

Minutes of VERMILION MUNICIPAL PLANNING COMMISSION
of January 7, 2026 @ 7:00 pm

PRESENT: Heather Shirley, Jeff Hammerschmidt, Mike Cremean, Ed Leonard, Rob Kruty.

In ATTENDANCE: Mayor Owens; Chris Howard, City Engineer; Tony Valerius, Service Director; Gary Howell, Council Representative; Melanie Wood, Clerk of Council.

Call to Order:

Melanie Wood, Clerk of Council called the Wednesday, January 7, 2026, meeting to order.

Nomination of Chairperson and Vice Chair:

Melanie Wood entertained a motion to nominate a chairperson for 2026.

M. Cremean MOVED; E. Leonard seconded to nominate Heather Shirley as Chairperson for 2026. Roll Call Vote 5 YEAS. MOTION CARRIED.

Melanie Wood entertained a motion to nominate a vice chair for 2026.

H. Shirley MOVED; J. Hammerschmidt seconded to nominate Mike Cremean as Vice Chair for 2026. Roll Call Vote 5 YEAS. MOTION CARRIED.

Approval of Previous Meeting Minutes:

M. Cremean MOVED; E. Leonard seconded to approve the December 3, 2025, minutes. Roll Call Vote 4 YEAS; 1 ABSTAIN (Kruty). MOTION CARRIED.

Correspondence/Audience: None.

Old Business: None.

New Business:

Applicant: Kyle & Marilou Williams – Property Location: 3410 Cooper Foster Park Road – PPN#: 0100035000012 & 0100036000035 – (Lot Split/Combination)

Kyle Williams of 4542 Howard Drive explained he is proposing a lot split and consolidation on the north side of Cooper Foster Park Road where they currently own two parcels. One parcel has about 60 feet of frontage which is not enough to build on and so they want to create two buildable parcels so they can build a home on the empty lot, and his in-laws can build on the lot adjacent. H. Shirley asked if he received a copy of the City Engineer's letter. K. Williams answered yes, he was told to still appear tonight to get conditional approval and he can follow up with his surveyor to get the adjustments made.

E. Leonard MOVED; J. Hammerschmidt seconded to approve the Lot Split and Consolidation contingent upon all the requirements being met in the city engineer's letter dated January 2, 2026. Roll Call Vote 5 YEAS. MOTION CARRIED.

Applicant: Thomas C. Palmer – Property Location: 2010 Cooper Foster Park Road– PPN#: 01-00-027-000-090 – (Lot Split/Combination)

Thomas Palmer of 1680 Cooper Foster Park Road explained he would like to split three lots of about nine acres at 2010 Cooper Foster Park Road. He may think about building a smaller home for himself in the middle of the nine acres, but he also wants to be able to transfer on death for his executor in the future. H. Shirley asked if he received a copy of the letter from the City Engineer, which recommended approval.

E. Leonard MOVED; M. Cremean seconded to approve the Lot Splits as presented. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Applicant: Eagleview Townhomes, LLC – Property Location: Vacant Land Behind 3701 Liberty Avenue (The Nest) – PPN#: 0100003139072 – (Site Development)

Brent Anderson with Rafter Inc. Land Surveying and Engineering stated he represented his clients Lou and George Douzos and Eagleview Townhomes, LLC. They are looking for preliminary plan approval for Eagleview Townhomes, LLC which they started last year with some rezoning of property to an R-5 and then coming back to get the R-5 Cluster conditional use. Those two items have been gained, and now they are in the process of going through the planning. They have obtained the topographical survey and the information to tighten up the site plan which they have in front of them.

They did receive some comments from the City Engineer, and he brought a set of revised plans this evening which addresses those comments which he thought were pretty minor. Comment #4 in the letter was the overall site plan under zoning revised as follows: he had the non-residential and the residential mixed up but so they are all clear, the non-residential is 40 feet per the R-5 code, the cluster subdivision does allow with their approval a 20% reduction to 32 feet. A residential property is 75 feet per the R-5 code and applying the cluster subdivision regulations, they would be allowed the 20% reduction down to 60 feet. They have added signage to the plan, and they have final stormwater development and all those things to go through along with the final development which they have already taken into account and are working on ideas to make sure they are taking care of the water behind the mounding that they are proposing as the buffer. E. Leonard asked for an explanation on how it is being addressed. B. Anderson answered there are a few yard drains they will be extending under the mound before it is built so it can capture some of the water back there. Working with the natural flow of the ground, the way it falls and making sure they are directing it towards those particular yard drains. It will all be collected into the stormwater management basin and then it will outlet into the city storm sewer system.

They have the same number of units from their conceptual plan that they brought before the board last year. The arrangement is a little bit different; they adjusted the site a little bit based on final boundary and topographical information. They feel the plan they have is pretty solid in moving forward and into the final development phase. H. Shirley said she knows they were here in August and asked if they are still proposing 36 homes with two bedrooms, two bathrooms and two-car garages to be managed by a homeowner's association. B. Anderson answered yes. H. Shirley asked if they would have landscaping and signage. B. Anderson answered yes, landscaping and general signage. H. Shirley asked if the sign would say "Eagleview Townhomes". B. Anderson answered yes, most likely located back, not right up at the roadway because there is The Nest and the intersection and things like that. One of the other items he put in the cover letter is they are looking towards vacating that portion of roadway that is Overlook Drive. There is a small portion that is currently still public right-of-way, and it is kind of a mixed area. The owner Lou has been taking care of some of that area and provided some of the improvements in that area in the past and so the idea of vacating it and making it all private and taking it off the city's plate seemed to be a good idea for this development and good timing for it to happen. They are proposing it, and they understand there are some additional things they may have to do when they come back but they are planning to vacate that road. E. Leonard asked if the width of the roadway still met the city requirements. B. Anderson answered yes, and it is a private roadway they are proposing. The only thing they are

looking at public right now will be the water line and the sewer and they will provide any access and easements they need for that which is shown on the preliminary plat.

J. Hammerschmidt said the only thing bothering him with the plan is the lack of guest parking. B. Anderson said in their earlier conceptual they did have a little bit more side parking. Each lot has a driveway and a garage to provide parking. J. Hammerschmidt said there is not really any space in between the driveways to park on the side of the road. B. Anderson said it is going to be a 26-foot-wide road and there could potentially be parking on one side of the road as needed. J. Hammerschmidt asked what the distance is in between driveways. B. Anderson said he doesn't have it marked on the plan, but he anticipates somewhere around 20 feet or so in between them. J. Hammerschmidt said it will be a little bit tight to park in between those. B. Anderson said there are a couple regulations that would prohibit them from putting too much more side parking in, they require a 20-foot setback from the building to the pavement area which is one of the things that shrunk down the parking. They still need a mailbox space and a spot in the middle for the residents to come in and out. They are meeting all the parking requirements the code does have as far as it relates to the actual site plan itself. J. Hammerschmidt asked about adding something a little further down the road where they come in off Overlook if they could extend it further towards the drain or towards the mound. B. Anderson said it is something they could take a look at; it may make it more difficult to turn around. J. Hammerschmidt said it would give them more parking. B. Anderson said one of the comments the City Engineer provided was to make sure they have no parking in the T-type turnaround in the back, so they want to differentiate the two if they are going to put it down on the south side and need to make sure that they are allowed to do it there. J. Hammerschmidt said it would be nice if they could do a T-type turn around at the end of Overlook so at least they can get three to four cars there. B. Anderson asked if the Planning Commission would be willing to waive the rule on the distance of the setback between the edge of the pavement and the housing. If they could reduce that it would provide them with a little more room to put something back there. C. Howard said the code says they have to have 20 feet from the parking space to the unit, they could do that if they wanted them to add more parking if someone does have guests over, they are going to be parking on the street and obviously they can't park on the side of a hydrant so they would have to park on one side of the street. To throw another idea out, obviously they own The Nest, and they could allow people to park at The Nest at night when the business is closed. B. Anderson said if that would be approvable, right now it is a gravel parking lot for overflow parking and there is a plan to make some future improvements to make it a paved area, so maybe they could convert it earlier on to provide parking spaces for overflow. H. Shirley asked if that would be a part of this project. B. Anderson answered not necessarily the complete pavement of it, but he can understand if they want a certain number of spaces, they may be able to comply, but it wasn't planned to have the entire lot completed at this point. M. Cremean asked if there was a plan to have access to it directly from the Overlook extension if that gets vacated. B. Anderson answered yes, there will be access to that back parking lot from Overlook. That is one of the areas they are trying to clean up, and it is another thing that would help with the vacated area is to clean up the entrances. If that satisfies the Planning Commission to use it as an overflow parking area, they can certainly work on providing some in that area. J. Hammerschmidt said it would need to be a part of this project. In his opinion they would need to provide parking for at least 10-15% of the units so at least 3-5 additional spots. H. Shirley asked if they could make those changes and add the back parking lot to a part of this project. B. Anderson answered yes and asked if they comply would they be able to get conditional approval to move forward in the final engineering to include the additional 3-5 spaces whether they are in the back or in The Nest area. J. Hammerschmidt said they should add them in both areas.

M. Cremean MOVED; E. Leonard seconded to approve the preliminary site plan contingent upon the items being addressed in the city engineer's letter and the addition of the recommended parking spaces. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

Adjournment:

H. Shirley adjourned the meeting upon no further business.

Next meeting – February 4, 2026 at 7:00 p.m. - Vermilion Municipal Complex, 687 Decatur Street

Transcribed by Melanie Wood, Clerk of Council (1/14/2026)