

VERMILION PLANNING COMMISSION
Wednesday, October 7, 2026 @ 7:00 p.m.
@ Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Ohio

Planning Commission Members:
Heather Shirley, Jeff Hammerschmidt, Mike Cremean, Ed Leonard, Rob Kruty

1. CALL TO ORDER Heather Shirley

2. ROLL CALL Melanie Wood

3. APPROVAL OF PREVIOUS MEETING MINUTES of *September 4, 2026* Heather Shirley

4. CORRESPONDENCE / AUDIENCE
[ACKNOWLEDGMENT OF CORRESPONDENCE RELATED TO MATTERS BEING REVIEWED -- DEFERRED TO THAT PORTION OF MEETING]

5. OLD BUSINESS Board Members

6. NEW BUSINESS Board Members
NEW BUSINESS WILL BE CONDUCTED IN THE FOLLOWING ORDER:
 - APPLICANT PRESENTATION
 - COMMISSION Q&A AND DISCUSSION
 - PUBLIC PARTICIPATION (TIME LIMIT 5 MINUTES PER PUBLIC PARTICIPANT)
 - FINAL COMMISSION COMMENTS AND VOTE
-Applicant: Burkholder's Custom Construction LLC. – Property Location: 1050 Sunnyside Rd, Vermilion OH 44089 – PPN#01-00-013-000-060- (Preliminary Plan Approval)

-Applicant: YVES + VINE 935 Vermilion Development LLC – Property Location: 935 Decatur Street, Vermilion OH 44089 – PPN#: 18-65004.001 – (Recommendation for Property Re-Zoning R-4 to R-6)

8. ADJOURNMENT Heather Shirley

Next meeting scheduled for November 4, 2026 @ 7:00 p.m.
Location: Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Ohio 44089

VERMILION PLANNING COMMISSION

1st WEDNESDAY MONTHLY* ~ 7:00 PM ~ MUNICIPAL COMPLEX, 687 DECATUR

APPLICANT OR REPRESENTATIVE IS REQUIRED TO ATTEND MEETING

APPLICATION & ACTION REQUEST

APPLICANT NAME Burkholder's Custom Construction LLC - Dave Burkholder
ADDRESS 746 US Hwy 250 N
CITY/STATE/ZIP Ashland OH 44805 PHONE [] 419-606-9299
APPLICANT'S INTEREST IN PROPERTY: Contractor EMAIL: dave@burkholderscc.com
[] OWNER [] AGENT [] PROSPECTIVE BUYER/AGENT [requires co-signature of owner(s)] [X] OTHER [explain] Contractor
PROPERTY LOCATION: 1050 Sunnyside Rd, Vermilion OH 44089
PERMANENT PARCEL # 01-00-013-000-060 APPROX. ACRES: 1.82
EXPLAIN/SELECT NATURE OF ACTION REQUEST:
Build new construction Business Flex Space

SUBDIVISIONS OF LAND ★ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246 — — MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07 — LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED	ZONING CERTIFICATE COV 1262.07 INCLUDING BUT NOT LIMITED TO: ☐ OFF-STREET PARKING COV1276.02(j)(4) ☐ SIDEWALKS COV1262.07(5)(B)(2f) ☐ SIGNS COV1274
RE-ZONING — ★ PROPERTY RECLASSIFICATION COV1266.03 — — ★ HARDSHIP LEGISLATION COV 1240.02	OTHER — ★ PLANNED UNIT DEVELOPMENT [PUD] COV1270.20 — ★ STREET VACATION — ★ WIRELESS COMMUNICATION FACILITY COV1275.03(a)(1)(E); 1275.03(b)(2); 1275.14(d)

NOTE: WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

ZONING DISTRICT:



CHECK HERE IF ALSO LOCATED IN HISTORIC DISTRICT = ADDITIONAL APPLICATION TO THE HISTORIC DESIGN & REVIEW BOARD FOR A CERTIFICATE OF APPROPRIATENESS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FLOOD PLAIN REGULATIONS APPLY?: Y / N IF YES, IS SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES,
SEE CITY ENGINEER BY APPOINTMENT / MAY ALSO BE REFERRED TO *BOARD OF ZONING APPEALS*

APPLICANT IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED DOCUMENTATION IN MULTIPLE SETS OF COPIES (10) TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINES [SEE SCHEDULE ON BACK] FOR ANY ACTION REQUEST SELECTED ON THIS APPLICATION AND DEFINED BY REFERENCE TO COV PART TWELVE. AN APPLICATION IS NOT CONSIDERED TO BE COMPLETE UNLESS APPLICABLE FEES HAVE BEEN PAID AND ALL ASSOCIATED DOCUMENTATION (LEGAL DESCRIPTIONS, SURVEY MAPS, SITE PLANS, ETC.) IN THE REQUIRED # OF COPIED SETS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINE DATES. DELAYS IN APPEARING ON A MEETING AGENDA ARE MOST FREQUENTLY THE RESULT OF INADEQUATE OR INCOMPLETE INFORMATION BEING PROVIDED TO ADMINISTRATIVE OFFICIALS AND/OR PLANNING COMMISSION MEMBERS WHOSE FUNCTION IT IS TO REVIEW A PROPOSED ACTION FOR COMPLIANCE WITH THE CITY'S PLANNING, ZONING & BUILDING CODES.

I have read and understand the requirements stated above:

Dave Burkholder 09/04/2026
SIGNATURE OF APPLICANT DATE

FEE PAID: 1750 bt
AMOUNT DATE INITIALS

SIGNATURE OF CO-APPLICANT (WHEN RQR'D) DATE

ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

C.O.V. SECTION CODE REQUIREMENTS COMMENTS [ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT]

PRELIMINARY PLANS APPROVAL

REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY:
PLANNING\APPLFORM2024.REV

[Signature]] BLDG INSPECTOR

DEFINITIONS & MINIMUM DOCUMENTATION REQUIREMENTS

WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO CITY COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

SUBDIVISIONS OF LAND: Any division of land (residential/commercial/industrial) into lots of five (5) acres or less, or the improvement of one (1) or more parcels of land requiring the opening, widening or extension of a public street. See COV1240.03 for exclusions. See COV1278 for Cluster Subdivisions.

Major Subdivision ★ Subdividing MORE THAN TWO LOTS

 minimum documentation requirements :

Work Session Review: Conceptual sketches and site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Prelim. Plan Approval
@ Business Meeting: (1) Application + Fee per Schedule re: Residential or Commercial [COV1242.07]
(2) Subdivision Survey Plat - 10 copies [COV1244.02(b); COV1246.06(b)(1)]
(3) Preliminary Site Development Plan - 10 copies [COV1244.03; COV1246.06(b)(2)]

Improvements

Construction★ & (1) Application + Fee per Schedule [COV1242.07]

Final Plan★ Approval
@ Business Meeting: (2) Application + Modified or Final Site Development Plan - 10 copies [COV1244.04; COV1246.07]
(3) Stage Development (Phases) Schedule, if applicable [COV1246.08]
(4) Certificate from County or Sanitary Engineers, if applicable [COV1244.02(b)(2)(B) or COV1246.08]

Minor Deed Split Subdividing TWO LOTS OR FEWER, any one of which is 5 acres or less, requiring no changes in public streets.

 minimum documentation requirements :

Work Session Review (1) \$400 Fee + Application [COV1242.07]
& Business Meeting: (2) Legal Descriptions of proposed new assembly of lands bearing professional stamp and original signature of preparer. 3 originals + 7 copies = 10 total [for distribution to Commission members]

NOTE: INSTRUMENTS OF CONVEYANCE (Deeds) MATCHING THE PROPOSED NEW ASSEMBLY OF LANDS THAT NEED TO HAVE AN APPROVAL STAMP AFFIXED TO THEM MAY BE BROUGHT INTO THE BUILDING DEPT. AFTER PLANNING COMMISSION'S ACTION -or- SUBMITTED WITH APPLICATION.

(3) Survey Boundary Map prepared by a registered surveyor - 3 full-size originals + 7 reduced-sized copies showing location and dimensions of property, as well as proposed use and location of all structures on property; also show property lines of abutting land and locations of its existing structures, if known (to avoid the creation of non-conformities based on min. Code reqmts).

SITE DEVELOPMENT: All commercial/industrial development requires the issuance of a zoning certificate.

Zoning Certificate [see COV1262.07] Required before any commercial/industrial construction may begin.

 minimum documentation requirements :

Work Session Review: Preliminary site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Business Meeting: (1) Application + Fee [see COV1262.05(b)]
(2) Survey Plat - 10 copies
(3) Site Development Plans prepared by a registered surveyor - 10 copies
compliance with specific Zoning District codes *[COV1270]
including but not limited to... **Area/Lot/Yard Rqmts** *[specific to district]
including but not limited to... **Off-Street Parking** *[COV1276.02(j)(4)]
including but not limited to... **Sidewalks** *[COV1262.07(5)(B)(2f)]
including but not limited to... **Signs** *[COV1274]
(4) Stage Development (Phases) Schedule, if applicable

*In circumstances defined in the Planning & Zoning Codes [COV PART 12], an appeal or variance from a decision by the City's Administrative Officer may be heard by the "Board of Zoning Appeals" (separate application and fee required).

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**REZONING:** [see COV Sections 1240.03, 1266 and 1268]

A request to change the permitted land use; generally involving five (5) acres or more.

**Property Reclassification★** [see COV1266.03]  
Change land use to a different zoning classification.

 minimum documentation requirements :

- (1) \$250 NON-REFUNDABLE FEE + \$1750 DEPOSIT from which costs, if any are incurred by City, are deducted + Application with proof of authority (ownership).
- (2) Plan (drawing prepared by a registered surveyor) showing present zoning outline of area subject to rezoning request, property lines of abutting property owners, and a list of the names and mailing addresses of all property owners within 300 feet of the subject property - 10 copies+1 reproducible
- (3) Key map showing site location within the City.
- (4) Legal description of land as proposed to be rezoned.

**Hardship Legislation★** [see COV1240.02]

\$600 Fee + Application. Planning Commission may recommend special legislative action to amend existing zoning. Applicant must be prepared to demonstrate nature of the hardship. A schedule of documentation (see RECLASSIFICATION criteria) may be established at the Work Session review.

**OTHER:**

**Planned Unit Development [PUD]★** [see COV1270.20]

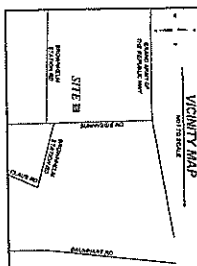
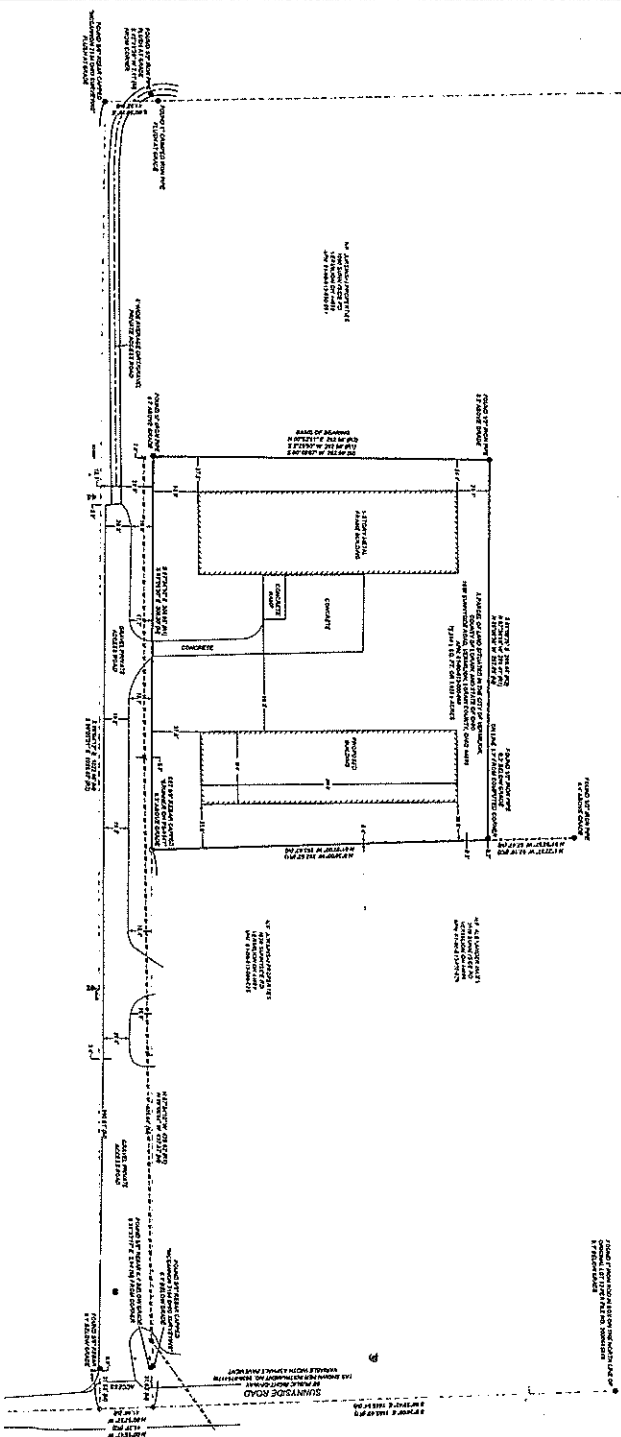
 minimum documentation requirements :  
Extensively outlined in code section referenced above.

**Wireless Communication Facility★** [see COV1275]

 minimum documentation requirements :  
Extensively outlined in code section referenced above.

MAP OF BOUNDARY SURVEY

1099 SUNNYSIDE ROAD  
VERMILION, LOHAIN COUNTY, OHIO 44089



GENERAL NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE OHIO SURVEYING ACT, CHAPTER 173, R.C.
2. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF MAY, 2008, AT 10:00 AM.
3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, B. J. BROWN, AND HIS ASSISTANT, J. L. BROWN.
4. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE OWNER, J. L. BROWN.
5. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.
6. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.
7. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.
8. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.
9. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.
10. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNER, J. L. BROWN.

SURVEYOR'S CERTIFICATE

DATE OF FIELD WORK: MAY 15, 2008

**BLEW**  
Surveying & Engineering, Inc.  
1000 S. W. 10th Ave.  
Fort Lauderdale, FL 33315  
TEL: 954.571.1234  
FAX: 954.571.1235  
WWW.BLEW-SURVEYING.COM

FLOOD ZONE INFORMATION

THE FLOOD ZONE INFORMATION IS BASED ON THE FLOOD ZONE MAP OF THE AREA, WHICH IS AVAILABLE FROM THE FLOOD ZONE MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315. THE FLOOD ZONE MAP SERVICE IS A SERVICE OF THE FLOOD ZONE MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315.

REFERENCE DOCUMENTS

1. THE FLOOD ZONE MAP OF THE AREA, WHICH IS AVAILABLE FROM THE FLOOD ZONE MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315. THE FLOOD ZONE MAP SERVICE IS A SERVICE OF THE FLOOD ZONE MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315.

BASIS OF BEARING

THE BASIS OF BEARING IS THE TRUE BEARING OF THE LINE, WHICH IS AVAILABLE FROM THE TRUE BEARING MAP, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315. THE TRUE BEARING MAP IS A MAP OF THE TRUE BEARING, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315.

SITE INFORMATION

THE SITE IS A LOT OF LAND, WHICH IS AVAILABLE FROM THE LOT MAP, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315. THE LOT MAP IS A MAP OF THE LOT, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315.

PARKING INFORMATION

THE PARKING INFORMATION IS BASED ON THE PARKING MAP OF THE AREA, WHICH IS AVAILABLE FROM THE PARKING MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315. THE PARKING MAP SERVICE IS A SERVICE OF THE PARKING MAP SERVICE, 1000 S. W. 10th Ave., Fort Lauderdale, FL 33315.

LEGEND & SYMBOLS

- 1. LOT LINE
- 2. LOT CORNER
- 3. LOT AREA
- 4. LOT PERIMETER
- 5. LOT CENTER
- 6. LOT BOUNDARY
- 7. LOT ADJACENT
- 8. LOT ADJACENT
- 9. LOT ADJACENT
- 10. LOT ADJACENT

|         |                     |
|---------|---------------------|
| DATE    | 10/15/08            |
| BY      | B. J. BROWN         |
| FOR     | J. L. BROWN         |
| PROJECT | 1099 SUNNYSIDE ROAD |
| CLIENT  | J. L. BROWN         |
| SCALE   | 1" = 100'           |
| DATE    | 10/15/08            |
| BY      | B. J. BROWN         |
| FOR     | J. L. BROWN         |
| PROJECT | 1099 SUNNYSIDE ROAD |
| CLIENT  | J. L. BROWN         |

# VERMILION PLANNING COMMISSION

1<sup>st</sup> WEDNESDAY MONTHLY\* ~ 7:00 PM ~ MUNICIPAL COMPLEX, 687 DECATUR

**\*APPLICANT OR REPRESENTATIVE IS REQUIRED TO ATTEND MEETING\***

## APPLICATION & ACTION REQUEST

APPLICANT NAME YVES + VINE 935 VERMILION DEVELOPMENT LLC. and its successors and assigns

ADDRESS P.O. Box 4

CITY/STATE/ZIP Painesville, Ohio 44077 PHONE [216] 928 - 2976

APPLICANT'S INTEREST IN PROPERTY: EMAIL: [gallen@yves-dav.com](mailto:gallen@yves-dav.com)

☒ OWNER ☐ AGENT ☐ PROSPECTIVE BUYER/AGENT (requires co-signature of owner(s)) ☐ OTHER [explain] \_\_\_\_\_

PROPERTY LOCATION: 935 DECATUR VERMILION OH 44089

PERMANENT PARCEL # 18-65004.001 APPROX. ACRES: 10.085

### EXPLAIN/SELECT NATURE OF ACTION REQUEST:

Request to rezone approximately 10 acres from R-4 Urban Residence District to R-6 Special Family Residence District. See Attached Addendum

|                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> SUBDIVISIONS OF LAND<br>★ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246<br><br>MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07<br><br>LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED | <input type="checkbox"/> ZONING CERTIFICATE COV 1262.07<br>INCLUDING BUT NOT LIMITED TO:<br><input type="checkbox"/> OFF-STREET PARKING COV1276.02(4)<br><input type="checkbox"/> SIDEWALKS COV1262.07(5)(B)(2)<br><input type="checkbox"/> SIGNS COV1274 |
| <input checked="" type="checkbox"/> RE-ZONING<br>★ PROPERTY RECLASSIFICATION COV1266.03<br><br>★ HARDSHIP LEGISLATION COV 1240.02                                                                                     | <input type="checkbox"/> OTHER<br>★ PLANNED UNIT DEVELOPMENT [PUD] COV1270.20<br>★ STREET VACATION<br>★ WIRELESS COMMUNICATION FACILITY<br>COV1275.03(a)(1)(E); 1275.03(b)(2); 1275.14(d)                                                                 |

**NOTE:** WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

ZONING DISTRICT: R-4

☐ CHECK HERE IF ALSO LOCATED IN HISTORIC DISTRICT = ADDITIONAL APPLICATION TO THE HISTORIC DESIGN & REVIEW BOARD FOR A CERTIFICATE OF APPROPRIATENESS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

☒ FLOOD PLAIN REGULATIONS APPLY?: Y / N IF YES, ☒ SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES,

☒ SEE CITY ENGINEER BY APPOINTMENT / MAY ALSO BE REFERRED TO "BOARD OF ZONING APPEALS"

APPLICANT IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED DOCUMENTATION IN MULTIPLE SETS OF COPIES (10) TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINES [SEE SCHEDULE ON BACK] FOR ANY ACTION REQUEST SELECTED ON THIS APPLICATION AND DEFINED BY REFERENCE TO COV PART TWELVE. AN APPLICATION IS NOT CONSIDERED TO BE COMPLETE UNLESS APPLICABLE FEES HAVE BEEN PAID AND ALL ASSOCIATED DOCUMENTATION (LEGAL DESCRIPTIONS, SURVEY MAPS, SITE PLANS, ETC.) IN THE REQUIRED # OF COPIED SETS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT BY ESTABLISHED DEADLINE DATES. DELAYS IN APPEARING ON A MEETING AGENDA ARE MOST FREQUENTLY THE RESULT OF INADEQUATE OR INCOMPLETE INFORMATION BEING PROVIDED TO ADMINISTRATIVE OFFICIALS AND/OR PLANNING COMMISSION MEMBERS WHOSE FUNCTION IT IS TO REVIEW A PROPOSED ACTION FOR COMPLIANCE WITH THE CITY'S PLANNING, ZONING & BUILDING CODES.

I have read and understand the requirements stated above:

Garrett D. Allen  
SIGNATURE OF APPLICANT

11/13/25  
DATE

FEE PAID:

250.-  
AMOUNT

11-5  
DATE

GA  
INITIALS

SIGNATURE OF CO-APPLICANT (WHEN RQR'D)

DATE

### ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

| C.O.V. SECTION | CODE REQUIREMENTS | COMMENTS                         | [ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT] |
|----------------|-------------------|----------------------------------|---------------------------------------------------|
| <u>1266.03</u> |                   | <u>RECOMMENDATION To COUNCIL</u> |                                                   |
|                |                   | <u>FOR RE-ZONING PARCEL</u>      |                                                   |

REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY:  
PLANNING\APPLFORM2024.REV

[ AG ] BLDG INSPECTOR

Garrett D. Allen | [gallen@walterhav.com](mailto:gallen@walterhav.com)  
DIRECT LINE 216.928.2976 | DIRECT FAX 216.916.2391  
1500 W. 3rd St., Suite 300, Cleveland, OH 44113

**Via Hand Delivery**  
November 13, 2025

City of Vermilion Planning Commission  
c/o Tony Valerius, Service Director  
5511 Liberty Avenue  
Vermilion, Ohio 44089

***Re: Rezoning Application Submission – 935 Decatur Street Vermilion, Ohio 44089 (Erie County PPN: 18-65004.001)***

To Whom It May Concern:

Enclosed please find ten (10) copies of the Application and Action Request (“Application”) form pertaining to the property reclassification for 935 Decatur Street Vermilion, Ohio 44089 (Erie County PPN: 18-65004.001) from: R-4 Urban Residence District to R-6 Special Family Residence District.

Attached to each Application, please find an Addendum to Petition to Amend Zoning Map (“Addendum”), which includes the following exhibits:

1. Exhibit A – Site Plan and Renderings
  - a. Depicting the proposed layout, architectural style, and project context.
2. Exhibit B – Stamped Legal Description & Survey
  - a. Showing property boundaries, acreage, and legal description prepared by a registered Ohio surveyor.
3. Exhibit C – Addresses within 300 Feet of the Property
  - a. Including a list of all property owners within 300 feet and a screenshot of the Erie County, Ohio GIS website, the source of such address data.

A digital, reproducible version of the Application and Addendum can be accessed here:  
<https://www.dropbox.com/scl/fo/4wm24tv24e9v94y8oc0qw/AN9eotFYlxspUF9iSjLskGQ?rlkey=jsn902ackqhovq7h4bwc47k4p&st=ynb2d4ca&dl=0>.

For convenience, this digital set has also been emailed to Mayor Jim Forthofer ([jforthofer@cityofvermilionohio.gov](mailto:jforthofer@cityofvermilionohio.gov)) and Service Director Tony Valerius ([tvalerius@cityofvermilionohio.gov](mailto:tvalerius@cityofvermilionohio.gov)).

If any additional information is needed to complete the submittal or schedule this matter for Planning Commission consideration, please let me know and I will provide it promptly.

Respectfully submitted,

*Garrett D. Allen*

cc: Jeff Foster, Payto Architects (via email)

# VERMILION PLANNING COMMISSION

1<sup>st</sup> WEDNESDAY MONTHLY\* ~ 7:00 PM ~ MUNICIPAL COMPLEX, 687 DECATUR

**\*APPLICANT OR REPRESENTATIVE IS REQUIRED TO ATTEND MEETING\***

## APPLICATION & ACTION REQUEST

APPLICANT NAME YVES + VINE 935 VERMILION DEVELOPMENT LLC. and its successors and assigns

ADDRESS P.O. Box 4

CITY/STATE/ZIP Painesville, Ohio 44077 PHONE [216] 928 - 2976

APPLICANT'S INTEREST IN PROPERTY: EMAIL: gallen@yves-dev.com

☒ OWNER ☐ AGENT ☐ PROSPECTIVE BUYER/AGENT [requires co-signature of owner(s)] ☐ OTHER [explain] \_\_\_\_\_

PROPERTY LOCATION: 935 DECATUR VERMILION OH 44089

PERMANENT PARCEL # 18-65004.031 APPROX. ACRES: 10.085

### EXPLAIN/SELECT NATURE OF ACTION REQUEST:

Request to rezone approximately 10 acres from R-4 Urban Residence District to R-6 Special Family Residence District. See Attached Addendum

|                                                                                                                                                                                                                |                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> SUBDIVISIONS OF LAND<br>★ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246<br><br>★ MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07<br><br>★ LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED | <input type="checkbox"/> ZONING CERTIFICATE COV 1262.07<br>INCLUDING BUT NOT LIMITED TO:<br><input type="checkbox"/> OFF-STREET PARKING COV1276.02(j)(4)<br><input type="checkbox"/> SIDEWALKS COV1262.07(5)(B)(2f)<br><input type="checkbox"/> SIGNS COV1274 |
| <input checked="" type="checkbox"/> RE-ZONING<br>★ PROPERTY RECLASSIFICATION COV1266.03<br><br>★ HARDSHIP LEGISLATION COV 1240.02                                                                              | <input type="checkbox"/> OTHER<br>★ PLANNED UNIT DEVELOPMENT [PUD] COV1270.20<br>★ STREET VACATION<br>★ WIRELESS COMMUNICATION FACILITY<br>COV1275.03(a)(1)(E); 1275.03(b)(2); 1275.14(d)                                                                     |

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ZONING DISTRICT: R-4

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☒ FLOOD PLAIN REGULATIONS APPLY?: Y / N IF YES, ☒ SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES,

☒ SEE CITY ENGINEER BY APPOINTMENT / MAY ALSO BE REFERRED TO \*BOARD OF ZONING APPEALS\*

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I have read and understand the requirements stated above:

Garrett D. Allen  
SIGNATURE OF APPLICANT

11/13/25  
DATE

FEE PAID:

AMOUNT

DATE

INITIALS

SIGNATURE OF CO-APPLICANT (WHEN RQR'D)

DATE

### ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

| C.O.V. SECTION | CODE REQUIREMENTS | COMMENTS                                              | [ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT] |
|----------------|-------------------|-------------------------------------------------------|---------------------------------------------------|
| <u>1266.03</u> |                   | <u>RECOMMENDATION TO COUNCIL FOR RE-ZONING PARCEL</u> |                                                   |

REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY:  
PLANNING\APPLFORM2024.REV

[ AGV ] BLDG INSPECTOR

## DEFINITIONS & MINIMUM DOCUMENTATION REQUIREMENTS

WHERE INDICATED (★), AND UPON FAVORABLE RECOMMENDATION FROM PLANNING COMMISSION, THE REQUESTED ACTION IS REFERRED TO VERMILION CITY COUNCIL AND BECOMES SUBJECT TO CITY COUNCIL'S VOTING RULES ON ADOPTION [COV1266.08].

**SUBDIVISIONS OF LAND:** Any division of land (residential/commercial/industrial) into lots of five (5) acres or less, or the improvement of one (1) or more parcels of land requiring the opening, widening or extension of a public street. See COV1240.03 for exclusions. See COV1278 for Cluster Subdivisions.

### **Major Subdivision ★** Subdividing MORE THAN TWO LOTS

 minimum documentation requirements :

Work Session Review: Conceptual sketches and site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Prelim. Plan Approval (1) Application + Fee per Schedule re: Residential or Commercial [COV1242.07]  
@ Business Meeting: (2) Subdivision Survey Plat - 10 copies [COV1244.02(b); COV1246.06(b)(1)]  
(3) Preliminary Site Development Plan - 10 copies [COV1244.03; COV1246.06(b)(2)]

Improvements

Construction ★ & (1) Application + Fee per Schedule [COV1242.07]

Final Plan ★ Approval (2) Application + Modified or Final Site Development Plan - 10 copies [COV1244.04; COV1246.07]  
@ Business Meeting: (3) Stage Development (Phases) Schedule, if applicable [COV1246.08]  
(4) Certificate from County or Sanitary Engineers, if applicable [COV1244.02(b)(2)(B) or COV1246.08]

### **Minor Deed Split** Subdividing TWO LOTS OR FEWER, any one of which is 5 acres or less, requiring no changes in public streets.

 minimum documentation requirements :

Work Session Review (1) \$400 Fee + Application [COV1242.07]  
& Business Meeting: (2) Legal Descriptions of proposed new assembly of lands bearing professional stamp and original signature of preparer. 3 originals + 7 copies = 10 total [for distribution to Commission members]

NOTE: INSTRUMENTS OF CONVEYANCE (Deeds) MATCHING THE PROPOSED NEW ASSEMBLY OF LANDS THAT NEED TO HAVE AN APPROVAL STAMP AFFIXED TO THEM MAY BE BROUGHT INTO THE BUILDING DEPT. AFTER PLANNING COMMISSION'S ACTION -or- SUBMITTED WITH APPLICATION.

(3) Survey Boundary Map prepared by a registered surveyor - 3 full-size originals + 7 reduced-sized copies showing location and dimensions of property, as well as proposed use and location of all structures on property; also show property lines of abutting land and locations of its existing structures, if known (to avoid the creation of non-conformities based on min. Code reqmts).

**SITE DEVELOPMENT:** All commercial/industrial development requires the issuance of a zoning certificate.

**Zoning Certificate** [see COV1262.07] Required before any commercial/industrial construction may begin.

 minimum documentation requirements :

Work Session Review: Preliminary site layouts expedite project understanding. Issues of non-compliance are ID'd to avoid creating non-conformities, based on minimum Code requirements.

Business Meeting: (1) Application + Fee [see COV1262.05(b)]  
(2) Survey Plat - 10 copies  
(3) Site Development Plans prepared by a registered surveyor - 10 copies  
compliance with specific Zoning District codes \*[COV1270]  
including but not limited to... **Area/Lot/Yard Rqmts** \*[specific to district]  
including but not limited to... **Off-Street Parking** \*[COV1276.02(j)(4)]  
including but not limited to... **Sidewalks** \*[COV1262.07(5)(B)(2f)]  
including but not limited to... **Signs** \*[COV1274]  
(4) Stage Development (Phases) Schedule, if applicable

\*In circumstances defined in the Planning & Zoning Codes [COV PART 12], an appeal or variance from a decision by the City's Administrative Officer may be heard by the \*Board of Zoning Appeals\* (separate application and fee required).

~~~~~  
REZONING: [see COV Sections 1240.03, 1266 and 1268]

A request to change the permitted land use; generally involving five (5) acres or more.

Property Reclassification ★ [see COV1266.03]

Change land use to a different zoning classification.

 minimum documentation requirements :

- (1) \$250 NON-REFUNDABLE FEE + \$1750 DEPOSIT from which costs, if any are incurred by City, are deducted + Application with proof of authority (ownership).
- (2) Plan (drawing prepared by a registered surveyor) showing present zoning outline of area subject to rezoning request, property lines of abutting property owners, and a list of the names and mailing addresses of all property owners within 300 feet of the subject property - 10 copies+1 reproducible
- (3) Key map showing site location within the City.
- (4) Legal description of land as proposed to be rezoned.

Hardship Legislation ★ [see COV1240.02]

\$600 Fee + Application. Planning Commission may recommend special legislative action to amend existing zoning. Applicant must be prepared to demonstrate nature of the hardship. A schedule of documentation (see RECLASSIFICATION criteria) may be established at the Work Session review.

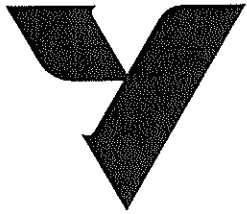
OTHER:

Planned Unit Development [PUD] ★ [see COV1270.20]

 minimum documentation requirements :
Extensively outlined in code section referenced above.

Wireless Communication Facility ★ [see COV1275]

 minimum documentation requirements :
Extensively outlined in code section referenced above.



Y V E S
DEVELOPMENT



info@yves-dev.com



P.O. Box 4,
Painesville Ohio,
44077

ADDENDUM TO PETITION TO AMEND ZONING MAP

Pursuant to Chapter 1266 of the Vermilion Zoning Code
Filed with the City of Vermilion Planning Commission
YVES + VINE 935 VERMILION DEVELOPMENT LLC

Applicant Information:

Applicant / Owner: YVES + VINE 935 VERMILION DEVELOPMENT LLC, its successors and assigns ("Petitioner").

Mailing Address: P.O. Box 4, Painesville, Ohio 44077

Phone: 216-928-2976

Email: gallen@yves-dev.com

Authorized Representative / Legal Counsel:

Garrett D. Allen, Esq.
Walter | Haverfield LLP
1500 West Third Street, Suite 300
Cleveland, Ohio 44113-1456

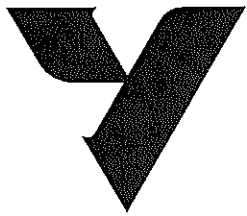
Summary:

The Petitioner requests that the Zoning Map of the City of Vermilion, Ohio be amended to rezone approximately 10.085 acres at 935 Decatur Street from R-4 Urban Residence District to R-6 Special Family Residence District, pursuant to Chapter 1266 of the Vermilion Zoning Code and Ohio Revised Code § 713.12. This amendment will enable the adaptive reuse and redevelopment of a long-vacant institutional site into a well-designed, context-sensitive residential neighborhood, eliminating existing environmental hazards while supporting the city's long-term housing and revitalization goals.

Project Description and Intent *(See Exhibit A - Site Plan and Renderings)*

The proposed redevelopment at 935 Decatur Street seeks to transform a long-vacant institutional property into a thoughtfully planned residential community of approximately 80 units, consisting of a mix of ranch homes and townhomes. Each residence will feature first-floor living, with three to four bedrooms, two to three bathrooms, in-suite laundry, attached parking, and private outdoor space. Unit sizes will range from approximately 1,426 to 2,085 square feet, accommodating a variety of household types while maintaining a consistent neighborhood scale.

The design of the community has been carefully considered to reflect and complement the existing character and charm of surrounding neighborhoods as well as Downtown



Vermilion, which is located within walkable distance of the site. The development is intended to serve as an infill residential neighborhood that respects the scale, rhythm, and orientation of adjacent streets, while reactivating a dormant property with new investment and activity.

The landscape and open space framework is a key component of the site design. The project will incorporate a central community park area that provides a shared gathering space for residents. Additional landscaped open spaces will be distributed throughout the site to create a cohesive and connected neighborhood environment, encouraging interaction and walkability.

To further enhance the pedestrian experience, the project will include a network of landscaped walkways and pedestrian-oriented paths connecting the different sections of the development. These connections are designed to foster a sense of community, allow residents to move comfortably throughout the site, and provide direct access to green spaces.

The plan also includes integrated water features and intentional landscape treatments to create a visually appealing environment that reflects Vermilion's natural character and small-town charm. By prioritizing human-scale design—through building orientation, setbacks, and massing—the development avoids the feel of a conventional suburban subdivision and instead emphasizes a neighborhood rooted in community and walkability.

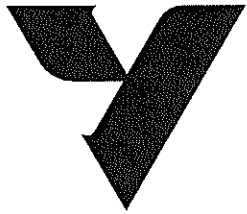
All units will be self-parked on site, ensuring adequate parking without overwhelming the streetscape. This thoughtful balance of building placement, landscaping, and pedestrian infrastructure is intended to create a connected, livable, and enduring residential environment that contributes positively to the fabric of Vermilion.

Rezoning Rationale and Planning Justification:

Neighborhood Compatibility and Site Design:

The 935 Decatur Street site is located within an established residential neighborhood currently zoned R-4 Urban Residence District. The surrounding area consists primarily of single-family homes, varied setbacks, and a walkable neighborhood layout.

The proposed redevelopment has been intentionally designed to complement this context. Along the Decatur Street frontage, lower-density ranch-style units are planned to reflect the scale, height, and rhythm of the homes across the street, ensuring a compatible and attractive streetscape. Townhomes are clustered toward the interior of the site to minimize visual impact and create a clear transition of density that feels like a natural extension of the neighborhood rather than a break from it.



Alignment with R-6 Zoning Intent:

The R-6 Special Family Residence District is intended to encourage medium-density residential neighborhoods that incorporate flexible site planning, clustering, open space preservation, and pedestrian connectivity. The proposed development directly supports these goals by:

- Positioning lower-density homes along the frontage for compatibility;
- Clustering townhome units internally for efficiency and visual buffering;
- Creating a central park and pedestrian-oriented landscaped open spaces; and
- Maintaining human-scale building heights with varied setbacks.

This zoning designation provides the flexibility needed to responsibly redevelop a legacy institutional site while respecting and enhancing neighborhood character.

Unique Site Conditions and Practical Considerations (See Exhibit B - Legal Description & Survey:

The property presents unique physical conditions that make strict compliance with R-4 zoning impractical. All ten acres exist as a single parcel, originally configured for institutional use as a former middle school, not for residential subdivision. The site is exceptionally deep, approximately 672 feet in some areas, which creates challenges for a conventional R-4 layout.

Meeting R-4 minimum lot area and frontage requirements would produce inefficient lot patterns, increase infrastructure costs, and fail to meet modern housing and market realities. R-6 zoning allows a comprehensive site plan that balances density, open space, and compatibility with surrounding homes.

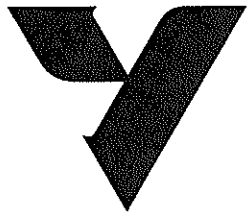
Neighborhood Transition and Integration:

The surrounding area will remain R-4, and this project has been designed to bridge that zoning boundary seamlessly. The lower-density frontage maintains the scale and character of Decatur Street, while the interior clustering creates opportunities for open space, walkability, and community gathering spaces. Rather than creating a zoning island, this plan extends and reinforces the existing neighborhood fabric.

Spot Zoning and Legal Context

This rezoning does not constitute spot zoning. The parcel is large, historically institutional, and is being redeveloped in a way that is compatible with surrounding residential uses.

Ohio law defines spot zoning as "the singling out of a lot or small area for



discriminatory or different treatment from that accorded surrounding land which is similar in character." *Willott v. Village of Beachwood*, 175 Ohio St. 557, 558 (1964). In *Willott*, the Ohio Supreme Court found that an 80-acre rezoning was not spot zoning, recognizing that larger, legacy sites present a different planning context.

The Court also reaffirmed that zoning is a legislative function and "will not be interfered with by the courts unless such power is exercised in such an arbitrary, confiscatory or unreasonable manner as to be in violation of constitutional guaranties." *Id.* at 560-561. If a zoning decision is "fairly debatable," legislative judgment prevails.

This rezoning is also consistent with recent planning and zoning trends within the City of Vermilion, including efforts to increase housing diversity and density in appropriate locations. Notably, the mixed-use development along Sunnyside Road and the multi-family project on Vernig Road reflect a broader municipal strategy to accommodate new housing typologies while maintaining neighborhood character. The proposed R-6 rezoning of 935 Decatur Street fits squarely within this broader planning direction.

This rezoning is grounded in site-specific conditions, neighborhood compatibility, and clear public benefit. It is well within the City's legislative discretion and reflects sound land use policy.

Redevelopment of a Legacy Site:

The property's institutional legacy, size, and configuration make it an ideal candidate for planned residential redevelopment under R-6. Rezoning will:

- Replace a long-vacant, environmentally compromised site;
- Provide diverse, walkable housing options near downtown Vermilion;
- Deliver shared open space and community amenities; and
- Strengthen the neighborhood and tax base.

This is thoughtful, intentional planning that addresses site realities, respects neighborhood context, and aligns with both Vermilion's zoning framework and long-standing Ohio legal precedent.

Exhibits:

Exhibit A - Site Plan and Renderings
Exhibit B - Legal Description & Survey
EXHIBIT C - Addresses w 300 Feet



Y V E S
DEVELOPMENT

Exhibit A
(*attached*)



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



PROPOSED SITE REDEVELOPMENT
 FORMER SCHOOL SITE
 956 DECATUR STREET
 VERMILION, OH 44089

PROJ. NO. 2024-55
 DATE 07/01/25

A001

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 PHONE: (419) 241-6800



C VIEW 3
SP101



B VIEW 2
SP101



A VIEW 1
SP101

ZONING INFO:

USE GROUP: R-6 - SPECIAL FAMILY RESIDENCE DISTRICT

REQUIREMENTS PER 1270.08

1. MAXIMUM DENSITY SHALL NOT EXCEED (6) DWELLING UNITS PER GROSS ACRE OF LAND, EXCLUDING ANY STREET RIGHT OF WAY.
2. MINIMUM LOT AREA, EXCLUSIVE OF ANY STREET RIGHTS OF WAY, SHALL NOT BE LESS THAN TWENTY-FIVE ACRES.
3. MINIMUM REAR YARD DEPTH FOR EACH PRINCIPAL RESIDENTIAL BUILDING SHALL BE NOT LESS THAN THIRTY-FIVE FEET.
4. NO GARAGE EITHER ATTACHED TO OR DETACHED FROM A PRINCIPAL BUILDING, SHALL BE WITHIN 25 FEET OF THE STREET RIGHT-OF-WAY LINE

LEGEND:

TYPE	TOWNHOMES	TOTAL
TYPE A		18 UNITS
TYPE B		16 UNITS
TYPE C		16 UNITS
TYPE D		30 UNITS
TOTAL TOWNHOMES:		80 UNITS



1 SITE PLAN
SP101
SCALE: 1/8" = 1'-0"

PRINTS FULL SCALE
ON 24"x36" SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

PAYO
Architects
956 DECATUR STREET
VERMILION, OH 44089

SITE PLAN & RENDERINGS

DATE: 06/15/23
BY: [Signature]

SP101

PRELIMINARY DESIGN
DOCUMENT



RENDER - COMMUNITY PARK



PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

PROJ. NO. 2024-55
DATE 07.01.25

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RENDER - MAIN ENTRY



PROPOSED SITE REDEVELOPMENT
 FORMER SCHOOL SITE
 956 DECATUR STREET
 VERMILION, OH 44089

PROJ. NO. 2024-55
 DATE 07.01.25

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RENDER - INTERNAL STREET



PROPOSED SITE REDEVELOPMENT
 FORMER SCHOOL SITE
 956 DECATUR STREET
 VERMILION, OH 44089

PROJ. NO. 2024-55
 DATE 07.07.25

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RENDER - DECATUR STREET VIEW

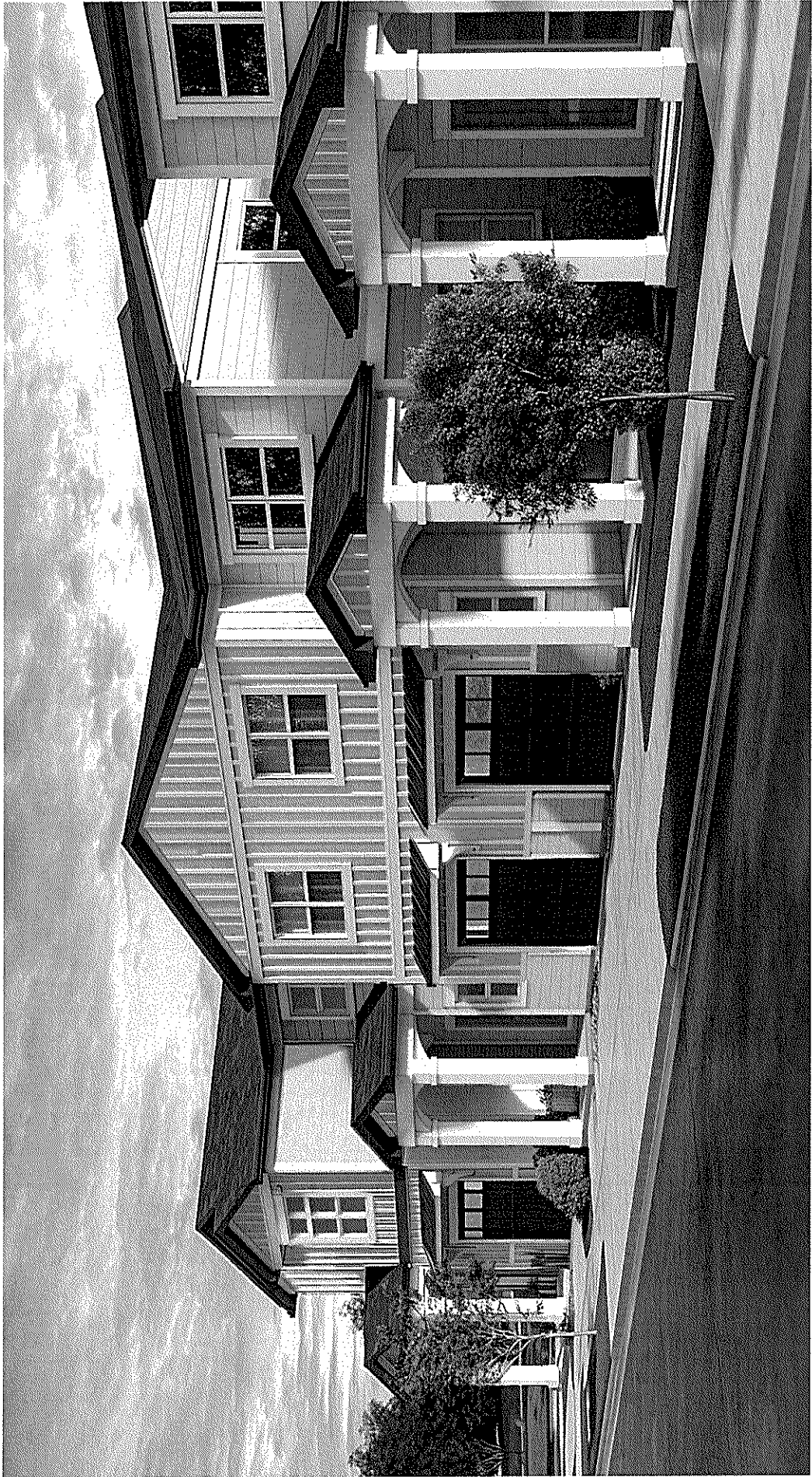


PROPOSED SITE REDEVELOPMENT
 FORMER SCHOOL SITE
 956 DECATUR STREET
 VERMILION, OH 44089

PROJ. NO. 2024-55
 DATE 07.01.25

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RENDER - UNIT TYPE A

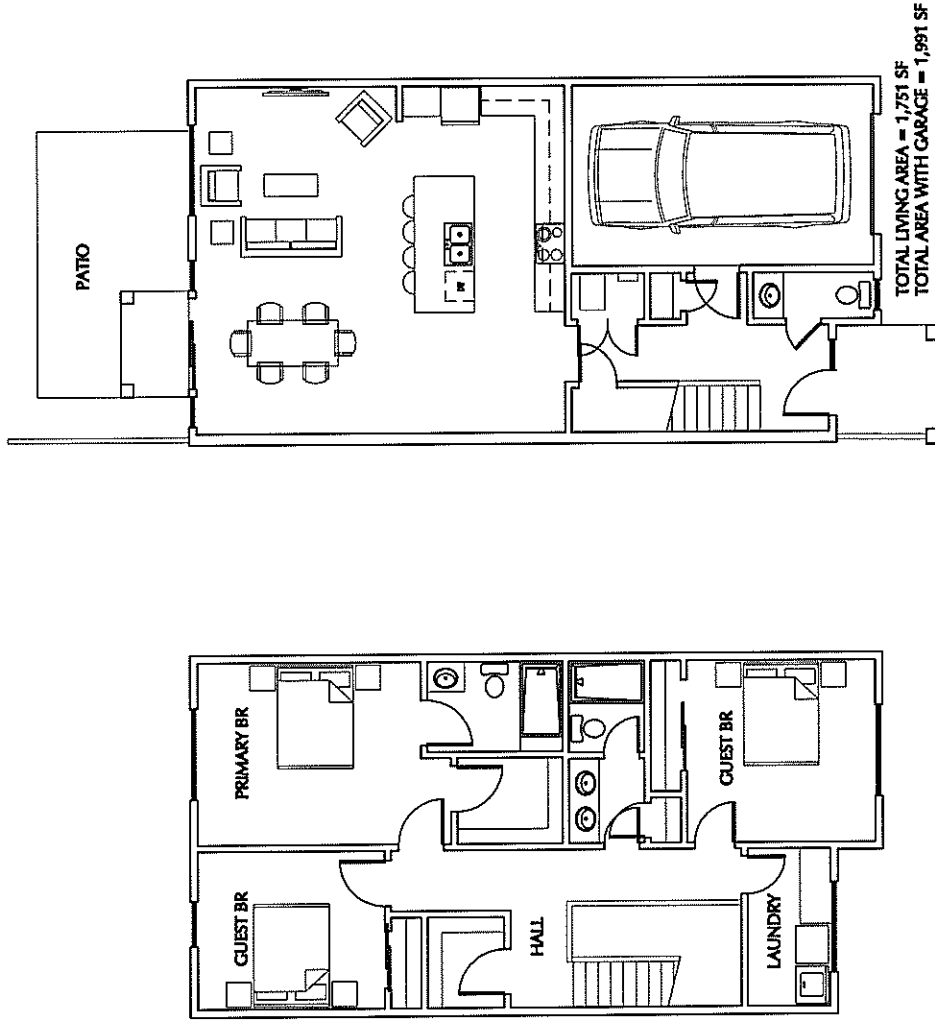


PROPOSED SITE REDEVELOPMENT
FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

PROJ. NO. 2024-55
DATE 07.07.25

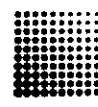
A006

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2 SECOND FLOOR PLAN - UNIT TYPE A
SCALE 1/8" = 1'-0"

1 FIRST FLOOR PLAN - UNIT TYPE A
SCALE 1/8" = 1'-0"



PROPOSED SITE REDEVELOPMENT
FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

PAYTO Architects
400 BRUNSWICK AVENUE, 1100 WEST 38TH STREET, CLEVELAND, OH 44113
PHONE 1 216 351-4800



RENDER - UNIT TYPE B

PROJ. NO. 2024-55
DATE 07/07/25

A008

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PROPOSED SITE REDEVELOPMENT

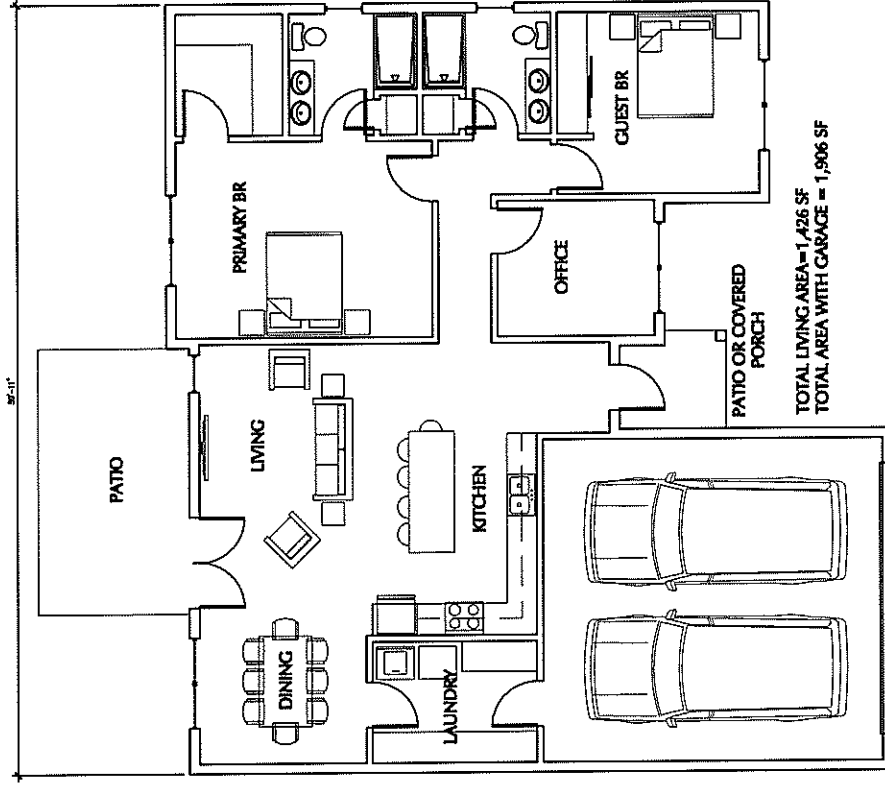
FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089



PATOArchitects



405 BRADLEY BUILDING 1200 WEST SIXTY STREET CLEVELAND, OHIO 44113 PHONE: (216) 241-6600



1 FIRST FLOOR PLAN - UNIT TYPE B
SCALE: 1/8" = 1'-0"

PROJ. NO. 2024-55
DATE 07.07.25

A009

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PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089



YVES
DEVELOPMENT



PAVIO Architects
400 BRADLEY AVENUE, SUITE 200, VERMILION, OHIO 44089

PROJECT NO. 2024-55



RENDER - UNIT TYPE C



PAYNO Architects

405 BRADLEY BUILDING 1230 WEST 50TH STREET CLEVELAND, OHIO 44113 PHONE: (216) 341-6800



PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

PROJ. NO. 2024-55
DATE 07.01.25

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RENDER - UNIT TYPE D

PROJ. NO. 2024-55
DATE 07.01.25

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PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
956 DECATUR STREET
VERMILION, OH 44089

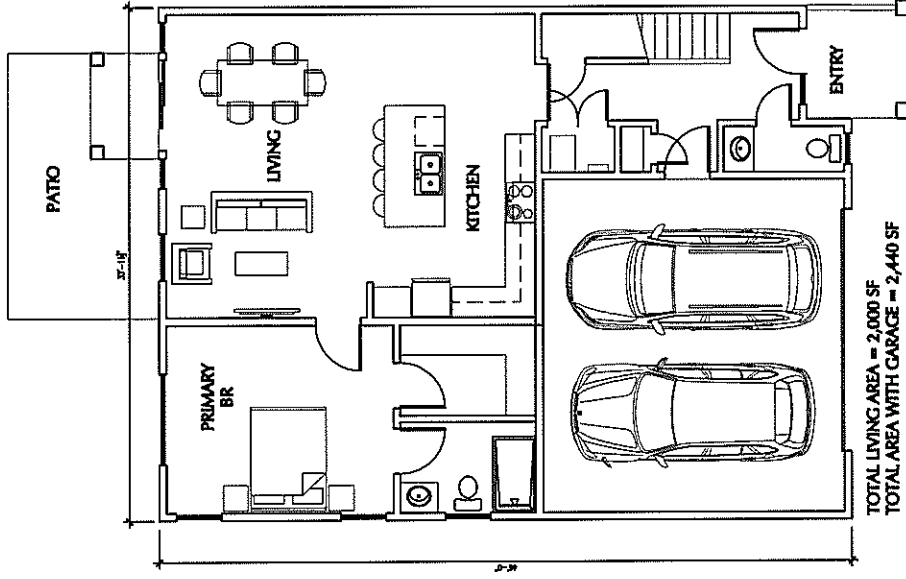


PAYTOArchitects

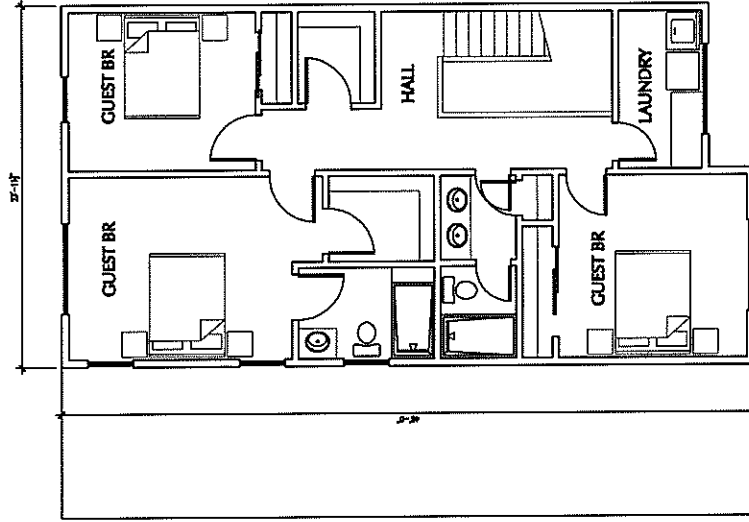


PHONE: (216) 241-6000

405 BRADLEY BUILDING 1200 WEST 50TH STREET CLEVELAND, OH 44113



1 FIRST FLOOR PLAN - UNIT TYPE D
 (NOT) SCALE 1/8" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE D
 (NOT) SCALE 1/8" = 1'-0"



PAYTO Architects
 400 BRADLEY BLVD. SUITE 200 WEST CLEVELAND, OH 44113



PROPOSED SITE REDEVELOPMENT

FORMER SCHOOL SITE
 956 DECATUR STREET
 VERMILION, OH 44089

PROJECT NO. 2024.05
 DATE 07/23/25

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Y V E S
D E V E L O P M E N T

Exhibit B
(*attached*)

Boundary Survey Description
March 2016

10.0854 ACRES

Situated in the City of Vermilion, County of Erie and State of Ohio, being a part of Original Vermilion Township Lot 23, Section 1, being part of a 13.8496 deed acre parcel of land owned by Board of Education of the Vermilion Local School District as recorded 11-22-2016 in Instrument Number 201610262 of Erie County Recorder's Records, and being more fully described as follows:

Beginning at a 5/8 inch rebar with a cap marked Bramhall 8073 found at the intersection of the centerline of Decatur Street (66 feet) with the north right of way of the Norfolk Southern Railroad;

thence North 01°53'32" West 442.76 feet along the centerline of Decatur Street to THE TRUE POINT OF BEGINNING;

thence North 01°53'32" West 820.54 feet along the centerline of Decatur Street to a Mag nail found at the southwest corner of a 6.4905 acre parcel of land owned by Lin Bai Liang as recorded in Instrument Number 201400319 of Erie County Recorder's Records;

thence North 88°06'28" East 520.18 feet along the south line of said 6.4905 acre parcel to a 5/8 inch rebar found with a cap marked Bramhall 8073, passing a 5/8 x 30 inch rebar set with a cap marked Wellert Corp on the east right of way of Decatur Street at 33.00 feet;

thence South 46°53'32" East 44.89 feet along the south line of said 6.4905 acre parcel to a 5/8 inch rebar found with a cap marked Bramhall 8073;

thence North 88°06'28" East 148.33 feet along the south line of said 6.4905 acre parcel to a 5/8 x 30 inch rebar set with a cap marked Wellert Corp on the west line of a parcel of land owned by Timothy J. & Stephanie A. Schmitt as recorded in Instrument Number 201902499 of Erie County Recorder's Records;

thence South 01°52'32" East 418.26 feet along the west line of said Schmitt parcel and the west line of the following 7 parcels to a 5/8 x 30 inch rebar set with a cap marked Wellert Corp on the north line of a 3.6777 acre parcel of land owned by First Congregational Church of Vermilion as recorded in Deed Volume 251, Page 118 of Erie County Recorder's Records:

1. 2 parcels owned by Michael R. Gioffedo recorded in Instrument Number 200105541 of Erie County Recorder's Records.
2. Owned by Nancy Gannon recorded in Instrument Number 201605258 of Erie County Recorder's Records.

3. Owned by Mark A. Ryba recorded in Instrument Number 201808255 of Erie County Recorder's Records.
4. Owned by Steven J. Sopko recorded in Instrument Number 201405955 of Erie County Recorder's Records.
5. Owned by Barbara J. Henrichsen recorded in Instrument Number 202002457 of Erie County Recorder's Records.
6. Owned by the First Congregational Church of Vermilion recorded in Instrument Number 202307083 of Erie County Recorder's Records.

thence South 89°46'07" West 348.47 feet along the north line of said 3.6777 acre parcel and the north line of a 1.9561 acre parcel of land owned by First Congregational Church of Vermilion as recorded in Instrument Number 202307083 of Erie County Recorder's Records parcel to a 5/8 X 30 inch rebar set with a cap marked Wellert Corp;

thence South 01°52'32" East 385.53 feet along the west line of said 1.9561 acre parcel to a 5/8 X 30 inch rebar set with a cap marked Wellert Corp;

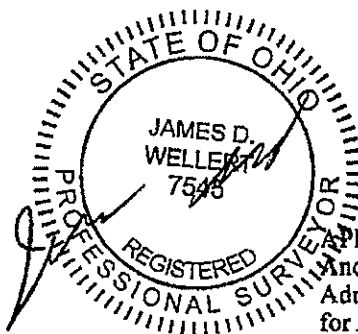
thence South 88°54'20" West 351.73 feet to THE TRUE POINT OF BEGINNING, passing over a 5/8 X 30 inch rebar set with a cap marked Wellert Corp at 318.73 feet on the east right of way of Decatur Street, containing 10.0854 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, March 2016.

Bearings are based on Ohio North State Plane Grid Per ODOT VRS Network System, NAD83 (2011) Reference Frame (2010 EPOCH) as surveyed in March 2016.

APPROVED
VERMILION, OHIO
MUNICIPAL PLANNING
COMMISSION

DATE
 CHAIR
 CLERK

Aug. 8 2023
Stephen Shirley
Barbara J. Henrichsen



APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's

Date: 9-8-2023

