

Minutes of VERMILION MUNICIPAL PLANNING COMMISSION on October 2, 2019

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

PRESENT: Jim Chapple, Heather Shirley, Joe Williams

ABSENT: Jim Pajk, Heidi Strickler

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

Chairman Heather Shirley called the Wednesday, October 2, 2019 meeting to order.

Approval of Minutes:

J. Chapple MOVED; J. Williams seconded to approve the minutes of the October 2, 2019 meeting. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

OLD BUSINESS:

Medical Marijuana Zoning - H. Shirley said the Planning Commission has been discussing this issue for the last several months regarding making a recommendation to City Council. In addition, the City Planning Commission has received quite a bit of information and resource material with regards to this issue of which they have reviewed outside of their meetings. She said the Planning Commission is prepared to vote on this issue and will not be opening it up to the audience this evening as there was the opportunity for the community to come forward at the Public Hearing on September 23. Therefore, discussion will be held strictly amongst the Planning Commission members. She said there are two options with regards to making a recommendation to City Council, which is as follows:

1. Prohibited Use- this means that we are making a recommendation to prohibit it all together, and therefore City Council would need to create a prohibited use ordinance if they agree with our recommendation.
2. Recommend zoning to City Council- we can consider "conditional use" zoning and determine what type of current zoning guidelines it would fit into, or we can recommend that we create our own unique zoning for this.

She asked the Planning Commission members if they had further discussion or questions on this topic. The members did not have additional input.

J. Williams MOVED; H. Shirley seconded to make a recommendation to the Vermilion City Council to pursue the prohibitive use option. Discussion: J. Williams said one reason for not doing this is financial reasons – the City would have some gain if they did it, but in his mind, it doesn't make it strong enough. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

NEW BUSINESS:

Walter & Colleen Grobelny – 500 Sunnyside Road (Lot Split)

Walter Grobelny said they divided their property into two parcels, and they are before the Planning Commission to get approval on a lot split request. They would like to sell the second parcel (2B – 1.5 acres).

H. Shirley addressed correspondence the Planning Commission received on September 30, 2019 from City Engineer, Chris Howard which offered comments and recommendations. C. Howard explained the applicant needs to provide a legal description for Parcel 1B, which wasn't submitted. They would recommend that the Applicant consider dedicating the property within the Right-of-Way along Liberty Avenue to the City of Vermilion. He said the Applicant needs to be aware that the existing sanitary sewer is located on the north side of Liberty Avenue. When this parcel is developed the sanitary sewer service will need to be bored under Liberty Avenue at the property owners' expense. Colleen Grobelny asked if it was possible to put septic in and C. Howard said no because there is sewer available, so they would have to bore under Liberty Avenue.

H. Shirley asked the engineer if there is anything regarding sidewalks if the property is on a corner lot. C. Howard said they're supposed to install sidewalks on both frontages. They submitted a plot plan previously that had sidewalks all the way on Liberty Avenue. With the lot split, they should make sure the future property owner should put in a sidewalk. He said the city is trying to be proactive as development occurs. H. Shirley asked the engineer if the Planning Commission can request that sidewalks are installed as part of the plan on both parcels. C. Howard said the Planning Commission can request this. J. Gabriel said the Mayor has started a mini-corridor and they are literally putting sidewalks on both sides of the street from their property and going the opposite way too. It's going to help as there are commercial properties around them. It's almost best to deal with it now then to do one and be forced to do another one later. W. Grobelny said they understand this even though they prefer the one they're splitting. J. Gabriel said it would be difficult for them to have a sidewalk and then an empty lot; this is the very thing they are fighting, and he wants them to keep this in mind as they are trying to clean up this area.

J. Chapple MOVED; J. Williams seconded to approve the Lot Split contingent upon all the city engineer's comments being addressed, and to note that sidewalks must be installed on both parcels at the time of development. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

C. Grobelny said if they sell this lot in a month would they still be responsible for the sidewalks. H. Shirley said the individual they sell the lot to would be responsible for their sidewalk and the sanitary sewer service. J. Williams said they would need to disclose this information to the prospective buyer.

Adjournment:

J. Chapple MOVED; J. Williams seconded to adjourn the meeting after no further discussion came before the commission. Vote 3 YEAS. **MOTION CARRIED**.

Next Meeting:

The next meeting has been scheduled for Wednesday, November 6, 2019 at 7:00 p.m.

Gwen Fisher, Certified Municipal Clerk