

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION**  
**of April 7, 2021 @ 7:00 pm ~ Zoom**

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

***In ATTENDANCE:*** Bill DiFucci, Building Inspector; Barb Brady, Council Representative

**Call to Order:**

Heather Shirley called the Wednesday, April 7, 2021 meeting to order.

**Approval of Minutes:**

**H. Strickler MOVED:** J. Hammerschmidt seconded to approve the minutes of the March 3, 2021 meeting. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

**New Business:**

Michael Grisez - Property Location: Parcel #: 0100003121023, 3564 Liberty Avenue (Hardship Legislation)

Michael Grisez of 1059 Shawnee Court, Vermilion said he needs approval on his hardship request so that he can put a building on a piece of property located at 3564 Liberty Avenue. He is purchasing the land from Josh Frederick who received approval for surrounding property related to the Tradesman Park Project. He provided the board with parcel sketches and pictures of the property. He explained there used to be an old blue house on the property that was condemned and torn down. He said there is a gas station to the left of the property and there is a paper street with trees, which they plan on clearing out to make it accessible. He said it is Berkshire Road. He said because there is no structure on the lot he needs to apply for a hardship. He will use the building for storage for his boat, cars, and a motorcycle. The building will look like the buildings around it. The structure will be a 50' w x 60' L x 16' H finished pole barn – a fully functional building.

B. DiFucci explained there was a blue residential house and garage on this property, and it was a legal non-conforming building. It was on the property before the zoning code went into effect and it can remain there as long as it occupied and/or there is water service to the property. He said the water service was discontinued and the house was torn down, so it lost its non-conforming residential use. Now anything that goes on this property can only be uses that are approved in the B-3 zoning district. He is proposing to use this building as his own use and he will not use it in the manner that it is zoned to be used as,

so he is asking for hardship legislation to use the property for something other than what it is zoned for. Therefore, the hardship would be B-3 zoning to a residential use.

Mayor Forthofer asked if this is the property for Tradesman Park. M. Grisez said this is a piece of property that will not be tied into the Tradesman Park project or rented out – it is just for his own purposes. He said his brother owns the auto repair shop to the right of the property and a gas station is to the left. This property drops down in the back into a ravine, so they really do not have access to anything they are doing. Mayor Forthofer asked if he and Tradesman Park will share the same access road. M. Grisez replied no because he will come off Liberty onto the driveway. There was an old house that had its own entrance and driveway there and they tore it down.

B. DiFucci said the property is B-3 zoning, but it would be residential use for his own personal use as he will not be running a business out of there. He cannot issue a permit because his proposed use does not match anything in the B-3 zoning district. H. Strickler said if he builds a pole barn and sells it in the future to something that is B-3 zoning would it need to come back to Planning for approval. B. DiFucci said he would need to look at this as he was not certain.

H. Shirley explained to the applicant that Planning would need to make a recommendation to City Council on this hardship legislation and all the property owners within 300' would need to be notified. G. Fisher told him to provide the names and mailing addresses to her of the property owners within 300' as she will need to schedule a public hearing on this matter and legislation would need to be prepared for three readings.

J. Hammerschmidt asked the applicant how his building will relate to his brother's building. M. Grisez said it will be the same line/parallel.

H. Shirley asked if he was required to put in sidewalks. B. DiFucci said the applicant will have to provide the building department with a site plan that will show his dimensions and they will talk about side yard/front yard setbacks and sidewalks. If he does not want to put sidewalks in or he cannot meet the setbacks, then he will need to go before the Board of Zoning Appeals. M. Grisez said if they need to put in sidewalks it is not a big deal. J. Hammerschmidt said they will need to show their landscaping plan as well. M. Grisez said there is a lot of landscaping there that can be trimmed back and used, but obviously around the building they will landscape. He said he would like to have a little overhang on the building and the man door would come out about six feet and would wrap around.

**H. Strickler MOVED**, J. Hammerschmidt seconded to recommend to City Council the hardship legislation (COV 1240.02) from a B-3 zoning district to a residential use. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

Louis Douzos - Property Location: 3723 Liberty Avenue - Parcel #:0100003139014 (Lot Split/Lot Combination)

Louis Douzos of 10694 Baumhart Road said he would like to request a lot split and lot combination. H. Shirley asked his purpose for wanting to do this. L. Douzos said being able to purchase this property will make things easier in laying things out in the future. H. Shirley asked if he was looking to build/develop. L. Douzos said it will be a little bit of everything, but nothing is definite at this time. Once he knows this is approved, then he will start planning.

B. DiFucci said the city engineer provided his comments which showed corrections that needed to be made on the application, and those corrections have already been dropped off to the building department for the engineer's review.

L. Douzos said once this is approved, he will talk with the engineers and surveyors and will do a rough draft of the drawings. His idea is to look at a three-phase project and he possibly may build storage units since there is need if the previous applicant is building his own barn, but in all essence, he will go before the variance committee. He is looking at building one building right behind the restaurant, but the storage would be more of a climate-controlled boat and RV storage like Carter's big bay storage units. He said it would be very large specifically for boats and RV's. He showed an example to the members that is in Huron behind Berardi's Restaurant. He said with the rest of the land he thought about putting in a private street and putting in condo's – like a four-plex, and possibly five to six of them. He would like to have a 55 and older area with one story (1500 sq. ft). He said this is all conceptual and he has no plans yet. It will come back before the Planning Commission if he decides to do this. He said buying this property allows it to happen. The big building will be a barrier for the condominiums, and it will block the restaurant and the NAPA building. There would be a retention pond behind the building to catch all the water, so it would look great. H. Strickler asked how big the property is. L. Douzos said it is 5.7 acres now and the piece he is looking to purchase is another  $\frac{3}{4}$  of an acre. He said he does not want to do apartments because they would have to rezone the property and the R-6 zoning is what Cassell has and it requires 25 acres, so he isn't sure which way to run with this. B. DiFucci said he could get to a R-4A zoning with duplexes and his property allows him to put a better game plan together with fitting the size of the building and the number of units on the footprint that he is hoping to acquire. L. Douzos said this property is right behind the Nest Restaurant. He said this property belongs to the owner of NAPA, so it is basically the end of Altamont, so there would be a 40' stretch of Altamont straight back, and then 100' off the back of the NAPA property. If he puts the street in and cul-de-sac, then it will give him enough space to make it happen back there. He said right now it is all zoned B-3.

J. Hammerschmidt MOVED, H. Strickler seconded to approve the lot split/lot combination application as presented contingent upon the city engineer's final review of the submitted corrected legal descriptions and survey. Roll Call Vote 3 YEAS. MOTION CARRIED.

H. Shirley adjourned the meeting upon no further discussion.

***Next Meeting:***

*The next meeting has been scheduled for May 5, 2021 at 7:00 p.m. – Vermilion Municipal Complex, 687 Decatur Street*

*Transcribed by Gwen Fisher, Certified Municipal Clerk.*