

Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of September 3, 2025 @ 7:00 pm

PRESENT: Joe Williams, Jeff Hammerschmidt, Jim Chapple, Mike Cremean. Absent: Heather Shirley

In ATTENDANCE: Mayor Forthofer; Chris Howard, City Engineer; Tony Valerius, Service Director; Melanie Wood, Clerk of Council

Call to Order:

Jim Chapple, Vice Chair called the Wednesday, September 3, 2025, meeting to order.

Approval of Previous Meeting Minutes:

J. Williams **MOVED**; J. Hammerschmidt seconded to approve the August 6, 2025, minutes. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Correspondence/Audience: None.

Old Business: None.

New Business:

Applicant: Compass Rose Condo Unit Owners Association – Property Location: North side of West Lake Road east of Adams Street – PPN#: 12-00852.052– (Sanitary Connection)

Perry Perron of 4613 Compass Rose Unit II said they had an EPA mandate to tie into the city sewer on Route 6 so they are asking to get rid of their wastewater treatment facility and tie into the city sewer. J. Chapple asked if he received the City Engineer’s letter. P. Perron answered yes, he spoke with his engineer who will resubmit the details they needed from the drawings. M. Cremean asked if this would have any effect on the city sewer treatment plant capacity. T. Valerius answered no, there is plant capacity. M. Cremean asked if there would be any cost to the city. T. Valerius answered no.

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

Applicant: Oak Knoll Investment Company – Property Location: Ridgeview Drive, west of Foxwood Drive – PPN#: 01-00-001-110-036 – (Major Subdivision Phase II)

Ken Cassell of 5425 Liberty Avenue said they are looking to continue to Phase II of the Ridgeview subdivision. They are adding six lots and will complete the final phase of the subdivision next year. J. Chapple asked if he received the City Engineer’s letter. K. Cassell answered yes, and they will comply with everything outlined in the letter. J. Williams asked if it was the same plans as the approved preliminary plans. K. Cassell answered yes, there have been no changes.

J. Hammerschmidt **MOVED**; M. Cremean seconded to approve the Major Subdivision Phase II as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Applicant: Zaremra Group, LLC – Property Location: Vacant Land east of 3409 Liberty Avenue – PPN#: 01-00004116003 – (Zoning Certificate)

Tom Michaels with Zaremra Group, LLC said they were presenting a preliminary site plan for a proposed retail store across the street from Germans Villa on the vacant land – a portion of which has been taken by Lorain County Metroparks. This is for the commercial zoned area on Liberty Avenue. They believe everything is compliant with the zoning code as far as setbacks and building proportion with the exception of the number of parking spaces which is their request. He asked the board to consider a parking variance for 35 spaces instead of the 56 required. J. Chapple asked if they received the City Engineer's letter. T. Michaels answered yes, and they are fine with the comments submitted.

M. Cremean asked if it would replace the existing store in the plaza. T. Michaels answered not that he is aware of, this will be an additional store. J. Williams asked if they would own the store, or if the store would be leased to them. T. Michaels answered Dollar General will have a long-term lease on the store which will be owned by a separate entity, but they will have at least a 15-year lease with a couple of options after that, so it is a very long-term lease. J. Williams who would own the property. T. Michaels answered Dan Kelly, with the Kelly Agency owns the vacant land and signed the application and they are under contract to purchase the land from him, and they will complete the purchase prior to construction which will be next spring. Zarema Group, LLC will be the owners. J. Williams asked the City Engineer if he saw a problem with the size of the parking spaces being diminished. C. Howard answered it is not a big issue; those recommendations would go to BZA for the reduction in parking and reduction in parking size.

Mayor Forthofer said a previous owner of that property was in conversation with the Lorain County Metroparks pertaining to a possible joint access to the road through a common cut. He asked if they had any conversations with them since then. T. Michaels answered they have a little bit as part of their deal on the site plan they are providing a stub for future shared access to the remainder of the frontage. They are requesting a shared access to limit the number of curb cuts on Liberty Avenue between their parcel and whatever the future use of the other parcel will be. He presented the board with the site plan showing the proposed shared access along with the customer and delivery access. M. Cremean asked if the reduced number of parking spaces is a concern. C. Howard answered they provided a letter saying what they typically need as far as parking spaces. J. Williams asked if sidewalks would be required. C. Howard answered they have a sidewalk in the site plan. J. Williams asked about the landscaping as they would like to suggest they take a look at the stone water basin at the library along with the landscaping across the street as they have been trying to get that end of town to look nice. Mayor Forthofer mentioned the property across the street – Defense Soap is recognized as possibly one of the best business frontages in the whole town and if they could reflect that in some way it would be great.

J. Hammerschmidt MOVED; M. Cremean seconded to approve the Zoning Certificate as presented. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

Adjournment:

J. Chapple adjourned the meeting upon no further business.

Next meeting – October 3, 2025, at 7:00 p.m. - Vermilion Municipal Complex, 687 Decatur Street