

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of January 5, 2022 @ 7:00 pm**

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

In ATTENDANCE: Chris Howard, City Engineer; Jim Forthofer, Mayor

Call to Order:

Gwen Fisher called the Wednesday, January 5, 2022 meeting to order.

Nomination of Chair/Vice Chair:

H. Shirley MOVED, H. Strickler seconded to appoint Jim Chapple as Chairman for 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

H. Shirley MOVED; J. Chapple seconded to appoint Heidi Strickler as Vice Chair for 2022. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Approval of Minutes:

H. Strickler MOVED, J. Hammerschmidt seconded to approve the minutes of the December 1, 2021 meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

New Business:

Valley Harbor (Dan Phillips) – Property Location: 1295 West River Road – PP#: 18-01986.000 (Approval of Site Plan – Flood Plain)

Dan Phillips explained they are requesting to put up a 30' x 40' pole barn (storage building) and noted they performed a hydraulic study. He said they are bursting out of the seams of their main building and between their service, shrink wrap, and canvas they need to have another storage building for their golf carts, tractors, etc. so they can store things away rather than having them sit out.

J. Chapple asked him if he received the city engineer's letter and D. Phillips said he did and did not have any questions. C. Howard said he had no issues with this application. He noted he submitted a Flood Hazard Permit Application which is required.

H. Shirley asked if the color of his siding would be the same as his other buildings. D. Phillips' employee Mike said they are transitioning everything to grey in the future. D. Phillips said the main building is currently red and everything else is grey, so they want to eventually paint the red building grey.

J. Hammerschmidt MOVED, H. Strickler seconded to approve the site plan in the flood plain as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Amato Homes LLC – Property Location: 255 Guilford – PP#: 0100003107010 (Approval of Lot Combination)

Francis Amato explained they want a lot combination of the parcels so they can construct a new single-family home on the property for their customer.

J. Chapple asked him if he received the city engineer's letter and asked if he had any questions or comments. F. Amato said he did and had no questions. C. Howard said there are no issues and they do not have to resubmit as the property is on three parcels. The existing garage will be with the new home, so they are good.

H. Shirley MOVED, J. Hammerschmidt seconded to approve the lot combination as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Richard Aufdenkampe – Property Location: 3225 North Ridge Road – PP3: 01-00-045-000-004; 01-00-045-000-029; 01-00-052-000-036; 01-00-052-000-030 (Approval for Lot Split/Combination)

Patrick Judge with Russell Realty Services was present to answer any questions on behalf of Mr. Aufdenkampe. He indicated that Richard was wanting to retire and sell his father's house and at that time he had a sketch of what land he wanted to bring to the original farmhouse to give it enough land. Because everything was zoned agricultural, he wanted to add land to it to make it more marketable. He has hired a surveyor and has added the land on the east side, which was agricultural when his uncle farmed with his father, and now the Krieg's own it, but there was an easement to get to the agricultural land in the back with the century barn as a processing barn, but this was a separate parcel than the farmhouse, so he would like to add this to it. On the west side there is a 150' frontage parcel that he wants to split in half – 75' going to the original farmhouse and 75' going to his property to the west. Then he would like to take 75' on the far west of his property and give it to the agricultural 26 acres behind him that he has under contract as this gives him front access to that property.

H. Shirley asked if he was selling it to one person. P. Judge said they have a contract for the farmhouse, but the property behind his house with the 75' frontage that they're creating is currently leased by a farmer on Vermilion Road and he is selling that off to him.

J. Chapple asked if he received the letter from the city engineer. P. Judge said he talked with Mr. Aufdenkampe this morning and he said he received an email from a company that was the surveyor that works for the city, and they changed north to south and south to north. C. Howard said it was a minor change on the legal description. However, the bigger issue is that agricultural requires 150' of frontage and by splitting this it only has 75'

of frontage on North Ridge Road. P. Judge said Mr. Aufdenkampe mentioned that if you go down the street on the other side of Krieg's property it is his uncle's property, and he also has a 75' frontage that gets him to his agricultural field around his house. H. Shirley said they would need to go to the Board of Zoning Appeals to have this approved before Planning Commission can approve it. P. Judge said they have three issues – combination one, which is the farmhouse and combination two, which is adding property to his existing house, and then they have the remainder of the land. He said they have a specific date they're trying to meet on combination one in adding the property to the farmhouse as they have it under contract with the buyer. They get a rate increase on their loan on January 23, and he is trying to meet that obligation for that parcel. They can wait on the other two. C. Howard said they would need a separate drawing to show this because currently it is all lumped together, so when it is approved they're all approved together. Right now, they need BZA approval on the frontage for the 75'. They would need to submit a separate drawing on the sale they're trying to make, but the drawing shows all of them.

G. Fisher advised him that the BZA application deadline is this Friday to get on the agenda for January 25.

H. Shirley MOVED, J. Hammerschmidt seconded to table the application until next month. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Adjournment:

J. Williams adjourned the meeting upon no further business .

*The next meeting has been scheduled for February 2, 2022 at 7:00 p.m.
Vermilion Municipal Complex, 687 Decatur Street.*

Transcribed by Gwen Fisher, Certified Municipal Clerk.