

Minutes of VERMILION MUNICIPAL PLANNING COMMISSION on April 29, 2020

7:00 pm ~ Zoom Video Meeting

PRESENT: *Jim Chapple, Heather Shirley, Joe Williams, Heidi Strickler, Jeff Hammerschmidt*

In ATTENDANCE: *Bill DiFucci, Building Inspector; Barb Brady, Council Representative; Chris Howard, City Engineer*

GUESTS: *Mayor Forthofer*

Call to Order:

Joe Williams, Chairman called the Wednesday, April 29, 2020 meeting to order.

Approval of Minutes:

J. Chapple MOVED; H. Shirley seconded to approve the minutes of the January 8, 2020 meeting. Roll Call Vote 4 YEAS; 1 ABSTENTION (Hammerschmidt). **MOTION CARRIED.**

NEW BUSINESS:

The Land L.L.C/Gary Dodson – Cooper Foster West of Sunnyside – PP#: 01-00-036-000-053 (Lot Split/Lot Combo)

Gary Dodson of 889 Chestnut Lane, Amherst, Ohio stated his request is to add another 5.5146 acres to his property which is all farmland. There is 100 ft. of frontage on Cooper Foster that will be combined with the other parcel he has there. The property will be farmed.

C. Howard, City Engineer, provided the members with correspondence offering comments on the proposed lot split/consolidation with regards to their plat/legal descriptions. He noted that he did receive a revision of which he hasn't had the chance to review.

J. Chapple MOVED; H. Strickler seconded to approve the lot split/consolidation contingent upon final review and approval by the City Engineer. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Randy Parsons – Whispering Shores Condominiums – Whispering Shores Drive – PP#: 01-00-005-102-021 & 01-00-004-115-019 (Planned Unit Development Alteration)

Randy Parsons, 3660 Embassy Parkway, Fairlawn, Ohio conveyed they're requesting to add two additional buildings to the development that has been ongoing for several years. One all the way to the west and the second is to the east of the available land that was part

of this development previously. They're requesting to add 1,100 square feet to the building. The space is needed to grow in these buildings and it's approximately 250-275 square feet on both the first floor (main floor) and the basement; there is no additional square footage being added to the second floor. J. Chapple asked how many total units this would involve. R. Parsons said a minimum of 16 and a maximum of 20.

B. DiFucci said the top floor appears to be one massive unit and questioned if it will be a permanent residence or rented. What is the plan for this top floor? R. Parsons noted it's the developer who is looking to take three units and combine it into one unit on the top floor, and one additional unit available all the way to the west. This will be his own personal unit. J. Chapple asked what the square footage of this unit would be. R. Parsons said it's equivalent to three units. J. Hammerschmidt asked if these buildings were on the original approved plans for the site. R. Parsons said they match the approved plans; minus the additional square footage they're requesting. C. Howard said these units pretty much match the previously approved PUD. R. Parsons said there is a little additional square footage on the top floor.

B. DiFucci asked if the city got the calculations on the open space. R. Parsons said they do not have this. He knows Chris Dempsey followed up with the city engineer on the prior calculations from 2002 and to his recollection the city doesn't have those calculations as far as the open space. They're adding 243 square feet on each corner of each building for a total of 486 square feet per building of actual floor area. C. Howard said they're not adding any additional units so they're not increasing density, so it's pretty much a minor change in his opinion.

B. Brady asked about the resident sitting directly to the west; you're not coming any closer to him? R. Parsons said no as they're staying on the required setback. They plan on maintaining the tree buffer as much as possible for both them and the neighbor to the west. B. Brady said at one point there was a question as to where the air conditioning unit was going to be located. R. Parsons said they will be located directly past the corner of the units on either side of the building.

H. Shirley noted the city engineer had a recommendation that the applicant possibly provide landscaping. C. Howard said he was looking for additional landscaping for the resident at the 3144 Edgewater address. R. Parsons said they can certainly add some pine trees to screen them. J. Williams asked if he was agreeing at this time to do this. R. Parsons confirmed with a yes if they have room, but he believed they should with the setbacks.

H. Shirley MOVED; J. Chapple seconded to approve the application as submitted contingent upon the applicant addressing the items put forth by the city engineer in his correspondence dated April 28, 2020. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

James & Marie Holland – Brownhelm Station & Highbridge – PP#: 01-00-015-000-090 (Lot Split)

James Holland of 3240 Brownhelm Station Road said they're requesting a lot split. H. Shirley asked what the purpose of the lot split is for. J. Holland stated it's to sell the lot as they currently have a buyer.

C. Howard offered comments in his correspondence dated April 15, 2020, which pertained to the Lot Split Map and Legal Descriptions. He did receive a revised map and descriptions, but he hasn't had a chance to review them.

H. Shirley asked if the buyer's intention of the property is to build a home. J. Holland replied yes.

J. Chapple MOVED; J. Hammerschmidt seconded to approve the lot split contingent upon the final review and approval of the city engineer. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Robert Andrews – N.E. Corner of Highbridge & Parkside Reserve – PP#: 01-00-002-122-016 & 01-00-002-122-017 (Lot Consolidation)

Robert Andrews of 936 W. 30th Street, Lorain, Ohio said according to the building inspector he cannot put a foundation on crossing two different lots, so he is requesting a larger lot. He sent in the survey and spoke with the city engineer on this issue.

J. Williams said this seems like a simple lot consolidation and asked the city engineer if he was recommending approval. C. Howard said it's straight forward with combining the two lots to build his house.

J. Williams MOVED; J. Chapple seconded to approve the lot consolidation as submitted. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Lumberlands LTD/Don Parsons – 1080 Douglas Street (Final Site Plan)

Clifford Parsons of 636 Sandusky Street said he is asking the board for final site plan approval. J. Williams asked if he came for preliminary site plan approval previously. C. Parsons said in November of 2019 he received his preliminary plan approval. J. Williams asked if all the items they discussed in November have been incorporated. C. Parsons said they're trying to get through them. They received a letter on April 24 from the city engineer stating some of the necessary changes that need to be done to the site plan drawing for the emergency spillway and detention basin, as well as the buffering requirement. J. Chapple asked if he could address all these items and C. Parsons said they're trying to get it figured out. Pursuant to the buffering they will be plant trees along the back of the building to cover the buffer. The emergency spillway needs to be added and apparently, it's not in the right spot according to the city engineer. C. Howard said it's not that it's not in the right spot, but the city doesn't want a concrete swale within the right of way, so if the city needs access to the water line, they would be tearing up the concrete swale. C. Parsons asked where the water line is. C. Howard said there is a water

line on that side of the road, and they don't want a permanent structure in the right of way. C. Parsons said it's not right at the ditch. C. Howard said it's within the right of way. C. Parsons said if it's in the right of way then they will have their design engineer move it. C. Howard said they just don't want the concrete swale within the right of way; it can be stone.

J. Williams asked the city engineer if there were enough items to require a resubmittal. C. Howard believed they submitted everything.

J. Hammerschmidt asked if it was new to the city to allow for two years to put in the concrete apron. C. Howard said this was decision made by the Zoning Board of Appeals. J. Hammerschmidt asked if it was normal to not allow a pitch and allow the basin to be maintained level versus requesting a pitch on the protection basin. C. Howard said it was brought up to the design engineer because the concern is that it will be flat, but if the property owner maintains it. J. Hammerschmidt said this will be a continuous muck maintenance type of thing but adding a pitch would alleviate a ton of work continual. C. Parsons said this is how the design engineer drew it up and there are three other ponds just north of Douglas Street that they put in and have never had a problem. They have cattails in one and they maintain the grass, and it's just catching rainwater and slowing the water for the storm water. He said if they want a pitch will they need to go deeper. He would need to consult with the engineer, but they just want to start building as there have been several issues with the design and getting approval by the city engineer.

H. Shirley said with regards to the variance granted by BZA on the concrete apron, who will monitor this. Will there be another inspection at that time? B. DiFucci said there will be a notification put in their system for a reinspection at that time for the concrete apron.

J. Chapple MOVED; H. Shirley seconded to approve the final improvement plans contingent upon the completion of the items addressed in the City Engineer's correspondence dated April 24, 2020. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Tom Dunfee – 5741 Liberty Avenue (Approval of Residential Use)

Tom Dunfee of 6216 State Route 60, Wakeman, Ohio said he wants to take this commercial dwelling and turn it back into residential.

B. DiFucci conveyed that his application requires Planning Commission recommendation to the BZA as a residential use is a conditional use which requires Planning Commission approval followed by approval of the BZA, to be granted his residential use in the B-2 Zoning District.

J. Williams said they have similar uses in the city. B. DiFucci said they do have residential uses scattered in the B-2.

J. Forthofer said he was of the understanding that there were two structures on the property. T. Dunfee said there is. J. Forthofer asked if the other structure is intended for residential as well. T. Dunfee believed there was somebody in there now and they will be staying. He wasn't sure if it was zoned residential or commercial or if the whole thing is commercial. B. DiFucci said they are all the B-2 zoning district. J. Forthofer believed there was a business in one and a residential in the other. It was stated that the little house in the back has been a rental residence for about 11 years, so they just want to maintain it the same way. J. Williams asked if the business will be just residence and T. Dunfee said yes.

H. Shirley asked T. Dunfee if he already purchased this property. T. Dunfee said he has not. It's contingent upon the blessing of the city to go residential. J. Williams asked if the new property will be a rental and T. Dunfee said yes.

J. Hammerschmidt MOVED; H. Shirley seconded to approve the residential use in the B-2 Zoning District. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Adjournment:

J. Williams adjourned the meeting__after no further discussion came before the commission.

Next Meeting:

The next meeting has been scheduled for Wednesday, June 3, 2020 at 7:00 p.m. at a location to be determined.

Gwen Fisher, Certified Municipal Clerk