Our pond is fed by the city storm drain system and then goes into the ravine which then feeds the Vermilion River. The storm drains dump garbage and buildup into the pond and we try to deal with it but it would be nice to know what the options are regarding getting it dredged or at least having someone take a look at it. We live at 4355 Marina Drive.

Thank you very much.

Mark S. Benson Jr.

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Gwen Fisher

yes

From: Terry B <tdfam03@gmail.com>
Sent: Wednesday, November 24, 2021 12:26 PM
To: Gwen Fisher
Subject: Proposed development

I just wanted to add my support as being in favor of the development proposed for baumhart Road between baumhart and Claus. I am a Vermillion resident I live on Roanoke off of Sunnyside and have lived here for 28 years.

Terry Brown

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Gwen Fisher

yes

From: Faith Brewer <faithabrewer@gmail.com>
Sent: Wednesday, November 24, 2021 1:18 PM
To: Gwen Fisher
Subject: New distribution center on Baumhart

Mayor and Council,

Please make this happen for our town.

Pass the zoning that is required so we can have this business and the much needed revenue and jobs that come with it.

My heart goes out to the residents whose properties back up to it but the benefits to other businesses, our schools, budget, property owners, and future growth outweigh.

Faith Brewer
970 Jackson St, Vermilion, OH 44089
440-396-5734

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Gwen Fisher

yes

From: candygoff@gmail.com
Sent: Wednesday, November 24, 2021 1:31 PM
To: Gwen Fisher
Subject: Rezoning

I am in favor of the rezoning on Baumhart Road.

Carolyn Candy Cassell Goff
4364 Marina Drive
Vermilion, OH 44089
440-320-6425 cell

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Gwen Fisher

me

From: Donna Givens <dzddkg@gmail.com>
Sent: Saturday, November 27, 2021 11:10 AM
To: Gwen Fisher
Subject: New warehouse distribution

My name is Donna Givens and I live at 218 Guilford Rd, Vermilion OH 44089. I vote yes for this improvement to Our city.
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Gwen Fisher

WFO

From: Shari Beckwith <isharib@icloud.com>
Sent: Sunday, November 28, 2021 8:43 AM
To: Gwen Fisher
Subject: Rezoning baumhart project

Hello Gwen, I am unable to attend the Planning Commission on Monday Dec 1 but I would like to voice my enthusiastic support of the rezoning. Vermilion has dropped the ball on too many projects in the past and this is the kind of clean, job providing, city enhancing progress we need. Thank you for your consideration.

Shari Beckwith
4909 Northview Ct.
Vermilion Oh
44089
440 522-5993

Sent from my iPad

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Gwen Fisher



From: Christa Turnbull <turnbull.christa@gmail.com>
Sent: Tuesday, November 30, 2021 10:18 AM
To: Gwen Fisher
Subject: proposed Baumhart Rd development

It seems the negative voices are always the loudest, as if decibel level equals credibility.

I'm writing to express positive support for the proposed development project for the Baumhart/Route 2 interchange site.

I don't see how this development could present any more traffic problems than when there were between 1500 and 2000 employees arriving at the Ford plant. It's my understanding the Baumhart Road Turnpike entrance/exit was built specifically because of the Ford facility. That surely must be an indication of how much traffic was passing through the area.

I see a steady stream of complaints on social media about city services that Vermilion residents think they are missing out on. Services cost money, Money, like energy, has to be generated. This proposed development will generate income for the City.

As a secondary benefit, there is the likelihood of employees at that proposed facility patronizing our restaurants and shops.

Having that distribution/warehouse facility in Vermilion will not take away our identity as a Small Town on a Great Lake. It will make us a Small Town on a Great Lake with a vision for the future of its citizens.

Christa Turnbull
4142 Ford Lane
Vermilion, OH 44089
440-963-0346

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Christa Turnbull
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Gwen Fisher



From: Michael Cremean <michaelscremean@gmail.com>
Sent: Tuesday, November 30, 2021 8:12 AM
To: Gwen Fisher
Subject: Support of Proposed Baumhart Road Development

Ms. Fisher,

My name is Michael S Cremean, and I reside at 680 Sunnyside Rd, Vermilion, OH. We have lived in Vermilion for nearly 35 years.

I am writing to express my strong support for the required rezoning to enable this project to move forward. In my view this is the type of development/project sorely needed to provide jobs and needed tax revenue for the city and township. I further see this as having significant potential for additional businesses to be added or grow due to the ripple effect.

I hear the concerns of other citizens who live in closer proximity to the site (Claus and Arndt Roads), but also know they are very close to the railroad tracks and Rt.2, so the amount of incremental 'noise' and disruption seem to be marginal to me. I drive Baumhart Road all the time (and did so when Ford was operating) and see no significant problems.

I'm very concerned that these voices would kill such a significant project that would greatly benefit the entire city. Every development has its positive and negative sides, but the positives here greatly overshadow any negatives I see. There is simply no better location to add a site such as this, and such a significant opportunity needs to be pursued with every means possible.

I would like to see some sort of agreement worked out where the Vermilion City Schools can somehow benefit from this as well, as from the newspaper article it indicates that only the Firelands Schools would receive revenue.

Very truly yours,

Mike Cremean

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Gwen Fisher

yes

From: Janine Jacobs <jacobs.janine@gmail.com>
Sent: Monday, November 29, 2021 8:00 PM
To: Gwen Fisher
Subject: Dec 1 meeting

Dear Ms. Fisher,

I cannot attend the meeting about bringing in the business requiring a zone change. I believe we need to have the re-zoning to grow and bring people and jobs here. We will always have our quaint little downtown area, that is if we have enough people/shoppers to make it feasible for owners to operate a profitable business.

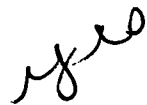
My vote is FOR the re-zoning!

Janine Beleski
4376 Tomahawk Lane
Vermilion

Sent from my iPhone

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Gwen Fisher



From: robt.green@oh.rr.com
Sent: Tuesday, November 30, 2021 12:44 PM
To: Gwen Fisher
Subject: Planning Commission - Zoning Approval off Baumhart Rd

Hi Gwen:

Robert Green, 4097 Fors Ln, Vermilion.

Writing to inform you and that you pass along that I am in favor of the zoning request, so this city may move forward. This the opportunity for Vermilion to be able through the revenues gained by the new enterprise to finally be in the position to repair/upgrade our existing water delivery system and replace our waste-water treatment plant. Both need a priority by our City Administration and City Council before it is too late and we are either shut down or heavily penalized by the EPA.

While there are those that oppose the zoning change, imagine not approving the zoning and having to pay for the above mentioned infrastructure issues without the revenue generated by the rezoned property. I wonder how much more those opposed are willing to pay?

All the best...

Robert Green
440.610.5115

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Gwen Fisher



From: Elaine/Tyler <ear22@roadrunner.com>
Sent: Tuesday, November 30, 2021 9:29 PM
To: Gwen Fisher
Subject: regarding planning commission ordinance 2021-81 Baumhart Rd rezoning

Elaine Reisdorf 2225 Claus Rd

It is my opinion that the rezoning and/or variances needed for the project at Baumhart Rd and Rt 2 should be approved by all city committees necessary.

I understand many of my neighbors are against the project.
My opinion is that I'd rather have a warehouse than some alternative.

I believe when the last piece of property on the southwest corner of Rt2 and Oak Point is developed – all retail development will rush to Baumhart Rd.
Westward creeping development is inevitable.

The property is already zoned commercial and highway commercial.
Any of the businesses that are at Rt 58 and Rt 2 could come before the city to build there.
The current zoning allows those businesses – the city could not stop it.

I have lived on Claus Rd since 1986.
Most of my neighborhood are former Ford workers. There was a lot of traffic when Ford was active.
The light from that plant was a lake navigation aid. I believe today's led lighting will be better.

I think the employment opportunities, city tax and Firelands school benefits are a reason to choose this development

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Gwen Fisher



From: Lisa Fiedler <teachu2twirl@yahoo.com>
Sent: Tuesday, November 30, 2021 4:36 PM
To: Gwen Fisher
Subject: rezoning of land on route 2 and Baumhart

Mayor Forthofer and Vermilion City Council, I am writing to encourage City Council to expeditiously approve the rezoning of the projected Distribution Project on Baumhart Rd. This is opportunity that the city of Vermilion should embrace.

Thank you for your consideration.

Lisa Fiedler

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Gwen Fisher

Yes

From: Josh Frederick <JFrederick@nomshealthcare.com>
Sent: Wednesday, December 1, 2021 2:32 PM
To: Gwen Fisher; Jim Forthofer
Subject: Project on Baumhart Support

Importance: High

Mayor Forthofer, Gwen,

I am hearing much 'buzz' about this potential project on Baumhart Road. While I currently live in Brownhelm Township (Amherst), I am a huge supporter of Vermilion and hope to see it continue becoming financially stronger and thrive well into the future. I have many family members and friends residing in Vermilion, and I have invested in a few small business projects and properties over the years, and hope to continue investing in the community where I was raised and continue to have many relationships.

Recently going through the process to have a relatively simple, small business opened in Vermilion, I hope the committee(s) are flexible and beyond generous in attracting and finalizing a structure to have this potential large business open in Vermilion. This is a generational changing moment, and I truly hope the committee members are aware of the generational implications of making this opportunity extremely attractive to this potential new organization. I currently oversee locations in 50+ cities in 16 counties, and I see the same mistake over and over in the smaller communities. For whatever reason, the smaller communities tend to make it more difficult, or at least create a perception of difficult posturing, when small businesses try to establish. The flourishing communities (i.e., Avon, Westlake, Beachwood, etc.) realized in the beginning to offer beyond generous benefits to attract a few anchor small businesses, and of course, land a couple very large businesses/employers. Once the anchor is established and the cornerstone is set, there will be plenty of opportunity over the following decades, and literally generations, to attract even more businesses, all while decreasing the benefits to future organizations/employers. After landing a few anchor employers, future employers and residence are willing to pay even more in taxes and bring more commerce to an expanding and vibrant town. The snowball quickly turns into an avalanche.

This could very well be the generational moment for Vermilion. I hope (and expect) my organization will eventually have at least one medical office in Vermilion...possibly one of our larger medical campuses eventually. However, that planning all starts with the demographics, population density and needs of a community. Landing this potential large employer has the potential to change the demographics of Vermilion overnight, and likely decades into the future.

I just felt it was important to drop a quick note and express my full support of making this a very attractive investment for this potential employer. I have only minimal details about the business plan, but again, it appears this could be a huge opportunity for Vermilion and I hope all committees are beyond generous and flexible in attracting the employer and keeping the long term vision and mid to large term significant impact in the front of their minds.

Thank you for all you do for the City of Vermilion!

Good Luck!

Josh

Gwen Fisher

yes

From: Miki L. Kopocs <miki@ecotreeservices.com>
Sent: Wednesday, December 1, 2021 1:47 PM
To: Gwen Fisher
Subject: c/o Mayor Jim Forthofer

Please let this serve as our support of the Rt 2 and Baumhart Rd project!

Good luck tonight!

Miki L. Kopocs

Jason E. Kopocs

Ecotree Services, LLC

7474 Deer Trail Lane

Lorain, OH 44053

440-988-4470 Office

440-988-4465 Fax

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Gwen Fisher

From: Emily Skahen
Sent: Monday, December 6, 2021 10:14 AM
To: Gwen Fisher
Subject: Fwd: Baumhart development

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From: Emily Skahen <eskahen@vermillion.net>
Sent: Monday, December 6, 2021 10:13:20 AM
To: Stark, Monica <monicastark@hotmail.com>; tdwepw@gmail.com <tdwepw@gmail.com>
Subject: Re: Baumhart development

Betsy,

Thank-you , it is our pleasure. And thank - you for your input.
I will forward it to our Clerk to pass it on.

Emily Skahen

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From: Ted Wakefield <tdwepw@gmail.com>
Sent: Thursday, December 2, 2021 1:29:06 PM
To: Emily Skahen <eskahen@vermillion.net>; Stark, Monica <monicastark@hotmail.com>
Subject: Baumhart development

Good afternoon, Monica and Emily,

Thank you for all that you do for Council and for the City of Vermilion!

I have been watching the progression of the proposed development on Baumhart Road and have been weighing the pros and cons of moving forward on this matter. The history of the property indicates that it was farm land that was upgraded to more industrial zoning, (which of course makes it more valuable per acre), and that this action occurred years ago....before some residents moved into the district.

I think its critical that Vermilion be able to go forward with this project. Our community needs the economic boost from taxes, new residents, more homes, and support of local businesses. I hope that Council will vote to support this project.

Betsy Wakefield

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Tamara Jim Forthofer and Vermilion city Council

This is to inform you that I am 100% in favor of the business being discussed for the route 2 and Baumhart Road intersection.... This is an outstanding opportunity for Vermilion, the surrounding communities and Vermilion and Firelands school district.... I do not have to tell you the financial struggle that has been in existence ever since Ford vacated the property at Baumhart Roadthis is an excellent opportunity for a very clean, and expanding businesses to help our community!!!

If I can be of more assistance, Please feel free to call me at your earliest convenience
440-309-6005 is my private phone number and I would be glad to assist in anyway possible to ensure that this business venture comes to fruition.

J. Clifford German
German's Villa
3330 Liberty Avenue
Vermilion, OH 44089

440-309-6005

Gwen Fisher

From: Lewie Kuhn, Kuhn Fabricating Inc. <kuhnfabinc@aol.com>
Sent: Tuesday, December 7, 2021 7:37 AM
To: Gwen Fisher
Subject: Support for new Building

I want to voice my support for the new building and rezoning project on Baumhart Rd.
Vermilion needs the jobs and the tax dollars.

I believe it is a win for the city and the surrounding communities.

Please support the building and rezoning of the land on Baumhart Rd for this project.

If it were across the street, Lorain would support it and get the project and we would still have the same concerns some people are worried about with out the tax dollars coming into Vermilion.

We needs this.

Lewie Kuhn

290 Yorktown Pl

Vermilion, Oh. 40089

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Gwen Fisher

From: Richard Hardesty <46rdhardesty@gmail.com>
Sent: Monday, December 6, 2021 3:31 PM
To: Steve Herron; Emily Skahen; Frank Loucka; mstark@vermilion.net; shlovacs@vermilion.net; Barb Brady; Brian Holmes; Gwen Fisher
Cc: Jim Forthofer
Subject: Please vote in favor of raising allowed building height in Industrial Zone

Please ignore all the negative chatter over the proposed building of a large warehouse on the corner of Route 2 and Baumhart Rd. The bottom line is **you are only making a decision on whether to allow a higher height building or not in an industrial zoned area.**

The following concerns voiced by some are really not pertinent to the discussion.

1. Converting a rural area to industrial

- a. The land has been zoned industrial for many years. While it may look "rural" now due to farming the fields, the city's stated goal in the zoning code for many years has been to have industrial use. The decision to convert to industrial was made long ago.
- b. The fields are currently surrounded by industrial use: N&S mainline tracks; 3 construction materials holding areas (dumps); Route 2. To the east, across Baumhart Road a shooting range, storage units. To the NE large industrial parks. (These show how the land can be used once sewer lines are available.) Point here is that this is not a "Rural" area.

2. Increased traffic

- a. Yes, there will be some increased traffic, but the roads & Route 2 exits, already exist and were designed for increased traffic. Don't forget the Baumhart Road was designated as the northern end of an outer loop major highway going clear to Interstate 71 in Ashland.
- b. The traffic would be concentrated to Baumhart Rd and the Route 2 interchanges. What better location could you design?

This is a once in a Lifetime chance to make the zoned Industrial Park with sewers a reality. And to reap the tax revenue like Lorain City has done for from their Industrial Parks right across the road.

Vote to **OK the Zoning height change** and encourage the potential developer to choose this site.

Richard D Hardesty

46rdhardesty@gmail.com

4167 Ford Ln. Vermilion

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Gwen Fisher

From: Rusty Pearce <rustypearce43@outlook.com>
Sent: Tuesday, December 7, 2021 11:53 AM
To: Gwen Fisher
Subject: My husband and I support the vote for the business that is interested in the Baumhart location. We are Vermilion residents, located on art. 60. The tax incentives and job possibilities this project offers, are very promising for our city.

Thank you
Bill and Rusty Pearce

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Gwen Fisher

From: Ric Barck <barckr@yahoo.com>
Sent: Tuesday, December 7, 2021 11:27 AM
To: Gwen Fisher
Cc: Monica Stark; Barb Brady; Jim Forthofer; Anne Maiden; Steve Herron
Subject: Baumhart Property Re-Zoning

To All Whom It May Concern,

I would just like to take a minute and start by thanking Mayor Forthofer for his efforts in pursuing growth for our city, something that way to many within our borders seem to not understand just how critical it is...growth any growth!

Next I would like to say, that in an effort in moving forward and as a proud resident & property owner of the City of Vermilion since 1969, I would like to pledge my full support towards the steps needed to look into potential land uses for the Baumhart/Rt. 2 property. Let's get it re-zoned as needed and begin the studies to know just what the best use of that land is for large scale growth within our city!

PLEASE, LET'S PUT AN END TO THESE LONG-STANDING ROADBLOCKS IN OUR CITY!!! We have another great opportunity for growth, jobs, income, taxes, etc...let's not blow it again!

Very Respectfully,
Fredric (Ric) M. Barck
3200 Liberty Ave.
Vermilion, OH 44089

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Gwen Fisher

From: Monika Shaffer <hcdshaffer@gmail.com>
Sent: Tuesday, December 7, 2021 1:54 PM
To: Gwen Fisher
Subject: Warehouse

Please vote to approve the proposed development of the warehouse. I'm in favor of this !!!

Thank you

Monika Shaffer

214 Grand Harbour

Vermilion

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Gwen Fisher

From: Kathleen Morrison <kathleen.morrison324@gmail.com>
Sent: Tuesday, December 7, 2021 1:16 PM
To: Gwen Fisher
Subject: Support for Proposed Development

I am writing to encourage the support of the development project near Baumhart and Rt 2. This is such an incredible opportunity to bring jobs and much needed income to our community. I could list out many reasons I am in support, but I am certain the people who make these decisions are aware of the pros. Thank you.

Kathleen L Morrison
833 Howard Dr, Vermilion, OH 44089

--

Kathleen L. Morrison

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Gwen Fisher

From: Bob Funk <bfunk66529@yahoo.com>
Sent: Wednesday, December 8, 2021 7:06 AM
To: Gwen Fisher
Subject: The BIG Project

Gwen—

Please let The Vermilion City Council know that I am 100% in favor of The BIG Project at Baumhart & Route 2.

Vermilion needs to build on its commercial/industrial tax base for survival!

Hoping that The BIG Project becomes a reality sooner, as opposed to later.

Please vote in support of The BIG Project.

Bob Funk
256 Ballast Ct
Vermilion, OH 44089

Sent from my iPhone

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Gwen Fisher

From: Marsha Funk <mfunk66529@yahoo.com>
Sent: Wednesday, December 8, 2021 6:58 AM
To: Gwen Fisher
Subject: The BIG Project

Gwen—

Please let The Vermilion City Council know that I am 100% in support of the BIG Project proposed at Baumhart Rd and Route 2.

Vermilion needs big business to survive, unless the residents would be in support of massive increases in their property taxes, doubling the City income tax and giving no forgiveness of the income tax for those that work outside the City. You & I both know that increased taxes would not be supported!

Vermilion needs this BIG project to stay alive, prosper, and maintain its infrastructure.

Please vote to support this BIG project!

Marsha Funk
256 Ballast St
Vermilion, OH 44089
440-258-3515

Sent from my iPhone

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Gwen Fisher

From: Debbie Reust <dreust55@gmail.com>
Sent: Tuesday, December 7, 2021 11:12 PM
To: Gwen Fisher
Cc: pondereusta@roadrunner.com
Subject: Warehouse

Hi Gwen,

>

> My husband, Steve Reust, and I are for the warehouse project. The city has our support.

>

> Debbie

>

> Sent from my iPhone

>

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Gwen Fisher

From: Pam Davidson <davidsonpam@neo.rr.com>
Sent: Tuesday, December 7, 2021 10:08 PM
To: Gwen Fisher
Subject: Support Rezoning

Hi Gwen,

Just a quick note to let the Council and Mayor... know that I support the rezoning effort on Baumhart Rd. I hope this is approved by Council so we have a chance to bring this business and the 1000 jobs here to help our community prosper and thrive.

Sincerely,

Pam Davidson

279 Berkshire Rd.

Vermilion, OH 44089

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Gwen Fisher

From: Tina Allor <tinaallor637@gmail.com>
Sent: Wednesday, December 8, 2021 11:17 AM
To: Gwen Fisher

Steve and Tina allor at 782 Blissful rd Vermilion. Yes we support the Baumhart project. This city desperately needs it!
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Gwen Fisher

From: mgross1222 <mgross1222@gmail.com>
Sent: Wednesday, December 8, 2021 10:30 AM
To: Gwen Fisher
Subject: support of proposed project

I fully support this new venture into our town, as a resident of Vermilion and surrounding areas for the better part of 50 years, I think this is a great idea. Let's turn an eye sore into some tax money and it will also help out our local and area businesses. With it being on the edge of city limits and such easy access to Rt.2 and the 90 traffic won't be an issue through town, they'll want to avoid the trains anyway.

let's make this happen
Marcus Gross

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

From: candygoff@gmail.com
Sent: Thursday, December 9, 2021 9:04 AM
To: Gwen Fisher
Subject: In favor

Gwen,

Greg and I are IN FAVOR of the rezoning on Baumhart Road. Please forward this to our council person.

Blessings,
Candy Goff
Greg Goff

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Gwen Fisher

From: Tina Allor <tinaallor637@gmail.com>
Sent: Wednesday, December 8, 2021 11:17 AM
To: Gwen Fisher

Steve and Tina allor at 782 Blissful rd Vermilion. Yes we support the Baumhart project. This city desperately needs it!
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Gwen Fisher

From: Josh Frederick <JFrederick@nomshealthcare.com>
Sent: Wednesday, December 1, 2021 2:32 PM
To: Gwen Fisher; Jim Forthofer
Subject: Project on Baumhart Support

Importance: High

Mayor Forthofer, Gwen,

I am hearing much 'buzz' about this potential project on Baumhart Road. While I currently live in Brownhelm Township (Amherst), I am a huge supporter of Vermilion and hope to see it continue becoming financially stronger and thrive well into the future. I have many family members and friends residing in Vermilion, and I have invested in a few small business projects and properties over the years, and hope to continue investing in the community where I was raised and continue to have many relationships.

Recently going through the process to have a relatively simple, small business opened in Vermilion, I hope the committee(s) are flexible and beyond generous in attracting and finalizing a structure to have this potential large business open in Vermilion. This is a generational changing moment, and I truly hope the committee members are aware of the generational implications of making this opportunity extremely attractive to this potential new organization. I currently oversee locations in 50+ cities in 16 counties, and I see the same mistake over and over in the smaller communities. For whatever reason, the smaller communities tend to make it more difficult, or at least create a perception of difficult posturing, when small businesses try to establish. The flourishing communities (i.e., Avon, Westlake, Beachwood, etc.) realized in the beginning to offer beyond generous benefits to attract a few anchor small businesses, and of course, land a couple very large businesses/employers. Once the anchor is established and the cornerstone is set, there will be plenty of opportunity over the following decades, and literally generations, to attract even more businesses, all while decreasing the benefits to future organizations/employers. After landing a few anchor employers, future employers and residence are willing to pay even more in taxes and bring more commerce to an expanding and vibrant town. The snowball quickly turns into an avalanche.

This could very well be the generational moment for Vermilion. I hope (and expect) my organization will eventually have at least one medical office in Vermilion...possibly one of our larger medical campuses eventually. However, that planning all starts with the demographics, population density and needs of a community. Landing this potential large employer has the potential to change the demographics of Vermilion overnight, and likely decades into the future.

I just felt it was important to drop a quick note and express my full support of making this a very attractive investment for this potential employer. I have only minimal details about the business plan, but again, it appears this could be a huge opportunity for Vermilion and I hope all committees are beyond generous and flexible in attracting the employer and keeping the long term vision and mid to large term significant impact in the front of their minds.

Thank you for all you do for the City of Vermilion!

Good Luck!

Josh

Gwen Fisher

From: cary grocott <pappie60@gmail.com>
Sent: Thursday, December 9, 2021 10:05 AM
To: Gwen Fisher
Subject: New warehouse

Absolutely For the project. The benefits greatly out weigh the cons. The added revenue to the city is a no brainer, just don't give away the farm (huge tax breaks) in the process.

Cary Grocott
South st.

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Gwen Fisher

From: Kristie Hosier <payrollkristie@yahoo.com>
Sent: Thursday, December 9, 2021 11:17 AM
To: Gwen Fisher
Subject: BAUMHART PROJECT

Good morning,

Was advised to send an email to you advising both my husband and myself are IN FAVOR of the Baumhart Rd. Project. Unfortunately we are unable to attend the meeting. Thank you

Richard & Kristie Hartman
1079 Nautical Dr.
Vermilion, OH 44089

Sent from Yahoo Mail on Android

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Gwen Fisher

From: Kenneth Cassell <cassellhomes@gmail.com>
Sent: Thursday, December 9, 2021 11:33 AM
To: Gwen Fisher
Subject: Baumhart rezoning

Gwen,

We are in favor of new development for Vermilion, and this project is at a prime location. We are in favor of the rezoning.

--

Kenneth F. Cassell
Janet M. Cassell
Cassell Enterprises, Inc.
5425 Liberty Avenue,
Vermilion, OH 44089
Office (440) 967-3167 Cell (440) 320-8941

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Gwen Fisher

From: Robert Risdon <rrcowdriver@yahoo.com>
Sent: Thursday, December 9, 2021 12:44 PM
To: Gwen Fisher
Subject: Baumhart Zoning/Building Project

As I stated at the zoning meeting I am totally in favor of proceeding with the project. Please enter my support for it on the meeting on the thirteenth. Thank you.

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Gwen Fisher

From: mareklet27@gmail.com
Sent: Sunday, December 12, 2021 8:51 PM
To: Gwen Fisher
Subject: Baumhart Rd project

Vermilion needs new and more revenue.

I am in favor of the proposed business for the Baumhart Rd area discussed in the PhotoJournal.

I hope this development becomes a reality.

Mary Pavlick
Whispering Shores Dr

Sent from my iPhone

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Gwen Fisher

From: Beth Young <le.hopeful@yahoo.com>
Sent: Saturday, December 11, 2021 1:26 PM
To: Gwen Fisher
Subject: Support for Baumhart Road warehouse/distribution center

To Vermilion City Council:

You can't always get what you want,
But if you try sometime, well, you might find, You get what you need.
Rolling Stones

Everyone won't get what they want with this proposed development. Hopefully, with your vote of support, Vermilion will get what it needs.

Thank you for your thoughtful consideration, Beth Young
4210 Ford Ln.
Vermilion Ohio

Sent from my iPad

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Gwen Fisher

From: Miki L. Kopocs <miki@ecotreeservices.com>
Sent: Friday, December 10, 2021 1:30 PM
To: Gwen Fisher
Subject: Baumhart and Rt 2 Project

We want to show our support for this project! Thank you!

Jason & Miki Kopocs
Ecotree Services LLC

Sent from my iPhone

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Gwen Fisher

From: Jack's Yahoo Mail <jy.lehome@yahoo.com>
Sent: Friday, December 10, 2021 11:11 AM
To: Gwen Fisher
Subject: E-commerce distribution center

Brownhelm resident. Unable to attend 12/13 council meeting. Wholeheartedly endorse Ordinance 2021-18. I have rented a storage unit in this area that I frequently visit. Continually hear, "pop, pop, pop" from the gun range; vehicles on Rt.2; farm machinery. I doubt that a little additional noise and traffic outweighs the jobs and additional taxes this business will contribute to the city of Vermilion. The attractiveness of this center will be a more pleasant sight than the muddy field that is there now. Jack Young, 4210 Ford Lane, Vermilion. 440-963-7040 Sent from my iPad
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Gwen Fisher

From: Carol Lothridge <c_lothridge@hotmail.com>
Sent: Friday, December 10, 2021 10:05 AM
To: Gwen Fisher
Subject: Support for new business

I would like to see the approval of the new
Distribution center.

I know it will bring many new jobs to our
Area.

Not to mention the extra money the city will
Receive through the business and it's employees

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attachments.

Gwen Fisher

From: KERRI SMITH <ovhcarebear@msn.com>
Sent: Friday, December 10, 2021 9:46 AM
To: Gwen Fisher
Subject: Proposed property

Please continue planning the proposed development of the property on Rt 2 and Baumhart rd. Vermilion would most certainly benefit from the job and economic opportunities.

Thank you. Kerri Smith

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Gwen Fisher

From: Hope Csongedi <hopecsongedi@gmail.com>
Sent: Friday, December 10, 2021 3:47 AM
To: Gwen Fisher
Subject: Building proposal

Good morning,

I just wanted to write a brief note saying that I am for the building development that is being proposed on/near Baumhart Rd. I think this is a tremendous opportunity for our city and I give my full support! As a lifelong Vermilion resident I look forward to embracing change to make our city an even better place for our community.

Best wishes,
Hope Csongedi

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Gwen Fisher

From: Jerry Schrenk <jerryschrenk@yahoo.com>
Sent: Thursday, December 9, 2021 5:15 PM
To: Gwen Fisher
Subject: Mystery business

Gwen, why the secret negotiations? Of course I'd like to see major development there! When I was on BZA we approved the business for the southwest corner there and nothing happened! I just hope we're not forced into toany tax abatements!

Jerry Schrenk

Sent from Yahoo Mail for iPhone

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Gwen Fisher

From: Homer Taft <hstaft@yahoo.com>
Sent: Thursday, December 9, 2021 5:43 PM
To: Gwen Fisher
Subject: Public Hearing

I support passage of the increase in height for I-1 districts, especially with the increased setback being recommended with it.

I partially support the rezoning of B-3 to I-1. I continue to believe that business zoning may be best for 500 ft. or more westerly from Baumhart Road, with the remainder I-1, and have seen no one ask the developer if this could work, even temporarily until their final plans are complete. Otherwise, in a rezoning study, we need to carefully study the use of the frontage on Baumhart, especially if this particular purchase does not close.

As to neighborhood objections, the creation of the interchange, as well as the I-1 and B-3 commercial zoning, go back decades and cannot be a surprise to anyone.

As an active member of Vermilion Call to Action involved in prohibiting new self storage in our commercial corridor, I would also point out this use was not prohibited under that proposal, and especially for I zoning.

Respectfully

Homer S. Taft
3972 Edgewater Drive

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Gwen Fisher

From: Cathy Clouse <clousca@gmail.com>
Sent: Thursday, December 9, 2021 9:17 PM
To: Gwen Fisher
Subject: New business opportunity

Hi Gwen hope all is well with you and your family. Steve and I would love to let the Mayor and city council know we support the new business that would lik go in on Baumhart Road. It is good for our community and the growth for our area in a positive way.

Hope all goes well.

Cathy and Steve Clouse.

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