

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

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

**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

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

**Gwen Fisher**

---



**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

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

**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](mailto: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

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

**Gwen Fisher**



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

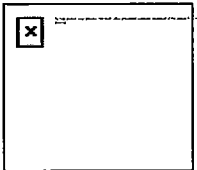
Council,

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](http://www.ChrisChase.expert)

CONFIDENTIALITY NOTICE: This confidential communication, including any documents accompanying it, is intended for use only by the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, reproduction, or distribution of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately at [440-554-6631](tel:440-554-6631). Thank you.

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

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

**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.

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

**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

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

**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

Get [Outlook for iOS](#)

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



**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

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

**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

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

**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**

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

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.

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

rfed

**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**

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

*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 Vermilion township so my opinion matters but it seems to be a very positive move for all of Vermilion.  
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

**Gwen Fisher**

---

*Handwritten signature*

**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

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



**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

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

*Handwritten signature*

**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](http://www.lasership.com)

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

**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.

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

**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

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

**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

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

**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

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

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

**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

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



**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

--

Christa Turnbull

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

**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

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

**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!

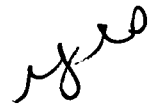
Janine Beleski  
4376 Tomahawk Lane  
Vermilion

Sent from my iPhone

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

**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

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

**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

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

**Gwen Fisher**

---

*ms*

**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

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

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

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



**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

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

no  
**Gwen Fisher**

---

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

Get [Outlook for iOS](#)

---

**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

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

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

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

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**

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

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.

no  
**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 rezone for businesses. Kathleen Queen

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

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

## 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

Get [Outlook for Android](#)

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

## 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

Get [Outlook for Android](#)

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



**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.

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

**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

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

**Gwen Fisher**

---

N/O

**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 his 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 1<sup>st</sup>. 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

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

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

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