

Gwen Fisher

From: Bob Leimbach <bobleimbach@ymail.com>
Sent: Wednesday, December 8, 2021 9:37 PM
To: Gwen Fisher
Subject: The BIG Project

Dear City Council members,

Recent plans to develop land at the intersection of Route 2 and Baumhart Road have brought Brownhelm Station residents together in a way that has not occurred since the Ford plant came here in the fifties.

Then, we were fighting to save our pastoral lifestyle from encroachment by Lorain.

Now, we are trying to save it from Vermilion.

We are being portrayed in the media as relics of the past, anti-progressive, but that is not the case at all. We really do want Vermilion to grow and prosper. It is our future, too.

What we *are* opposed to is this abomination of a building. Searching online reveals that, if built, this will be one of the **LARGEST** warehouses on the continent! Six stories high, it will be taller than the Ford plant down the road that the mayor loves to compare it to. As a warehouse, of course there will be little need for windows. And aesthetics would simply be a waste of money- it's a *warehouse!* So, other than the one hundred and seventy-one truck bays, spaced along the sides of the building, the walls most likely will be just huge, blank, panels- plenty of room for a stupid, lopsided grin to be painted on.

The "Big A" will be laughing at all of us for letting them do this to us.

I keep looking at that cornfield, trying to visualize what such an enormous BOX would look like there, and I just can't. It will fill the entire horizon. It will BE the horizon.

And that is just the building. Several hundred diesel trucks, with backup beepers, running around at all hours of the day and night, will replace the screeching of our eagles. 'Round the clock high-intensity floodlights will replace sunrises. Exhaust fumes will replace fresh country air.

To sum up: this 'project' will replace the reasons why we all choose to live out here.

It is worth noting that *every single* proponent of this monstrosity does not live near it. They all tout the expected tax money, but, of course, that will be spent elsewhere. None of it will be spent to alleviate the impact on us residents.

And you have the nerve to question why we are not on this bandwagon.

What is in it for US? In fact, living in Ward 5, what has *ever* been in it for us? We are treated like the redheaded stepchild, last to be taken of. Everything is about the downtown, and the beloved tourists.

Please tell me, exactly, how do those tourists pay the bills? Other than patronizing some fast-food restaurants, what do they spend their money on? Will they spend more money if Main Street has a few more parking spaces down by the beach? Or a new bathhouse?

Perhaps Vermilion should build a new gazebo out on Baumhart Road, so the tourists can gaze in wonderment at the big, beautiful box with the grin on the side.

Gwen Fisher

From: Ed & Marilyn Brill <brownhelm12@roadrunner.com>
Sent: Wednesday, December 8, 2021 9:27 PM
To: Gwen Fisher
Subject: public hearing on Dec. 13th

Hello City Council members,

My name is Marilyn Brill and I live at 1745 Cooper Foster Park Road, here in the city.

I have been to several meetings during the last few months and believe that this subject is one that will go down in our history as one of the most talked about issues put before you, our members of our city council. Some of you will leave office soon as your terms are about done but I hope that if and when you vote about this huge project, you will remember the residents that spoke up in front of you or sent an email/letter about their concerns against this 'secret' development along Route 2 and Baumhart Road, west to Claus Road.

This will impact the Brownhelm sector of the city in many ways and I will explain my feelings:

- if this happens it will cause hard feelings between us out here in the country with those in the downtown area.
- what will the Brownhelm residents gain besides more traffic on a two lane road that runs south of Route 2.
- will our property taxes change, most certainly, and can anyone afford to move away?
- we already have water drainage issues and nothing is being done to correct them.
- my list could go on and on but I think you each know how I feel, don't allow this to happen!

Thanks you, Marilyn Brill 440-988-4550

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Gwen Fisher

From: Ed & Marilyn Brill <brownhelm12@roadrunner.com>
Sent: Wednesday, December 8, 2021 9:48 PM
To: Gwen Fisher
Subject: Claus Road property

This email is to inform you and all of the City Council Members, that I belong to the Brownhelm Historical Association and we own the property at 1355 Clause Road, the old German Reformed Church that is now known as the Brownhelm Heritage Museum since 1996.

A few years later, David Hall the owner of Great Lakes Development had great visions for the nearly 120 acres that he owned behind the little church property. At that time, he gave us the half acre south of the church as he hoped that we would have our own parking lot next to the church. He also offered to sell to us, an acre behind the church museum for an addition. The price was \$35,000 and we were pleased to work with him as he had been helpful to also give the small half acre cemetery along Lake Road to the city. It had been known as 'the forgotten cemetery' as wild vines and growth had buried what remaining headstones so one one could maintain that final resting place of some of our early settlers here in Brownhelm.

Due to health reasons with in Mr. Hall's staff, those plans never did happen and he sold his properties to the guy in Norwalk. That man took down the trees, burned them for days, and level the ground so that it could be farmed and now five years later, we are faced with an unheard of decision.

So, as a member of this historical group here in Brownhelm, **please don't allow this project to happen!**

Progress will come as we all know of the congestion at Oak Point and further east at Route 57. But to put a sixty five foot structure and nearly a half a mile long is the biggest mistake in the city's history!

Marilyn Brill, former BHA Historian

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Gwen Fisher

From: Ed & Marilyn Brill <brownhelm12@roadrunner.com>
Sent: Wednesday, December 8, 2021 10:00 PM
To: Gwen Fisher
Subject: Ed Brill's remarks

To all of the City Council members,

I am totally **against this development** as it is too big and not the right business for this space that is the entrance to the city from Route 2.

We are already upset that we have an ugly eyesore at the entrance on Route 6 as junk cars are hauled in and then out again once the insurance agents are done.

How did this ever happen? In fact look around, there are a few other businesses that need to be told to clean up their properties.

I have lived in Brownhelm well over 90 years, as the old homestead was purchased in 1896. I live right next door and have watched and worked on these farm fields for many years. We need the farms, we need the wildlife so keep Brownhelm as it is.

ED BRILL - 1745 COOPER FOSTER PARK ROAD IN VERMILION.

P.S. my eyes may be old but my mind is not.

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Gwen Fisher

From: Megan Zander <megz.jrsmom1111@gmail.com>
Sent: Wednesday, December 8, 2021 11:29 PM
To: Gwen Fisher
Subject: Brownhelm proposed project

Hello and good evening Gwen!

My name is Megan Zander and I live on Arndt Rd here in Vermilion. This proposed monstrosity of a project will literally butt right up to my property, with the semi parking lot being directly behind my home. I am a Vermilion resident for the past 21 years, graduating from VHS in 2004. I am now a mother of soon to be 6 children, all 10 and under. I homeschool my children and we use our natural resources often for learning. I fear that with the gigantic proposal on the table we will lose our natural learning environment. There will be no more star gazing, no more learning about constellations in our own backyard. The other night we were able to witness the Starlink satellite train that came through. It was amazing! If this project happens we will have so much light pollution! It will take away from our education and our oasis of serenity. Please consider our feelings and thoughts on this matter. I can not imagine looking into my back yard, sitting on my patio and just seeing a constant, steady glow of lights.

Respectfully,
Megan Zander

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Gwen Fisher

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Thursday, December 9, 2021 5:52 AM
To: Gwen Fisher

NO WAREHOUSE IN BROWNHELM

THIS IS KATHLEEN QUEEN, LIVE AT 49215 WHITTLESEY RD AMHERST OHIO , I AM FIRMLY AGAINST PUTTING THAT BUSNIESS OFF OF CLAUS RD. IN BROWNHELM! WE HAVE MANAGED TO KEEP OUR COMMUNITY NICE AND QUIET AND RURAL!

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

From: Brian Holmes
Sent: Thursday, December 9, 2021 7:40 AM
To: Gwen Fisher
Subject: Fwd: Distribution Center Concerns

Please forward

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From: The Kuhnle's <thekuhnles@gmail.com>
Sent: Thursday, December 9, 2021 7:33:18 AM
To: Brian Holmes <bholmes@vermilion.net>
Subject: Distribution Center Concerns

Brian,

I hope you are doing well. I wanted to send you a quick note about my concerns around the proposed Distribution Center off of Baumhart Road. I live in Greystone at the corner of Baumhart and Middle Ridge.

I understand the appeal of increased tax revenues for the City of Vermilion, but Vermilion will not be the only community impacted by this decision. Every decision doesn't always have to be about what makes the most money for the city. A large part of why all of us live in Vermilion and surrounding communities is because we want to escape the constant traffic jams and never ending development of areas to the East like Avon and the Cleveland suburbs. Avon used to be a small community much like we live in now. It is now a massive population center with shopping centers, strip malls and constant traffic jams. I hope that is not the vision for our community.

I have two sons (aged 15 and 13), and both will get their drivers licenses in the not to distant future. The thought of newly licensed drivers trying to turn North or South on a Baumhart Road choked with constant tractor trailer traffic scares me. Aside from the obvious issues around traffic, I also have concerns around noise and light pollution, infrastructure, water, utilities, etc.

I appreciate your time and ask that you please consider all of the factors involved in this decision before casting your vote. This decision is much bigger than increased tax dollars for the city.

Thank you,

Jason Kuhnle
49968 Greystone Dr
Amherst, OH 44001
440-465-0880

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Gwen Fisher

no

From: Jean Kromer <kromerkrew@gmail.com>
Sent: Wednesday, December 1, 2021 2:14 PM
To: Gwen Fisher
Subject: Rezoning for Land on Baumhart Rd.

Jeff and Jean Kromer
3333 Jerusalem Rd.
Vermilion, OH 44089

Gwen Fisher and the Planning Commission,
We have been residents at our current home for more than 26 years.

Our concerns are mostly for the impacts to the Vermilion community. An employer like this typically hires low skill set employees and therefore, relatively low pay scale. This will be across multiple shifts placing these employees on our roads several times, day and night. We are concerned with this flood of employees in our community as there typically follows an increase in crime events with that demographic. Has Vermilion committed to additional staffing in both the police and the fire/rescue personnel and equipment to handle this increase in population?

We are also concerned about the amount to noise, light and air pollution generated from this large business and semi truck traffic.

Thank you for taking the time to read this letter and to listen to our concerns.

Jeff and Jean Kromer

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Gwen Fisher

no

From: Brian Holmes
Sent: Wednesday, December 1, 2021 4:41 PM
To: Gwen Fisher
Subject: Fwd: No To The Brownhelm Distribution Center

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From: McCann, Todd <todd.mccann@united.com>
Sent: Monday, November 29, 2021 3:19:20 PM
To: Brian Holmes <bholmes@vermilion.net>
Cc: Steve Herron <sherron@vermilion.net>
Subject: No To The Brownhelm Distribution Center

Mr. Holmes,

My wife and I moved to our property on Whittlesey Road just about a year ago and spent a significant amount of money in doing so. We moved to this community in order to retire to a place that's peaceful, quiet, safe, away from crime and away from traffic. Furthermore, we bought this property not only because we fell in love with it but also that those community conditions would stay in place for years to come giving our grandchildren somewhere wonderful to come and grown up.

The bottom line is that the distribution center that is being proposed in Brownhelm directly contradicts everything my wife and I picked this community for. It goes against every aspect of why we moved here from the city.

Please think deeply and seriously consider voting against allowing this distribution center to move forward. This center will, without a doubt, negatively impact this community that I've quickly come to love.

If you have any questions or would like to discuss this issue with me further please don't hesitate to call or email.

Thank you for your time,

Todd M. McCann
49300 Whittlesey Rd.
Amherst
216.233.1625
Todd.M.McCann@gmail.com

Sent from my iPad

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no

Gwen Fisher

From: ahaenisch@gmail.com
Sent: Tuesday, November 30, 2021 12:25 PM
To: Gwen Fisher
Subject: Baumhart Rd and route 2 development

Good afternoon Gwen,

As a resident of Brownhelm, I live on Baumhart between rt 2 and the turnpike. I have a concern that the residents on that stretch of Baumhart have not been considered by the City, the developer, and the township. I believe this will bring an increase in truck traffic. My other concern is also the increase in pollution from the increased truck traffic. I am also going to address this issue with the township as well.

Thank you

Andrew

Sent from my iPhone

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Gwen Fisher

no

From: Kathy Whitmore <kabbw49@gmail.com>
Sent: Tuesday, November 30, 2021 1:33 PM
To: Gwen Fisher
Subject: re: rezoning

I would like to voice my opposition to the rezoning of the land on Baumhart Rd. I have lived out here for over 40 years and I'm pretty much a newcomer. I moved out here for the rural atmosphere and the convenience of access to many locations. It has become harder and harder to just get out of my driveway. I can't imagine what thousands of trucks coming and going at all hours will do. It's bad enough we have to deal with the gun range and that noise. But this is really making me feel like packing up and moving out. And my house value will drop, no doubt due to this.

Please reconsider or at LEAST put buffers and other precautions in place. This will not impact the average Vermilion resident, but will severely impact many of us in Brownhelm Township.

Thank you.

Kathy Whitmore
7015 Baumhart Rd.
Amherst.

--

I hope that in this year to come, you make mistakes. Because if you are making mistakes, then you are making new things, trying new things, learning, living, pushing yourself, changing yourself, changing your world. You're doing things you've never done before, and more importantly, you're doing something.

- Neil Gaiman

You can, you should, and if you're brave enough to start, you will.

- Stephen King

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Gwen Fisher

no

From: WD57@roadrunner.com
Sent: Tuesday, November 30, 2021 10:09 AM
To: Gwen Fisher; Steve Herron; Monica Stark; 'bholms@vermilion.net'
Subject: Rezone of Property for Amazon Project

Dear Council members:

This correspondence is about the rezoning of the property for the Amazon distribution center. I have lived at 1920 Baumhart Road for the past 31 years and to our family if this is approved would be a great disappointment.

I would hope that this decision is not made solely on the basis of money for the city and school system. There are many families that are around this area that this project will effect. This is not some small business venture that is being planned but one which will have ever lasting changes to our area and lives.

I was here when the traffic from Ford motor company came down Baumhart and can tell you from experience that this was not missed as it was a very busy road back then. I can tell you that over the years with additional homes and businesses in the area that traffic is still heavy at times on this road. To put this type of business in the area will only make it worse. I can sit in my driveway for 5 minutes at a time on occasions because the traffic currently is relentless at times and makes it difficult to get out.

The people in this area get no benefit from this project. All that we will get is lower home values and higher traffic to live with. I do not believe that this project is in the best interest of the people. To approve this rezoning and project will have many consequences in the years to come that will not be positive to the people of this area.

The area and people have survived without this economic benefactor and can continue without it. I hope you give due consideration in reviewing this rezoning request and do **not approve it**. It will truly be sad if this is approved and the concerns of the people are not taken into consideration. People are elected to have the best interest of the people at heart, not mega businesses that will not.

William @ Toni Davis
1920 Baumhart Road

Vermilion Ohio 44089 CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Gwen Fisher

no

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Monday, November 29, 2021 9:33 AM
To: Gwen Fisher

Rezoning. I live in Brownhelm and I DO NOT think the land between Cooper Foster Park and route 2 should be rezone for businesses. Kathleen Queen

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Monday, November 29, 2021 10:50 AM
To: Gwen Fisher
Subject: Rezoning

I am completely against rezoning land between Cooper Foster Park Rd. and Route 2, or I 90, this is taking beautiful land from animals, and residents. Please don't let this happen. Kathleen Queen, 49215 Whittlesey Rd. Amherst, Ohio. 44001

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Monday, November 29, 2021 9:33 AM
To: Gwen Fisher

Rezoning. I live in Brownhelm and I DO NOT think the land between Cooper Foster Park and route 2 should be rezoned for businesses. Kathleen Queen

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

no

From: Carrie Ott <carrie.ott72@gmail.com>
Sent: Monday, November 29, 2021 11:15 AM
To: Gwen Fisher
Subject: Planning Commission Meeting

Planning Commission,

We want to express our family's disapproval on the rezoning of the property next to route 2 in Vermilion and Brownhelm Township. We have four adults living in our home, that all have the same opinion on this subject. We are concerned about increased traffic and noise in the area. We have a son that is very sensitive to sounds. He has a difficult time with any increase in sound, even the sounds we hear from RT 2. It not only will affect us, but many others with the increase in noise pollution.

We are also concerned that a huge warehouse and all of the increased traffic will affect the beauty and wildlife in the area. We enjoy watching the many deer, eagles, turkeys and other animals.

It's not all about money! There are so many other things to consider. Our peaceful home and area are much more important to us! Please vote no to the rezoning of that area! We would be happy to speak with you more at length. We can be contacted at (440)-963-7298.

Sincerely, Todd, Carrie, Cathryn and Daniel Ott 1345 Highbridge Rd, Vermilion, OH 44089.

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Gwen Fisher

no

From: howsweetur@aol.com
Sent: Saturday, November 27, 2021 9:38 AM
To: Gwen Fisher
Subject: NO NO NO distribution center

Hello Gwen,

I am NOT in favor of a distribution center, especially 65' high. Is it really an Amazon. Canton Ohio is in the process of building one and its max height is 50.2'. Akron just finished on utilizing the old Rolling Acres Mall only two stories high. These facilities had all the infrastructure already. Vermilion doesn't even have sewers there. But the old Ford plant does. Or even Elyria Midway Mall.

Thank you
Linda Sexstella
1975 Cooper Foster Pk Rd
Vermilion, Ohio 44089

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Gwen Fisher

N7

From: Nick and Sharon <nickandsharon2145@gmail.com>
Sent: Thursday, November 25, 2021 7:43 PM
To: Gwen Fisher
Subject: Baumhart Rd Project

Sent from Mail for Windows

Greetings... I have been reading all about the show of support people have on the 1,000,000 square ft. project that will be 50 yards or so from my property line. Yes right down my 1000 ft of property, with 500 to 700 semi-truck parking just off our deck. I really find it interesting that NONE of these well meaning people live anywhere near this location. Some live as far as Wellington. This is kind of like have a huge block party, 24hrs a day right next door and I am not invited to it. Trucks driving along the side of our home, beep, beep, beep, backing noise, truck exhaust fumes, lights that you can see for miles away like Green Circle Growers. We see this as the city driving us out of our home, along with the 7 other residents which will be impacted directly. This will be in our back yards. There are 21 homes in our little community, north of the bridge. I wonder if my friends who are truck drivers would drive up and down any of those well meaning folks streets from 11PM till 6AM 7days a week, how long before they would be calling the police...? WE INVITE YOU and council to our home so we can walk the property line so you can see first hand. Have you or anyone else walked the site? My hope is that you and council will take advantage of this invitation. I also hope that one of those trains that block Sunnyside road for great lengths of time will do it's start up move where all the cars take the slack out and every single car makes a loud crashing start right down the line. Then maybe we could have the other 2 tracks with trains moving in opposite directions all at the same time. It can be deafening. Hopefully the shooting range, which is 1/2 mile directly behind us will have the full automatic guns out and the Flash bangs that you can feel the force of the blast in your chest in our back yard. We have been there for about 30 years. Bob Leimbach family has owned that home for a lot longer than that. Miss Mildred Zigfoos has been there long before us. We have our home just like we like it and really are not interested in moving and being driven out and having to start all over again in a new home. I challenge you to see what our home, in our area would cost to replace... DOUBLE. I understand that progress is coming and we know exactly why the city wants this project. \$\$\$\$

So my suggestion is find some other kind of business to put there.. Now even if there was a 20 ft landscaped mound protecting us with a 20 ft highway sound proofing fence on top of it, the beeping noise, the diesel trucks idling, would still be in our ears 24 hrs a day 7 days a week. If you and council do decide to take up us on the invitation, take note of the street conditions on Brownhelm Station Rd from Sunnyside to N.Claus, or from North Ridge north to the train tressle. We drive it daily. Try not to straddle the yellow line, that takes a great majority of the rock and rolling out of the cars steering wheel when hitting all the patch jobs that have been done. Last but not least traffic on Baumhart. It has been compared to the Ford plant. That is really not a good comparison at all. 3500 employees would show up between 5 and 6 AM. Then they would leave between 2.30pm and 4.30 pm. Then the night shift that started at 5 5.30 pm would show up and leave at 2.30 to 4 Am in the morning. There were the body hauler trucks that went between Lorain and Avon Lake, which I was employed at for 32 years. I see tractor trailers and small distribution vans moving in and out 7 days a week 24 hrs a day. Maybe I'm wrong but it is really not a good comparison at all. Yes I know that this sounds very negative, but you or anyone in council wouldn't like this in your back or side yard either. If you decide to come and see, we are visiting relatives and wont be available till Wednesday the 1st. That is the day of the meeting... Looking forward to actually meeting you all, bring your boots. Just so you know, we have never complained to the city about anything over the last 30 years. We deal with the trains, the roads, the shooting range. This is taking things to new levels.

Sincerely. Nick Demos... 2145 Arndt Rd. Vermillion 44089

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Gwen Fisher

From: Toni Davis <toni@roadrunner.com>
Sent: Thursday, December 9, 2021 10:06 AM
To: Gwen Fisher
Subject: Fwd: Rezoning of Baumhart Road

Sent from my iPhone

Begin forwarded message:

From: Toni Davis <toni@roadrunner.com>
Date: December 9, 2021 at 10:00:13 AM EST
To: sherron@vermillion.net
Subject: Rezoning of Baumhart Road

My name is Toni Davis. I am opposed to the mega structure being built on Baumhart Road. This will negatively impede on the east side of the city and will only bring more heavy traffic and accidents on our single lane roads. I live at 1920 Baumhart (31 yrs) and believe me when I say it cannot handle it. And if/when they decide to widen it down the road, they will do it on MY side, taking my land and blue spruces. I see accidents and traffic stops on almost a daily basis here now. It is unimaginable how bad it will get with the distribution center traffic added to it 12/7. They recently resurfaced the road and included side rumble type strips all the way down each side. Now, because people don't know how to drive, I hear it on a constant basis. Sounds like an airplane flying low. That noise will quadruple and be louder due to bigger vehicles. The side roads won't be able to handle the traffic either. Plus, it is already difficult to get out of our driveways. They will need to put trip lights in front of our driveways and on both Cooper Fosters and Whittelsey so we can get out if this monstrosity goes in. The accidents will be numerous, especially at Cooper Foster Park Road west. We get noises from Semi's air brakes that sound like a plane crashing into the house. Crotch rockets doing 100+. Harleys and loud music. Cars trying to pass when they shouldn't. This is all FACT. And now my understanding is there will be THOUSANDS of trucks each day in this road?! You've got to be kidding. We DO NOT have the infrastructure for this. It is NOT comparable in any way to the Old Ford Plant. We are a RURAL community that pay our share of city taxes. Please do not support this plan. Thank you.

Sent from my iPhone

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Gwen Fisher

From: Thom Palmer <anneenthom@outlook.com>
Sent: Thursday, December 9, 2021 9:53 AM
To: Gwen Fisher
Subject: No to Proposed Warehouse Distribution Center

Gwen,

We are completely against the Warehouse Distribution center proposed for Route 2 and Baumhart Rd. The noise pollution, traffic, light pollution etc will be extremely disruptive to this area. We believe that property could be better used for smaller light industrial businesses, such as Defense Soap. Thanks.

Anne and Thom Palmer
1680 Cooper Foster Park Road

<https://apple.news/ApBGKwWxBQhy0WkeHnipFng>

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No

Gwen Fisher

From: Toni Davis <toni@roadrunner.com>
Sent: Tuesday, November 23, 2021 4:05 PM
To: Gwen Fisher
Subject: Planning Commission for Baumhart Road refining

Hello. My name is Toni Davis and my address is 1920 Baumhart Road, Vermilion. I am strictly opposed to the rezoning of the land in which this new proposed mega structure/business will build on at the Baumhart/Rt2 intersection. It is much too large and tall and will impede dramatically on the natural setting that is currently in place. There will be dramatic, absurd increase in light, noise, and air pollution in the entire area. **Note all of the disappointment from the folks living around the Mucci farms when it was built in Huron. Wildlife will disappear along with the stars in the sky. We moved to this area over 30 years ago for a more natural and peaceful environment. This is much too close to existing homes of families and farms that have lived here for generations. The traffic will be absurd and very congested, especially with the Ohio turnpike just down the road. The noise from trucks day and night along with the employees vehicles. This is much too big of a project. I don't mind progress but this is ridiculous. There are too many cons to mention with this proposal. Stop thinking about dollar signs and start thinking about the lifelong residents that live here. We had a tactical gun range put in without many people's knowledge. Now this? Along with this "progress" will come departures. What a shame that the city only sees the dollar signs. I'd like to see how people would feel if this was being proposed close to their neighborhoods! So many other, more acceptable uses for that piece of land. In case you are curious, yes, I will see it from my back yard 1/4 mile away. and Baumhart Road will become even more dangerous and loud. Please forward to any and all council people. Thank you!

Sent from my iPhone

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Gwen Fisher

From: kathleen baker <maba28@yahoo.com>
Sent: Thursday, December 2, 2021 3:07 PM
To: Gwen Fisher
Subject: Baumhart Rd

Dear Ms Fisher,

My name is Katie Baker. I live on Dean Rd in Vermilion. My parents live on Claus Rd across from the 119 acres of farmland that is up for sale. I understand from an article in one of the local papers that the Council of Vermilion is considering an e-commerce warehouse on this land.

I lived on their property as a child and now, after moving out 30 years ago, as a potential inheritor of my parent's property in the hopefully distant future, I vehemently oppose this proposition that you are considering. Please vote no.

Katie Baker

Katie Baker, lead artisan on Mary's Remedies, a home of miniature food earrings

www.etsy.com/shop/marysremedies

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and on pinterest:
www.pinterest.com/marysremedies

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Gwen Fisher

From: ahaenisch@gmail.com
Sent: Monday, December 6, 2021 9:14 AM
To: Gwen Fisher
Subject: Baumhart rd & rt 2 developed

Good morning Gwen,

As a resident of Brownhelm, I live on Baumhart between rt 2 and the turnpike. I have a concern that the residents on that stretch of Baumhart have not been considered by the City, the developer, and the township. I believe this will bring an increase in truck traffic that will pass through 24-7.

My other concern is also the increase in pollution from the increased truck traffic. Trucks that will be driving down the road and idling at the warehouse. This will also increase car traffic from all the workers. The traffic currently on Baumhart is just fine. I am part of an increasing group of citizens that are oppressed to this.

Thank you

Andrew

Sent from my iPhone

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Gwen Fisher

From: Brian Holmes
Sent: Wednesday, December 1, 2021 4:41 PM
To: Gwen Fisher
Subject: Fwd: No Distribution Center in Brownhelm

Forward to all members please. I will be sending more if you could do the same for the other letters

Thank you

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From: Danielle McCann <danimccann72@gmail.com>
Sent: Monday, November 29, 2021 1:06:55 PM
To: Brian Holmes <bholmes@vermilion.net>
Subject: No Distribution Center in Brownhelm

Dear Mr. Holmes,

I am writing to you today because I am extremely concerned to hear about the Distribution Center Project in Brownhelm. I recently moved to our property on Whittlesey one year ago. We spent a significant amount of money to settle into a community where my husband and I could retire; leaving behind the traffic, crime and noise of the city. This project invites all the things we wanted to leave behind.

Please do not allow these developers into our community and help maintain the small town environment we were attracted to.

Please do not hesitate to reach out if you have any questions regarding my concerns. I ask that you take my concerns into serious consideration in representing our ward.

Warm regards,
Dani McCann
49300 Whittlesey Rd.
Amherst
216-533-5696

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Gwen Fisher

From: Rebecca Dombrowski <beckybd78@gmail.com>
Sent: Thursday, December 9, 2021 11:18 AM
To: Gwen Fisher
Subject: Distribution Center in Brownhelm

I am writing this email to you out of concern for the proposed distribution center in Brownhelm. Please see that this email is forwarded to each Vermilion City Council member. My name is Becky Dombrowski (maiden name Brill). I grew up on Cooper Foster Park Road and my dad and step mom still reside there. My husband and I own the corner lot on Cooper Foster Park and Baumhart Roads so we have a vested interest in the outcome of this proposed project. There are several concerns, not only the size of this building, which frankly will be an eyesore for those living around it. If you are curious as to what this will look like, take a ride out to Euclid and check out the monstrosity of a warehouse for Amazon on the south side of 90. There really is no way to make this massive building aesthetically pleasing. The environmental issues are troubling as well. The wildlife will be displaced, and there is an eagles nest in the area as well. Has anyone bothered to look into this? The increase in traffic is very troubling. I remember well the excessive traffic on Baumhart Road from the old Ford Plant. We witnessed plenty of accidents. Getting out from Cooper Foster Park Road was at times impossible. The road is only two lanes south of Route 2 and I imagine many of the employees will take Baumhart south to the turnpike. Not to mention the increased truck traffic, which is an estimated 100,000 additional trucks on Baumhart Road per month. The increase in traffic will cause much more noise and pollution in the area. Who will be responsible for maintaining the roads once the traffic increases to this degree? While we are not against progress, this just doesn't seem like the ideal location for this kind of progress. I wonder how many of you would feel if this affected your own home, your own views, or your own property values? It is very troubling to us. We are not for this distribution center at the proposed location. Please hear the legitimate concerns of those who are affected most by this and vote no.

Thank you,
Becky and Bob Dombrowski

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Gwen Fisher

From: Tamara Lynn Perry <tamaralynnperry@yahoo.com>
Sent: Thursday, December 9, 2021 1:58 PM
To: Gwen Fisher
Subject: Massive Construction Project in Brownhelm Please Include My Letter for the Meeting Dec. 13th.

My name is Tammy Perry. My husband John and I lived in Brownhelm for 16 years before moving last December to Henrietta Township. We realized that leaving Brownhelm was a mistake and will be moving back in spring of next year. I am an active member of the Brownhelm Historical Society and Brownhelm UCC. The Heritage Museum Church on Claus Rd is very important to me as it is many others. It sickens my heart that the whole atmosphere of the land the church sits on and the peaceful farmland surrounding it will be changed forever if this massive structure/business project is to be allowed to be built. There has been NO concern shown regarding how this will negatively affect the residents of Brownhelm. I feel if a corporation is so anxious to move into a rural area would they not want to make sure the neighboring community knew WHO they were for one thing. Then ask, WHAT can we do to make these residents comfortable with WHAT we will be doing with the facility, HOW it will affect the land, air, noise, pollution etc? Its common sense that if you want a positive reaction/support of a project you would put yourself out there in a positive way to your surrounding neighbors. Bulldozing your way through will NOT earn anyone any respect but thinking of others FIRST just might.

Regards,

Tammy L. Perry

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Gwen Fisher

From: Linda Sexstella <mrkennybear@aol.com>
Sent: Friday, December 10, 2021 9:48 PM
To: Gwen Fisher
Subject: No to distribution warehouse

I am opposed to the distribution warehouse plan for Baumhart Road. VOTE NO

No sewers . 1,000 employees really will there be port a pottys for them

Will cause flooding for surrounding residents. Two huge creeks run through the property. Its a state and federal law to block them.

Who will replace all the road damage from all the heavy truck/semi traffic.

What about the lighting. The 24/7 noise.

There is no plan other than drop a building on the property.

There won't be any tax benefit if they are offered tax abatement

Kennth Sexstella
1975 Cooper Foster Park Road
Vermilion Ohio 44089

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Gwen Fisher

From: Jean Kromer <kromerkrew@gmail.com>
Sent: Friday, December 10, 2021 12:54 PM
To: Gwen Fisher
Subject: Re: Rezoning for Land on Baumhart Rd.

Jeff and Jean Kromer
3333 Jerusalem Rd
Vermilion, Oh 44088

We are just writing to restate that we are against the rezoning of the Baumhart Rd land to heavy industrial.
Thank you,.
Jeff and Jean Kromer

On Wed, Dec 1, 2021, 11:14 AM Jean Kromer <kromerkrew@gmail.com> wrote:

Jeff and Jean Kromer
3333 Jerusalem Rd.
Vermilion, OH 44089

Gwen Fisher and the Planning Commission,
We have been residents at our current home for more than 26 years.

Our concerns are mostly for the impacts to the Vermilion community. An employer like this typically hires low skill set employees and therefore, relatively low pay scale. This will be across multiple shifts placing these employees on our roads several times, day and night. We are concerned with this flood of employees in our community as there typically follows an increase in crime events with that demographic. Has Vermilion committed to additional staffing in both the police and the fire/rescue personnel and equipment to handle this increase in population?

We are also concerned about the amount to noise, light and air pollution generated from this large business and semi truck traffic.

Thank you for taking the time to read this letter and to listen to our concerns.
Jeff and Jean Kromer

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Gwen Fisher

From: Emily Skahen
Sent: Friday, December 10, 2021 12:28 PM
To: Gwen Fisher
Subject: Fwd: Distribution Center Concerns

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From: The Kuhnle's <thekuhnles@gmail.com>
Sent: Thursday, December 9, 2021 7:23:57 AM
To: Emily Skahen <eskahen@vermilion.net>
Subject: Distribution Center Concerns

Emily,

My name is Jason Kuhnle and I live in Brownhelm Township off of Baumhart and Middle Ridge. I grew up in Vermilion and have lived in this area my whole life.

I am very concerned about the proposed Distribution Center that will potentially be built off of Baumhart Rd and Claus Rd. I understand the appeal of increased tax revenues for the City of Vermilion, but Vermilion will not be the only community impacted by this decision. Every decision doesn't always have to be about what makes the most money for the city. A large part of why all of us live in Vermilion and surrounding communities is because we want to escape the constant traffic jams and never ending development of areas to the East like Avon and the Cleveland suburbs. Avon used to be a small community much like we live in now. It is now a massive population center with shopping centers, strip malls and constant traffic jams. I hope that is not the vision for our community.

I have two sons (aged 15 and 13), and both will get their drivers licenses in the not too distant future. The thought of newly licensed drivers trying to turn North or South on a Baumhart Road choked with constant tractor trailer traffic scares me.

I appreciate your time and ask that you please consider all of the factors involved in this decision before casting your vote. This decision is much bigger than increased tax dollars.

Thank you,

Jason Kuhnle
49968 Greystone Dr
Amherst, OH 44001
440-465-0880

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Gwen Fisher

From: Todd Ott <todd.ott002@gmail.com>
Sent: Friday, December 10, 2021 11:31 AM
To: Gwen Fisher
Subject: Property on Baumhart

City Council Members, I ask that you not rezone the property on Baumhart Road, I do not want a huge facility being built on that property. The roads and infrastructure in our area can not support it. It will place a strain on our community. They put a gun shooting range in the area a few years ago and my Mother in laws property value dropped considerably. The same thing will happen to our properties that are closer to this property. It will also add to the noise, light and air pollution in our area with trucks coming and going both day and night. We live on Highbridge Road and it is a complete mess! This will certainly not help fix it and the other roads in our area. They will need replacement twice as fast! We would like our area to remain as peaceful as possible. When we moved here, we thought we had the best of both worlds, being close to a small city, but still out in the country. If this project goes through. It will ruin all of that. Our township's history will be destroyed. I ask you to vote no to the rezoning. Todd Ott OTRL 1345 Highbridge Rd Vermilion

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Gwen Fisher

From: Daniel Ott <thegarfield6@gmail.com>
Sent: Friday, December 10, 2021 11:17 AM
To: Gwen Fisher
Subject: Property Rezoning

Vermilion Council Members, I'm really concerned that you are considering rezoning the property in Vermilion and Brownhelm.

Vermilion has always been a quiet place with a peaceful countryside. Rezoning one property not only affects the city of Vermilion, but also the townships that surround it. Rezoning will also increase traffic and wear down our roads. The biggest impact this will have on me personally is the increase in noise pollution. The quietness of vermilion is what made it unique and it's not something anyone should change.

-Daniel Ott

1345 HighBridge Road Vermilion Ohio

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Gwen Fisher

From: Carrie Ott <carrie.ott72@gmail.com>
Sent: Friday, December 10, 2021 10:56 AM
To: Gwen Fisher
Subject: Possible Rezoning Property Baumhart Road

City Council Members,

I am asking you not to vote to rezone the property on Baumhart Road. It will be too much of a strain on our roads and be a detriment to our small Brownhelm community. I grew up in this area and want it to stay the simple rural area that it is. If I wanted to live in an area with big business' then I would have chosen another location.

It seems like money is the only thing that is being considered here. I am frustrated that we in the rural community have not been considered and do not feel like we have been listened to. It just seems like this proposed project is being quickly approved before everyone that it would affect even knows about it. What is the big hurry? Who's timeline are you moving on? Do you really want to know what everyone thinks about the project? I have heard that the proposed developer wants the rezoning done by the end of the year.

I will be at the meeting on Monday to voice my concerns. Please listen to us. Sincerely, Carrie M. Ott 1345 Highbridge Rd Vermilion, Ohio 44089

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Gwen Fisher

From: Cathryn Ott <starwarsgeek2091@gmail.com>
Sent: Friday, December 10, 2021 10:41 AM
To: Gwen Fisher
Subject: Opposition to Rezoning for Proposed Distribution Facility

Dear Council Members,

It has been brought to my attention that the property for the proposed distribution facility is on the verge of being rezoned. This decision, if made, will not only affect this community, but it will affect others surrounding it as well. I am opposed to the rezoning because it will cause air, light, and sound pollution as well as an increase in unnecessary traffic throughout the area. Not only that, but our roads will become overused. I have lived in this area almost my whole life, and I moved here to be away from the noise and traffic of a city; but by rezoning this distribution facility, it may cause many people, like myself, to relocate due to the noise, air, and light pollution.

I ask you to reconsider rezoning this piece of land for the sake of myself, my family and my neighbors.

In Christ,

Cathryn Ott
Graphic Designer
(440) 752 - 7172
1345 Highbridge Rd,
Vermilion, Ohio, 44089
starwarsgeek2091@gmail.com
psband116.com

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Gwen Fisher

From: Kathy Whitmore <kabbw49@gmail.com>
Sent: Friday, December 10, 2021 10:16 AM
To: Gwen Fisher
Subject: Distribution center

I just want to go on record one more time as being against the change in zoning for the distribution center on Baumhart road. I feel that there has not been enough research done as to the effect on the surrounding area and the surrounding area residents. I know that the council thinks this is a good thing, but I'm relatively certain that none of them will be at all impacted by the changes that this will bring. Some days, it takes me almost 5 minutes to get out of my driveway right now! With all the extra traffic, that could be impossible.

I urge the council members to take a big long look at this, to understand the impact, and to at least make conditions to lessen the impact, because I know you're going to go through with this anyhow regardless of what we think.

Kathy Whitmore
7015 Baumhart Road
440-988-2256

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Gwen Fisher

From: Megan Zander <megz.jrsmom1111@gmail.com>
Sent: Friday, December 10, 2021 9:46 AM
To: Gwen Fisher
Subject: Brownhelm project

Good morning Gwen! Just popping in to voice a few more concerns I have with this proposed project. On top of the light pollution i previously mentioned, we will also have to deal with a slew of other issues. Increased traffic on roads that are not capable of that increase, for one. Secondly, the noise is going to be ridiculous. Constant in and out of semi trucks to and from loading docks. Between air brakes and back up sirens it's going to be all the time. Third, we already have drainage issues in this area, when you fill a gigantic corn field with a slab of concrete, where is that water going to filter off to? My backyard? My neighbors back yards? Our streets? Basements? Who knows!?

We are all fine with growth and advancement but the difference between light industrial and heavy is something we can not afford or want to bring to this area.

I hope you can understand our views and take into consideration what we think.

Respectfully

Megan Zander

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Gwen Fisher

From: John Lasko <j.laskojr@att.net>
Sent: Friday, December 10, 2021 8:33 AM
To: Gwen Fisher
Subject: Warehouse/Distribution Center Zoning

Dear Ms. Fisher,

In lieu of a personal appearance at the City Council meeting on Monday, December 13, 2021, please accept this email and the comments contained herein as directed to its Members regarding the proposed legislation dealing with the referenced subject matter.

1. Initially, as background and as indicated in the "directory" information stated below, our property is located in downtown Vermilion. As such, I have no direct contact with the property that is the subject of the matter at hand.
2. At a minimum, a decision regarding this matter should be tabled until the "new" Council is seated in January. That action would be consistent with the reasoning and rationale that was expressed when Council recently deferred action on the proposed pieces of zoning legislation dealing with short term rentals.

Note: Those in favor of approval of the legislation by Council on December 13th will argue that "time is of the essence" because the landowner's and/or the developer's option on the property expires on December 31st. However, that is an argument without merit - the proverbial "red herring." Experience and history in the world of commercial real estate development clearly demonstrates it to be an arbitrary and self-imposed deadline created by the parties solely to create pressure to obtain a desired result (e.g., zoning changes) and one that can be easily solved/resolved with a contract/option extension.

3. Council recently refused to approve the construction of additional storage units on Liberty Avenue largely because of and due to the concerns of the surrounding neighbors. It is noteworthy that the landowner/developer had made repeated attempts and presented multiple plans to address those concerns.

In the matter at hand, it appears that the landowner/developer has not presented any plans with the **notable exception** of its reported demand that the maximum permitted building height be increased by 20 feet, from 45 feet to 65 feet, in order to accommodate its intended use. While couched in terms of a "city-wide" change in the height restriction for the zoning classification, it's this developer's least path of resistance to avoid the need to obtain a variance (with the attendant conditions that might be imposed and/or concessions that might be obtained).

4. Prudence would indicate that the changes being proposed should be made as part of a comprehensive evaluation of the city's current zoning laws. In fact, in connection with the consideration of the aforementioned additional storage units on Liberty Avenue, it was widely reported at that time that the Mayor plans exactly such a city-wide review and re-evaluation.
5. The argument has been made by those in favor of the legislation that effectively there is no difference between the old Ford Motor Company property at Baumhart Road and Liberty Avenue and the subject property at Baumhart Road and Ohio Route 2. That clearly is not correct for the simple reason that a view of the properties with a "naked eye" readily discerns various homes and structures in Brownhelm Township that are in close and immediate proximity to the subject property whereas no such comparable homes and structures adjoin the old Ford Motor Company property.
6. The asserted rationale that this matter only is "in the theory stage" also is clearly erroneous. For example, the landowner/developer acknowledges and admits that there is a significant difference between what could/would be constructed with a building height restriction of 45 feet vs. 65 feet and specifically requires the increased height. Accordingly, the reported comments/observations effectively suggesting that the mandatory studies of water, traffic and "everything that could possibly effect the local area" that only might or would be done at some undetermined date in the indefinite future somehow could or would adequately address the expressed concerns of the neighbors who live, work and worship in Brownhelm Township are specious.

Gwen Fisher

From: Bob Leimbach <bobleimbach@ymail.com>
Sent: Friday, December 10, 2021 7:53 AM
To: Gwen Fisher
Subject: The BIG Project

Dear Council members,

I didn't plan to write- since I will speak on Monday- but I am presenting the point of view of a Brownhelm resident, to counter recent media attention.

Several mentions have been made of this "Blue Chip" development company. Yet no name is ever given for the ultimate owner, or lessee, as the case may be. The developers have already told you that they may hold the property, or they may resell it. So how can anyone determine the character of this new kid in town? Online research shows Hillwood, Amazon, and Sterling for that matter, are very large, well financed entities that eat small municipalities like Vermilion for lunch. Hillwood reportedly (per the Detroit News) made short work of the city of Detroit, for example, to put in a similar project. What chance does Vermilion's Law Director have, against teams of corporate lawyers?

And what of the project itself?

Logic says that, despite protests to the contrary made by the 'suits' during their appearances at Council and Planning Commission meetings, the semi traffic on south Baumhart Road to the Turnpike will increase immensely. Why would they not use a major east-west Interstate highway? Trucking is what they do. It is really ALL they do.

In the case of the Ford Motor Company, the road was made four lanes wide to accommodate traffic during shift changes. There were also eight exits out of the parking lots onto two major roads. For a distribution center, their business IS traffic. There will be heavy truck traffic, out of one exit, onto one road, during hours of operation, which apparently will be *24 hrs a day/ 7 days a week/ 365 days a year*.

To handle that type of volume, Baumhart would need to be widened all the way from Route 2 to the Turnpike. Plus traffic signals at every single intersection. Semis will be entering and exiting Route 2 continually. So lanes would need to be added there, too. Who pays for all this?

A ten-minute drive along this stretch of Baumhart Road will quickly show that there is no room to widen the road without taking out a dozen houses or more.

So *another* Brownhelm neighborhood gets destroyed. And we, the residents, take it on the chin for Vermilion. Again.

This is not a right of way for public transportation, or a cell tower installation, both of which benefit the general public. This is all to benefit a company which exists for the sole purpose of making money. Why must we sacrifice for them?

The project is simply too big for this area. Please use common sense and make it a **well-designed** industrial park, one that fits into the neighborhood, with appropriately sized businesses. Leave the big ugly boxes for the industrial areas where they belong.

Sincerely,

Bob Leimbach
1425 Claus Road

Gwen Fisher

From: Ed & Marilyn Brill <brownhelm12@roadrunner.com>
Sent: Friday, December 10, 2021 7:34 AM
To: Gwen Fisher
Subject: just another thought

Good Morning to all City Officials,

I have been to several city and township meetings in the past several years and they are all different! Out here in Brownhelm, it is a very casual gathering of neighbors who are concerned about how or when the ditch will be repaired or concerned about a yard that needs mowing. Things are discussed and assigned to someone to check on that particular problem. Often some laughter is part of the time as these relaxed folks pay attention to all.

But, the meetings in the big city are big time, suit and tie for some and you had better not make any other noises as these are being recorded so those who stay at home will be able to watch later from their big easy chair at home. Concerns might be answered that day or maybe next time or maybe they respond without even answering the question, causing more doubts in that persons mind. This is how the real politicians get by in today's world!

So in this email, I am asking you all to have an open mind and vote NO for this plan that is so unclear – if I were asking to build I would need all of my plans in place so that everyone would be on board! But to have someone come in and meet with the mayor at a restaurant in Amherst so they could talk or sway that person, is totally incorrect. Any city official should be requesting the same from any others who want to do business in our big city!

So, if Ms. Brady said something outside the meeting, is she wrong in doing so? I heard her words as well as several others from our group of Concerned Citizens of Brownhelm. Let's all stand tall and be honest about some of the things that are being done downtown! Come out to Brownhelm where we have invited you to see how the rest of the community live, laugh and love their properties!

At Monday's meeting, I will be there as I have one more subject to share with you all and I hope that others will bring their new concerns! See you then! Marilyn Brill, Vermilion, Oh.

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Gwen Fisher

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Friday, December 10, 2021 6:25 AM
To: Gwen Fisher
Subject: WAREHOUSE

This is Kathleen Queen, my address is 49215 Whittlesey Rd, Amherst OHIO, I am completely against rezoning land along Claus Rd, and then building a BIG warehouse on it, just so people can make money, this is a small historic community, and the people with dollar signs in their eyes Don't even live here, I AM COMPLETELY AGAINST THE REZONING!

Sent from my Verizon, Samsung Galaxy smartphone

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Gwen Fisher

From: Bill Davis <wd57@roadrunner.com>
Sent: Thursday, December 9, 2021 5:51 PM
To: Gwen Fisher
Subject: Baumhart Road Project

Dear City Council Members:

We keep hearing from different people on how good this will be for the city of Vermilion. The one thing that all these people have in common is that they live in or away from the city where this is being built. If they could envision a 65 foot building outside of their residence they may have a different perspective. Can anyone of the council members honestly say they would want this in their backyard?

The city is already catering to needs of an unknown company that they do not even know the hours of operation. Any operation that runs 24/7 in their business is going to be of concern for those that are around it. It appears the city is already giving the company everything they want before they even start building.

I hear that there are companies lined up for this property. Why not see if a medical building or other type of business that does have to be open 24 hours a day be considered. Economic development is good but only when it is done wisely. Yes this does not impact the majority but for those that it does it will have an everlasting impact on their lives and property.

I'm not in favor of this proposed project for this unknown facility. I would hope that council give due consideration in their votes on this matter.

Bill Davis
1920 Baumhart Road
Vermilion Ohio 44089

Dec. 13, 2021 Public Hearing 6:00 p.m.

Dear Council Members:

Thank you for taking your time to consider my position on the rezoning of property on Baumhart Road.

As a member of Brownhelm Historical Association, I have grave concerns about the rezoning of property next to the Heritage Church Museum on Claus Road. The mammoth proposed project will have a devastating impact on this historic landmark. It's hard to imagine a structure that will cover 30 acres, 6 stories high, has 711 trailer spaces and hundreds of big rigs. It will be a visual eyesore as well as a major source of air pollution. We know that the 119 acre property will be developed in the near future but the proposed project is just too big and the plans submitted are inconsiderate of this long established neighborhood.

It's an unusual place where heart and community win out over BIG money. I am hoping that Vermilion is that unusual, special place.

Respectfully submitted,

Vicki Leimbach
Restoration Committee Member BHA
1425 Claus Road
Vermilion, Ohio 44089

Dec. 13, Public Hearing, 6:00 p.m.

Dear Council Members:

Thank you for your time and consideration of all positions related to the rezoning of property on Baumhart Road.

I don't believe this BIG project is in the best interest of Vermilion, certainly not from a tourist standpoint or even from a financial standpoint. I know there is a tremendous amount of pressure to give this unnamed company whatever it wants. If you read through all of the transcripts, most of the very good questions asked by council and the planning commission went unanswered. What's the name of this company? How many taxable employees will there be? What infrastructure will you request? The one question they did answer was that they would not use the rail service. Thank goodness for that!

Quite often the FORD Plant is brought up. "It's going to be like FORD". No, it's not. The FORD workers worked very hard and made a living wage. They could afford to buy a home in Vermilion. According to a friend of mine who worked at FORD in the 60s & 70s as a forklift operator, his wage was \$20 an hour. In today's economy, that \$20 is worth \$142. Today, warehouse workers get paid \$15 - \$20 an hour. Buying a home on that salary doesn't seem possible. "The infrastructure was there for the FORD Plant." That's true. BUT FORD had its own power station. What part of our power grid is going to be used to provide power to a 30 acre, climate controlled, completely automated warehouse? Are we going to have rolling blackouts when we all turn on our Central Air in July? We are reassured that any water drainage issues or traffic issues will be resolved by a mandatory study. Who conducts this study and are they BIG enough to stand up to a BIG corporation with hundreds of "experts" on staff? There just are more questions than answers.

One thing I hope we can all agree upon is positively NO tax abatement and NO tax increment financing. This multi-billion dollar corporation needs to pay property taxes. The residents pay property taxes and I see no reason for billionaires to be exempt. When residents purchase property in Ward Five, demands aren't made for sewers or gas lines. This property will be purchased knowing that infrastructure is not there. Please don't let this BIG company bankrupt Vermilion with infrastructure demands.

Let's start building a foundation for responsible industry in Vermilion. Let's make sure there are residents from Ward 5, south of the tracks, on the committee to revise the zoning ordinances, on BZA and on a Planned Industrial Development Committee. There are many, many intelligent, creative problem solvers in our area. Please let us help build something amazing.

Thank you for your time.

Vicki Leimbach
Resident
A believer in education, industry and progress
1425 Claus Road
Vermilion, Ohio 44089

Gwen Fisher

From: Toni Davis <toni@roadrunner.com>
Sent: Thursday, December 9, 2021 9:10 PM
To: Gwen Fisher; Monica Stark
Cc: Steve Herron
Subject: Proposed mega structure

Hello. I hope you will take the time to read this.

I would like you to close your eyes and imagine having a lifetime of memories made in your lovely home. Quiet rural setting with lovely views, fresh air, spotting a family of deer in your yard, the sounds and smells of nature, the million stars in the skies at night, the fireside chats on the back patio, the lovely sunsets just above the trees. You've enjoyed this for decades with family and friends. Suddenly, the deer are gone, the skies are lit by parking lot lights instead of stars and the evening sunset, the sounds are of roaring semis and vans and motorcycles and parking lots, instead of birds, rustling trees, and those fireside chats. Some of the quiet was lost when the tactical gun range was put in. Now it will all be lost by the invasion of a new structure, voted on by people who don't understand the rural life. This is not the tranquility of rural life that the tax payers moved here for. Yes, we are only a "handful" but we have voices and livelihoods that we've built in this community out of love and compassion that we have for it. I, personally, spend most of my shopping time and spare time in downtown Vermilion because of my love for it...up until now. I see that the city politicians and other bigwigs think very little of the community that was here far before much of the city was. It leaves a bitter taste in my mouth along with many others. Severe disappointment is a good word. The odds are against us, I realize that. But we are strong and will keep fighting for the true meaning of this community in hopes it won't be destroyed by the outsiders looking in. Be honest with yourself, aren't you glad this isn't your dilemma? That this huge structure isn't being built next to your house? Thank you for your sincere consideration and empathy.

Toni and Bill Davis
1920 Baumhart Road

Sent from my iPhone

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Gwen Fisher

From: Ed & Marilyn Brill <brownhelm12@roadrunner.com>
Sent: Thursday, December 9, 2021 11:00 PM
To: Gwen Fisher
Subject: my good Brownhelm friend

Hello Gwen,

I know it is late by as Marilyn and I talked tonight about this massive warehouse, we thought about a dear old friend from Brownhelm. They owned part of that land and I helped with their farm chores while growing up right across the road from the Andrew and Katherine Fritsch farm.

We keep in touch with the granddaughter and when she called in October while I was recovering from my surgery, she asked me to write down some of those things that I remember about their land before the highway went through to divide their properties. I have now compiled those good times, learning to hunt and trap animals over there, about seven pages to share with her and her family this Christmas.

The final chapter will be the results of the meeting this Monday, I will not be there as my walking isn't very good after dark as my vision isn't much better. But for the 93 years that I have lived here, I hope that these people realize what that will do to this part of Brownhelm. If I were a member, I would vote NO as there are not enough details to convince me that this is the right spot for this mystery plan!

My name is Edward Brill and I graduated with seven others from Brownhelm High School, Class of 1946, and I am the last of my fellow classmates to be around today! I still live right next door to the homestead, same address for 90 plus years, Cooper Foster Park Road.

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Gwen Fisher

From: Kathleen Queen <kathleenqueen@outlook.com>
Sent: Friday, December 10, 2021 6:25 AM
To: Gwen Fisher
Subject: WAREHOUSE

This is Kathleen Queen, my address is 49215 Whittlesey Rd, Amherst OHIO, I am completely against rezoning land along Claus Rd, and then building a BIG warehouse on it, just so people can make money, this is a small historic community, and the people with dollar signs in their eyes Don't even live here, I AM COMPLETELY AGAINST THE REZONING!

Sent from my Verizon, Samsung Galaxy smartphone

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