

**Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of March 2, 2022 @ 7:00 pm**

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

In ATTENDANCE: Mayor Forthofer - Guest

Call to Order:

Jim Chapple, Chairman called the Wednesday, March 2, 2022 meeting to order.

Approval of Minutes:

H. Shirley MOVED: J. Williams seconded to approve the minutes of the February 2, 2022 meeting. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

New Business:

Cassell Realty Co. – Property Location: East end of Breezewood – PP#: 01-00-015-000-086; 01-00-015-000-087; and 01-00-015-000-053(Approval for Major Subdivision) – Zoning District: R4A

Ken Cassell of Cassell Realty Co. introduced his daughter and son-in law Candy and Greg Goff. He explained he is before the Planning Commission to present the extension of the existing street (Breezewood), which will finish up the five or six building lots and cul-de-sac. He said he has four lots facing Highbridge Road, which the utilities are fed from this subdivision. This was all approved in 2005 when they started their phases.

J. Chapple asked K. Cassell if he received a copy of the city engineer's correspondence. K. Cassell said he received it and agrees with everything the engineer is saying. He noted he pulled out the old original plans and he will go back to his engineer to update it to satisfy the engineer's comments. He hopes to bring the completed plans to the Planning Commission by next month's meeting for approval.

H. Shirley asked if they were here to complete the nine lots. G. Goff said there are actually eight lots. K. Cassell said he will be bringing forth at a later date preliminary engineering plans relative to the section at the end of Ridgeview (17 lots).

C. Howard said the Planning Commission can approve the preliminary plans with the notion they will need to bring final plans to Planning for approval. He said the plans were approved in 2007 for Phase 4, so this would be Phase 5 in Highland Heights, so they need an updated plat and plans. J. Williams asked what the advantage is in approving the preliminary plans tonight. C. Howard said it is just preliminary because they had the plans done before, but they broke it out in phases, so it is just allowing them to go for final plan submittal. C. Howard asked K. Cassell if he plans on building duplexes or single-family

homes. K. Cassell said they are not sure, but there are two single-family homes there now and they are trying to look at the next couple of lots as single-family, but when they get into the cul-de-sac, the lots back up to other condominiums, so it may be better if he keeps them condos to keep the blend of everything together. C. Howard advised the Planning Commission members that the zoning allows for this.

J. Hammerschmidt MOVED; J. Williams seconded to approve the preliminary plans as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

D&M Vermilion LLC – Property Location; 555 Main Street – PP#:18-00292.000 (Approval for Roof Change) – Zoning District: B-1

John D’Amico and Matt Mars explained they own the Chez Francois building at 555 Main Street and are taking over Henry Kishman’s spot since he passed away, and they are planning to do an additional overflow for the bar area, so basically there will be dining on the patio. They would like to put a metal roof on the existing side that faces the condos.

J. Chapple asked if this would be on the side of the walkway. J. D’Amico said it is on the other side (condo side), which is open. Their idea is to extend the front out a little more and then the side more for overflow cocktails and private space that would accommodate 16 people. They prefer a hard roof versus canvas.

H. Shirley asked what color the roof will be. J. D’Amico said they are thinking green on the metal interlocking roof to match the existing awning, which will go well with the red building.

Mayor Forthofer asked when they wanted to start the project. J. D’Amico said they would like to start immediately. G. Fisher said they will need approval from the Historic Design & Review Board as a commercial application. J. D’Amico thought they could take care of this all tonight. G. Fisher explained the Historic Board met previous to this meeting, so they would need to make application for the April 6 meeting through the building department. J. D’Amico said he would proceed with making application. He asked if they could start working on the inside of the building. J. Williams advised them they would need to submit the building plans to the building department. J. D’Amico asked the building inspector if he received the plans as he submitted 10 copies. Upon review, F. Steigerwald said he did receive them, and he would need to come to the building department for permits.

J. Hammerschmidt MOVED; H. Shirley seconded to approve the roof change contingent upon the applicants receiving approval from the Historic Design & Review Board. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

J. Williams MOVED; J. Hammerschmidt seconded to adjourn into executive session to discuss pending litigation. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Upon conclusion of executive session, J. Chapple called the regular meeting back to order.

Adjournment:

J. Chapple adjourned the meeting upon no further business.

*The next meeting has been scheduled for April 6, 2022 at 7:00 p.m.
Vermilion Municipal Complex, 687 Decatur Street*

Transcribed by Gwen Fisher, Certified Municipal Clerk.