

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

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

***In ATTENDANCE:*** Chris Howard, City Engineer; Mayor Forthofer, Guest

**Call to Order:**

Jim Chapple, Chairman called the Wednesday, September 7, 2022, meeting to order.

**Approval of Minutes:**

**H. Strickler MOVED:** J. Williams seconded to approve the minutes of the September 7, 2022, meeting. Roll Call Vote 3 YEAS. **MOTION CARRIED.**

**New Business:**

**Vermilion Local Schools** – *Property Location: 935 Decatur Street (Lot Split)*

Incomplete packet/matter tabled.

**Cambridge Crossings Company** – *Property Location: Lighthouse Estates Subdivision – PP#: 18-00338.000 – 17.4 Acres (Zoning Certificate)*

Nick Rossi of 30815 Silktree Lane, Westlake, Ohio said they were before the Planning Commission for the Lighthouse Estates Subdivision, Phase 3 review and are hopeful they receive approval.

J. Chapple asked if they received the engineer's letter dated September 7. N. Rossi said yes. C. Howard said a lot of the items addressed in his letter are basic. They are still reviewing the plans for the Stormwater Management Calculations, so if they have any comments or questions, they will deal directly with the Design Engineer. He addressed item 4 as they mentioned they had an H.O.A. and he explained they have a lot of problems with fences and sheds within drainage easements, so they want to make sure the H.O.A. documents provide documentation saying homeowners cannot build fences or sheds with that drainage easement. N. Rossi asked if this was within the 20' drainage easement. C. Howard said this was correct. N. Rossi asked what the setback is off the easement – one foot? C. Howard said yes. He said the city's law director will need to review the H.O.A. documents.

J. Williams addressed Phase 3 they are proposing as shown on the shadow bottom part of the sheet – is this the future phase. N. Rossi said this is correct. J. Williams asked if they would end the road at the last house. N. Rossi said yes at the lot property line. J. Williams asked the city engineer if this was acceptable. C. Howard said there is going to be a comment on the next letter to them as there will need to be a turnaround. J. Williams thought there would need to be a turnaround for fire engines.

H. Strickler asked if they would need to come back for Phase 4. C. Howard said yes, and for final plat approval once the improvements are in, and obviously they will need to go to Council for approval too.

**J. Williams MOVED**; H. Strickler seconded to approve the Zoning Certificate contingent upon meeting the city engineer's requirements from his correspondence dated September 7, 2022, and all future comments coming forth in the next few days. Roll Call Vote 3 YEAS. **MOTION CARRIED**.

**Adjournment:**

J. Chapple adjourned the meeting upon no further business.

*The next meeting is scheduled for October 5, 2022, at 7:00 p.m.  
Vermilion Municipal Complex, 687 Decatur Street*

*Transcribed by Gwen Fisher, Certified Municipal Clerk*