

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
Of October 7, 2020**

7:00 pm ~ Vermilion Municipal Complex, 687 Decatur Street, Vermilion.

PRESENT: *Jim Chapple, Joe Williams, Jeff Hammerschmidt. Not Present: Heather Shirley, Heidi Strickler*

In ATTENDANCE: *Chris Howard, City Engineer; Bill DiFucci, Building Inspector*

Call to Order:

Joe Williams, Chairman called the Wednesday, October 7, 2020 meeting to order.

Approval of Minutes:

J. Chapple MOVED, J. Hammerschmidt seconded to approve the minutes of the September 2, 2020 meeting. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

NEW BUSINESS:

Road to Hope (Jeff Kamms), 1863 Liberty Avenue (Approval of Hardship Legislation)

Jeff Kamms, Executive Director of The Road to Hope House, Inc. and Joe of Clark & Post Architects, Inc. were present on behalf of this request. J. Kamms said the intent is to open a Recovery Housing Program. Currently, they have been doing recovery housing for about 13 years and they are a certified program through Ohio Recovery Housing, and they have multiple facilities and locations throughout Lorain and Erie counties. They currently operate one in the City of Vermilion on the Erie County side. The current project they are proposing is on the Lorain County side. The plan is to move their administrative offices to this location for the fact that it is centrally located around all their projects. They will put housing in the units that will include eight two-bedroom units and six one-bedroom units for women with children.

J. Williams said on the plan it shows existing residences and structures on the property and asked if they are renovating the existing for their use. J. Kamms said they are keeping the existing structures and they will be stripping everything out of the inside and will be renovating the buildings. He said the block walls are in good shape and there is one or two units where the slab floor is heaved, so those will need to be corrected. However, the actual structure is solid, so everything else will be stripped clean and renewed back to new. Joe of Clark & Post Architects said they are talking about the easterly parcel as currently they own two parcels. He said the L-shaped parcel in the B-3 Highway

Commercial District will be mixed use (business and residential). The westerly lot is an existing commercial structure and it will remain as a business type structure and there is an existing residence on the south parcel which is currently occupied.

J. Williams said the application lists this request as a hardship and asked for explanation of the hardship on this property. Joe said there is currently a residence on this parcel and the previous use on the easterly parcel was a residence with small cottages. It will be maintained as apartments, so it is a similar type use, and the mixed use will be the L-shape structure to use for administrative and residential use.

J. Williams asked what the role is of the Planning Commission at this point. G. Fisher explained this will be a 1240.02 Land Use Zoning Variance that will need to be recommended to City Council for their approval by ordinance. She will need to schedule a Public Hearing on this matter once it goes before City Council. B. DiFucci said they are looking to use the property for something other than what it is zoned. It is not zoned for residential use in the B-3 district, so they need to add the residential use onto this property in conjunction with the business use.

J. Williams asked if they are combining these parcels into one parcel or will they remain as separate parcels. J. Kamms said they are not proposing to combine the two parcels.

J. Hammerschmidt asked if the property is zoned heavy industrial or light industrial. Joe said it is I-2 "Heavy Industrial". J. Hammerschmidt asked if they are proposing to use the residence that is in the rear behind the commercial business. Joe said this will be for sale and it is part of the Road to Hope. J. Kamms said when they purchased the parcel for the program it was the west parcel and after they purchased this somebody came to the city that owned the parcel next to them and contacted them, so they purchased this property as well. The back house was already being rented to an individual, so they honored the lease until it was up and now some of their staff live there, so it's still being used as a residence and it will continue to be used as such. J. Chapple asked what will be in the front building. J. Kamms said since it was open and vacant, they will fix the building up to be used as their maintenance shop. He said the east parcel – eight units surrounding the main building were used as residential cottages/apartments, and the front L-shape building is where they will put their administrative offices. They will also provide daycare for the children.

J. Williams asked if they were proposing to change any of the driveways/entrances. J. Kamms said no but they will be updated by being paved to include parking spaces to where the existing parking spots were. He said the entryway will be designed once they get through this process. He said the driveway entryway (u-shaped) they are not planning on changing. They will move forward with the design plans once they get approval on the hardship legislation.

J. Williams said the city is trying to improve the look on the east side of Liberty so this would be an opportunity to dress up the streetscape. J. Kamms said his plan was to put in a waterfall with their signage. He said this project will be called “The Village – A Road to Hope Community”.

J. Williams said if they approve this change in the zoning would it affect any of the setbacks, access, etc. per code. City Engineer C. Howard said if Planning Commission recommends this to City Council for consideration of the hardship, they will need to come back to Planning for the final site plan approval.

J. Chapple MOVED, J. Hammerschmidt seconded to recommend to City Council the hardship (1240.02 Land Use Zoning Variance). Roll Call Vote 3 YEAS. **MOTION CARRIED**.

James & Marie Holland, 1160 Highbridge (Lot Split)

James Holland of 3240 Brownhelm Station Road requested a lot split at 1160 Highbridge Road, which is a two-acre parcel. He said he received two discrepancies from the city engineer, and he contacted Dale Haywood and he sent an email to the city engineer addressing those comments.

J. Williams MOVED; J. Chapple seconded to approve the lot split contingent upon addressing the city engineer’s comments dated October 5, 2020. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

Lois VonGunten, PP#: 01-00-044-000-053, 01-00-044-000-002, 01-00-044-000-052 (Lot Split)

Lois VonGunten of 2750 North Ridge Road said she is requesting a lot split as her mother passed away in May (Helen Reinhart) and they owned the farmland on North Ridge at Sunnyside Road for well over 75 years, so she and her brother are requesting the lot split for this land.

C. Howard said he addressed a minor comment in his letter dated October 5, 2020, which can be ignored as the issue has been worked out with their surveyor.

J. Chapple MOVED; J. Williams seconded to approve the lot split as requested. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

Dewey Furniture, 4483 Liberty Avenue (Approval of Site Plan)

Mike Dewey, Owner of Dewey Furniture said they have outgrown their existing building. He explained they have an ongoing issue with water of which the city helped them with on the north side of the property. However, the south side is their issue, so they hired Raptor to work out a new plan to try and improve their drainage. He said they want to add just under 5,000 feet to the warehouse building and they want to change their drainage.

J. Williams asked if the drainage ditch is running down the west side of the property. M. Dewey said yes.

A representative from Raptor said they will bring the entire site up to current standards with sentiment water controls. J. Williams asked if they will be able to meet all the codes of the city. It was noted they would meet all codes. They noted they received comments from the city engineer, which will be addressed. They are attempting to contact Norfolk Southern to try to clean it up back there. They will also coordinate the sidewalk with the city. C. Howard said the city will receive funding for the next round of OPWC for the water line on Liberty Avenue they will be replacing, so they just need to show the sidewalk on the plan as he doesn't want them putting it in now because it will just be torn out. However, after the project is done, they will need to put the sidewalk in.

J. Williams asked if the new truck dock will be where they currently enter the site. Josh Dewey said yes, and they will expand it to make it a little bit bigger at the back of their property.

J. Hammerschmidt MOVED, J. Chapple seconded to approve the site plan. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

Dan Lyons, 210 & 218 Mornington Road (Lot Combination)

J. Chapple MOVED, J. Hammerschmidt seconded to table this application request as there was no representation present.

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

J. Williams explained that City Council has made a proposal to amend sections of their ordinances to prohibit someone making a driveway that is not in line with their property line, so otherwise you cannot diagonally cut across the city right of way area or put a driveway in front of somebody else's property.

J. Williams MOVED; J. Chapple seconded to recommend to Council to proceed with amending the sections addressed in Ordinance 2020-35. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

Next Meeting:

*The next meeting has been scheduled for November 4, 2020 at 7:00 p.m.
at the Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio*