VERMILION PLANNING COMMISSION

Wednesday, November 4, 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

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1. CALL TO ORDER — Heather Shirley

2. ROLL CALL — Melanie Wood

3. APPROVAL OF PREVIOUS MEETING MINUTES of *July 8, August 5, & October 7* — 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: Harry W. Giltz III – Property Location: Pebble Shores Ave– PPN#: 01-00-005-102-029 (Rezoning B-3 to R-5)

   -Applicant: Cody Northeim – Property Location: 2880 Jerusalem Road– PPN#: 01-00-028-101-038 (Lot split/Combination)

8. ADJOURNMENT — Heather Shirley

Next meeting scheduled for December 2, 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 REPRENTIVE IS REQUIRED TO ATTEND MEETING

APPLICATION & ACTION REQUEST

APPLICANT NAME: Harry W. Giltz III

ADDRESS: 4835 Munson St. NW, Canton, OH 44718

CITY/STATE/ZIP: _____ PHONE [330] 418 - 2086

APPLICANT'S INTEREST IN PROPERTY: EMAIL:

[X] OWNER [] AGENT [] PROSPECTIVE BUYER/AGENT *[requires co-signature of owner(s)]* [] OTHER *[explain]* _____

PROPERTY LOCATION: Pebble Shores AVE, Vermilion, OH 44089

PERMANENT PARCEL # 01-00-005-102-029 APPROX. ACRES: 4.8

EXPLAIN/SELECT NATURE OF ACTION REQUEST: Request Re-Zoning from current B-3 classification to R-5 classification

	SUBDIVISIONS OF LAND		**ZONING CERTIFICATE** COV 1262.07
—	☆ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246	—	INCLUDING BUT NOT LIMITED TO:
—	MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07		☐ OFF-STREET PARKING COV1276.02(j)(4)
—	LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED		☐ SIDEWALKS COV1262.07(5)(B)(2f)
			☐ SIGNS COV1274
	RE-ZONING		**OTHER**
X	☆ PROPERTY RECLASSIFICATION COV1266.03	—	☆ PLANNED UNIT DEVELOPMENT [PUD] COV1270.20
			☆ STREET VACATION
—	☆ HARDSHIP LEGISLATION COV 1240.02	—	☆ 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: B-3 Highway Commercial 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, ☞ 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:

SIGNATURE OF APPLICANT _____ DATE 7/23/24

SIGNATURE OF CO-APPLICANT (WHEN REQ'D) _____ DATE _____

FEE PAID: 1750.00 (AMOUNT) 10-20-24 (DATE) HBT (INITIALS)

ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

C.O.V. SECTION	CODE REQUIREMENTS	COMMENTS [ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT]
_____	_____	Property Re-Zoning
_____	_____	_____

REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY: [_____] BLDG INSPECTOR

PLANNING\APPLFORM2024.REV

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☆ & Final Plan☆ Approval @ Business Meeting:
(1) Application + Fee per Schedule [COV1242.07]
(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 & Business Meeting:
(1) $400 Fee + Application [COV1242.07]
(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 rqmts).

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.

LEGAL DESCRIPTION

Parcel No. 01-00-005-102-029

4.7959 Acres

Transcribed from Lorain County Recorder File No. 20160593485

PARCEL B

SPLIT FROM PARCEL NO. 01-00-005-102-019 KNA 01-00-005-102-029

4.7959 ACRES AS SURVEYED

SITUATED IN THE CITY OF VERMILLION, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHEIM TOWNSHIP LOT NUMBER 5, ALSO BEING KNOWN AS A PORTION OF LAND ORIGINALLY DESCRIBED IN A DEED TO VERMILLION SHORES APARTMENTS LLC AS RECORDED IN INSTRUMENT NO. 2002-0811532 OF THE LORAIN COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID ORIGINAL BROWNHEIM TOWNSHIP LOT NUMBER 5 AND THE FORMER CENTERLINE OF LIBERTY AVENUE (AKA US ROUTE 6) (AKA LAKE ROAD);

THENCE NORTH 79 DEGREES 38 MINUTES 41 SECONDS EAST, ALONG THE FORMER CENTERLINE OF SAID LIBERTY AVENUE, A DISTANCE OF 738.06 FEET TO THE INTERSECTION OF THE FORMER CENTERLINE OF SAID LIBERTY AVENUE AND THE CENTERLINE OF A PRIVATE DRIVE KNOWN AS PEBBLE SHORES AVENUE AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

1. THENCE NORTH 10 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG THE CENTERLINE OF A PRIVATE DRIVE KNOWN AS PEBBLE SHORES AVENUE, A DISTANCE OF 174.51 FEET TO A POINT OF CURVATURE;

2. THENCE CONTINUING ALONG THE CENTERLINE OF A PRIVATE DRIVE KNOWN AS PEBBLE SHORES AVENUE, 54.13 FEET ALONG THE ARC OF A CURVE THAT BEARS TO THE RIGHT, WITH A RADIUS OF 350.00 FEET, A TANGENT OF 27.12 FEET, A DELTA ANGLE OF 08 DEGREES 51 MINUTES 43 SECONDS AND A CHORD OF 54.08 FEET BEARING NORTH 05 DEGREES 55 MINUTES 29 SECONDS WEST TO A POINT OF TANGENCY;

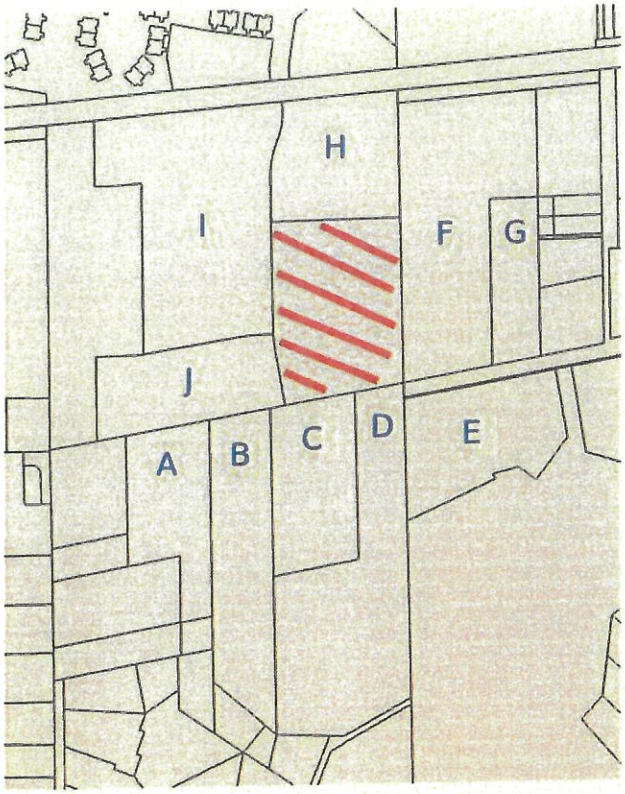
3. THENCE NORTH 01 DEGREE 29 MINUTES 38 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF A PRIVATE DRIVE KNOWN AS PEBBLE SHORES AVENUE, A DISTANCE OF 335.27 FEET TO A DRILL HOLE SET;

4. THENCE NORTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, PASSING THROUGH A 5/8 INCH IRON REBAR WITH STAMPED "RAFTER A, LTD LINE PIN" SET AT 58.50 FEET, AN OVERALL DISTANCE OF 396.04 FEET TO A 5/8 INCH IRON REBAR WITH CAP STAMPED "RAFTER A, LTD CORNER PIN" SET IN THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO MIDWAY HOLDING COMPANY, LTD AS RECORDED IN INSTRUMENT NO. 2005-053526 OF THE LORAIN COUNTY DEED RECORDS;

5. THENCE SOUTH 01 DEGREE 29 MINUTES 24 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID MIDWAY HOLDING COMPANY, LTD PARCEL, PASSING THROUGH A 3/4 INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF SAID LIBERTY AVENUE, AN OVERALL DISTANCE OF 504.69 FEET TO A POINT IN THE FORMER CENTERLINE OF SAID LIBERTY AVENUE;

6. THENCE SOUTH 75 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG THE FORMER CENTERLINE OF SAID LIBERTY AVENUE, A DISTANCE OF 363.35 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING.

THE LAND DESCRIBED CONTAINS 4.7959 ACRES, BUT IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM THE WESTERLY LINE OF ORIGINAL BROWNHEIM TOWNSHIP LOT NUMBER 5 WHICH WAS ASSUMED TO BE NORTH 00 DEGREES 50 MINUTES 55 SECONDS WEST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY OF 2015.



Property in Question (marked by red stripes)

Owner: VERMILION SHORES APARTMENTS LLC

Mailing Address: 4835 MUNSON ST NW CANTON OH 44718

Parcel: 01-00-005-102-029

A

Owner: RLH REAL HOLDINGS LLC

Mailing Address: 4845 WILTSHIRE RD N ROYALTON OH 44133

Parcel: 01-00-005-104-098

B

Owner: GREAT LAKES STARTALL LTD

Mailing Address: P O BOX 146 BIRMINGHAM OH 44816

Parcel: 01-00-005-104-066

C

Owner: TIMOTHY OLNEY

Mailing Address: 416 MILAN AVE AMHERST OH 44001

Parcel: 01-00-005-104-135

D

Owner: VERMILION RESTAURANT COMPANY LLC

Mailing Address: 4835 MUNSON ST NW CANTON OH 44718

Parcel: 01-00-005-104-136

E

Owner: LUGLI INVESTMENTS LLC

Mailing Address: 1309 COUNTY ROAD 16 NEW LONDON OH 44851

Parcel: 01-00-005-104-130

F

Owner: MIDWAY STORAGE LLC

Mailing Address: 11681 JOHNSTOWN RD NEW ALBANY OH 43054

Parcel: 01-00-005-102-012

G

Owner: MIDWAY STORAGE LLC

Mailing Address: 11681 JOHNSTOWN RD NEW ALBANY OH 43054

Parcel: 01-00-005-102-007

H

Owner: VERMILION SHORES ATHLETIC CLUB OWNERS ASSOCIATION

Mailing Address: 4835 MUNSON ST CANTON OH 44718

Parcel: 01-00-005-102-028

I

Owner: SHORELINE VILLAGE APARTMENTS LLC

Mailing Address: P O BOX 481 AVON OH 44011

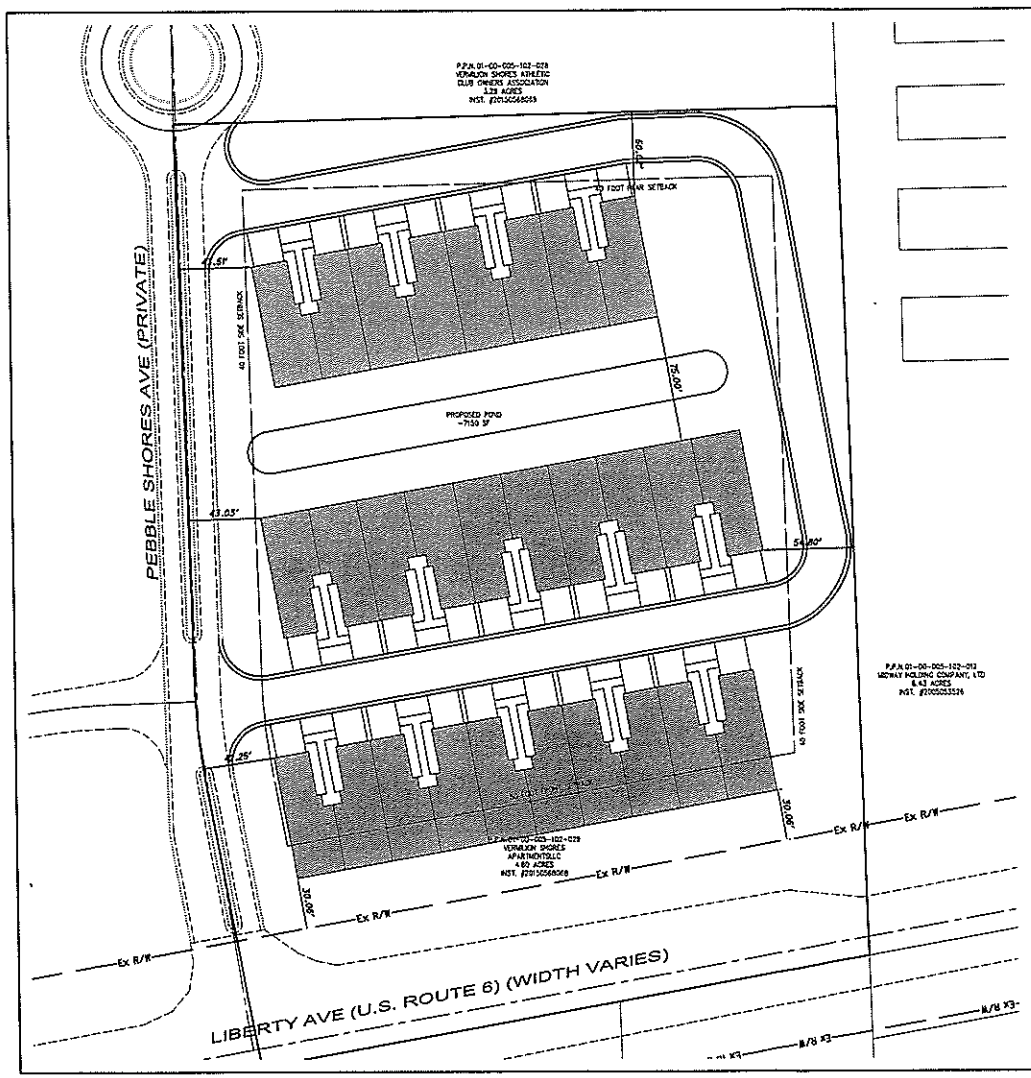
Parcel: 01-00-005-102-034

J

Owner: SHORELINE VILLAGE APARTMENTS LLC

Mailing Address: P O BOX 481 AVON OH 44011

Parcel: 01-00-005-102-038



PROJECT DESCRIPTION

PROPOSED DEVELOPMENT - MULTI-FAMILY DWELLING DEVELOPMENT

PROPOSED UNIT COUNT: 28 UNITS

SITE DATA INFORMATION:

CURRENT ZONING:
B-3: HIGHWAY COMMERCIAL DISTRICT
R-5: APARTMENT RESIDENTIAL DISTRICT
PROPOSED ZONING:
R-5: APARTMENT RESIDENTIAL DISTRICT

MINIMUM LOT AREA = 5 ACRES (NOT MET, VARIANCE NEEDED)
MINIMUM LOT WIDTH = 300 FT

MAXIMUM DENSITY = 28.8 UNITS (6 UNITS PER ACRE * 4.80 ACRES)

SETBACKS:
FRONT YARD SETBACK = 50 FT (NOT MET, 30 FT VARIANCE NEEDED)
EAST SIDE YARD SETBACK = 40 FT
WEST SIDE YARD SETBACK = 25 FT
REAR YARD SETBACK = 40 FT

PRIMARY BUILDING HEIGHT: 35 FT

SETBACKS OF BUILDING ORIENTATION WITH WALLS FACING EACH OTHER
WHERE WALLS BOTH HAVE A WINDOW: 75 FT
WHERE ONE WALL BOTH HAS A WINDOW: 50 FT
WHERE NEITHER WALL HAS A WINDOW: 25 FT

NW NE SW SE

HORIZONTAL SCALE IN FEET

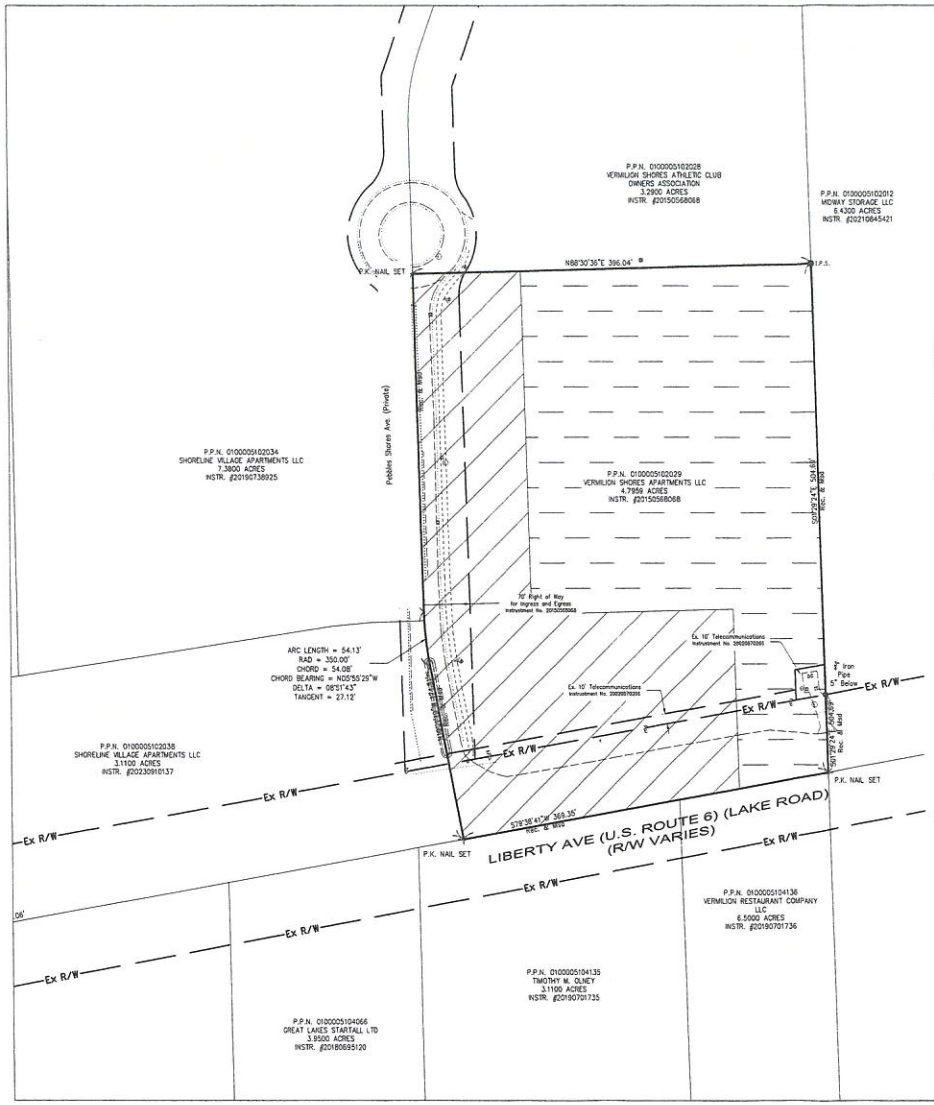
DRAWN BY: KAD
DATE: OCT. 2026
DRAWING #:
CHK'D: AFD
DATE: OCT. 2026

REVISIONS
DATE | DESCRIPTION

Vermilion Apartments
Concept Plan
City of Vermilion
Lorain County, Ohio

CIVPRO
CIVIL PROFESSIONALS, LLC
OWNERS: SCOTT M. SMITH, PE, SUP, MS, LEED AP, BD+C
KYLE ALLEN, PE, SUP, MS, LEED AP, BD+C
PHONE: (216) 505-4116 | WWW.CIVPROCONSULTING.COM

DRAWING NAME:
REF. NUMBER:
1 / 1





VICINITY MAP
1:1000 SCALE

LEGEND

DRILL HOLE/R.R. SPIKE FOUND/SET AS NOTED	⊕	P.K. NAIL/MAG NAIL FOUND/SET AS NOTED	✕
MONUMENT FD. AS NOTED	○	5/8", 30" LENGTH IRON PIN SET CAP CIVPRO PS 8488	●
MONUMENT BOX FD./SET AS NOTED	▣	STONE FOUND	▯
CENTERLINE			℄
PROPERTY LINE			
EXISTING ADJOINERS PROPERTY LINE			
RIGHT-OF-WAY LINE			R/W
EASEMENT LINE			
CHAIN LINK FENCE			

REC.	RECEPTION	Ac.	ACRES
Rec.	RECORD ( )	Sq.Ft.	SQUARE FEET
Mnts.	MEASURED	Vol.	VOLUME
No.	NUMBER	Pg.	PAGE
S/L	SUBLOT	Stm.	STORM
San.	SEED	San.	SANITARY
Calc.	CALCULATED	N.	NORTH
Obs.	OBSERVED	S.	SOUTH
Co.	COMPANY	E.	EAST
Cont.	CONTINENT	W.	WEST
Bldg.	BUILDING	Fd.	FOUND
I.	IRON	P.O.B.	PLACE OF BEGINNING
P.P.N.	PERMANENT PARCEL NUMBER	P.P.O.B.	PRINCIPAL PLACE OF BEGINNING
RCP.	REINFORCED CONCRETE PIPE	C.L.F. CONN.	CHAIN-LINK FENCE CONNECTION
ENCR.	ENCROACHES	Adj.	ADJACENT
CLK.	CLERKS	CNTY.	COUNTY
Ex.	EXISTING		

BASIS OF BEARING:
THE BASIS OF BEARINGS IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) NAD 83 (2011) & THE WESTERLY LINE OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 5 ASSUMED BEARING TO BE N 00° 50' 55" W

DOCUMENTS USED TO PREPARE SURVEY
CURRENT DEEDS & PLATS OF RECORD AS REFERENCED.

NOTES:
SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

EXISTING ZONING:

B-3 HIGHWAY COMMERCIAL ZONING

R-5 APARTMENT RESIDENCE ZONING

PROPOSED ZONING

ALL OF THE 4.7959 ACRES OF THE SUBJECT PARCEL ARE TO BE ZONED TO R-5 APARTMENT RESIDENCE ZONING. A PORTION OF THE SUBJECT PARCEL IS CURRENTLY ZONED 5-5; THE REMAINING PORTION (ZONED B-3) IS PROPOSED TO BE REZONED TO R-5

SURVEY CERTIFICATION
THIS MAP WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, DEEDS, AND SURVEY RECORDS UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, PER OH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS ARE SHOWN TO A MERIDIAN DESCRIBED HEREON, AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. MONUMENTATION WAS FOUND, REFERENCED, OR SET AT ALL PROPERTY CORNERS. 5/8" IRON PINS, 30" LONG WITH A YELLOW CAP STAMPED CIVPRO P.S.#8488 WERE SET.

KEITH A. DILEWSKI, P.E., P.S. P.S. No. 8488 DATE

GRAPHIC SCALE
0 25 50 FEET
(IN FEET)
1 inch = 50 ft.

NW NE SW SE N

VICINITY MAP
0 25 50
HORIZONTAL SCALE IN FEET

CHECKED BY: KAD
DATE: SEPT. 2026
DRAWN BY: JTD
DATE: SEPT. 2026

REVISIONS:

DATE	DESCRIPTION

205 PEBBLES SHORE

LOCATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 5

CIVPRO ENGINEERING
ENGINEERS · SURVEYORS · CONSTRUCTION MANAGERS
5487 RT. 83 · SUITE 2 · MIDDLEFIELD, OH 44062
PHONE: (234) 410-3313 · EMAIL: ADMIN@CIVPROENGINEERING.COM
WWW.CIVPROENGINEERING.COM

DRAWING NAME:
205 PEBBLES SHORE BOUNDARY
PROJECT NUMBER:
1 / 1

Application Parcel: 01000281 01037

VERMILION PLANNING COMMISSION

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

APPLICANT OR REPRENTIVE IS REQUIRED TO ATTEND MEETING

APPLICATION & ACTION REQUEST

APPLICANT NAME: Cody Northeim

ADDRESS: 2880 Jerusalem rd

CITY/STATE/ZIP: Vermilion OH. 44089 PHONE [440] 258-3970

APPLICANT'S INTEREST IN PROPERTY: EMAIL:

[✓] OWNER [ ] AGENT [ ] PROSPECTIVE BUYER/AGENT (requires co-signature of owner(s)) [ ] OTHER (explain) _____

PROPERTY LOCATION: 2880 Jerusalem rd Vermilion OH. 44089

PERMANENT PARCEL # 01-00-028-101-038 APPROX. ACRES: _____

EXPLAIN/SELECT NATURE OF ACTION REQUEST:
lot split / add to existing lot 20' extension to the east

—	**SUBDIVISIONS OF LAND** ★ MAJOR: MORE THAN TWO LOTS COV1242, 1244, 1246	—	**ZONING CERTIFICATE** COV 1262.07 INCLUDING BUT NOT LIMITED TO: ☐ OFF-STREET PARKING COV1276.02(j)(4)
—	MINOR: TWO LOTS OR FEWER COV1244.01, 1244.07		☐ SIDEWALKS COV1262.07(5)(B)(2f)
—	LOT CONSOLIDATIONS when NEW SURVEY is INVOLVED		☐ SIGNS COV1274
—	**RE-ZONING** ★ PROPERTY RECLASSIFICATION COV1265.03	—	**OTHER** ★ PLANNED UNIT DEVELOPMENT (PUD) COV1270.20
			★ STREET VACATION
—	★ HARDSHIP LEGISLATION COV 1240.02	—	★ 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, ☞ 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:

Cody Northeim — SIGNATURE OF APPLICANT — 10-5-26 DATE

FEE PAID: 400 AMOUNT — 10.21.26 DATE — BT INITIALS

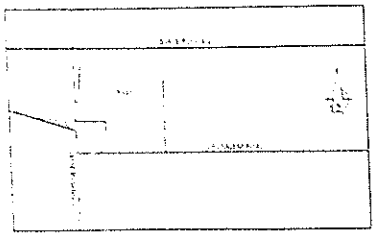
SIGNATURE OF CO-APPLICANT (WHEN RQR'D) — DATE

ADMINISTRATIVE OFFICER / CITY ENGINEER REVIEW

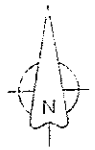
C.O.V. SECTION	CODE REQUIREMENTS	COMMENTS [ATTACH WRITTEN SUMMARY IF SPACE IS INSUFFICIENT]
		Lot Split / Combination

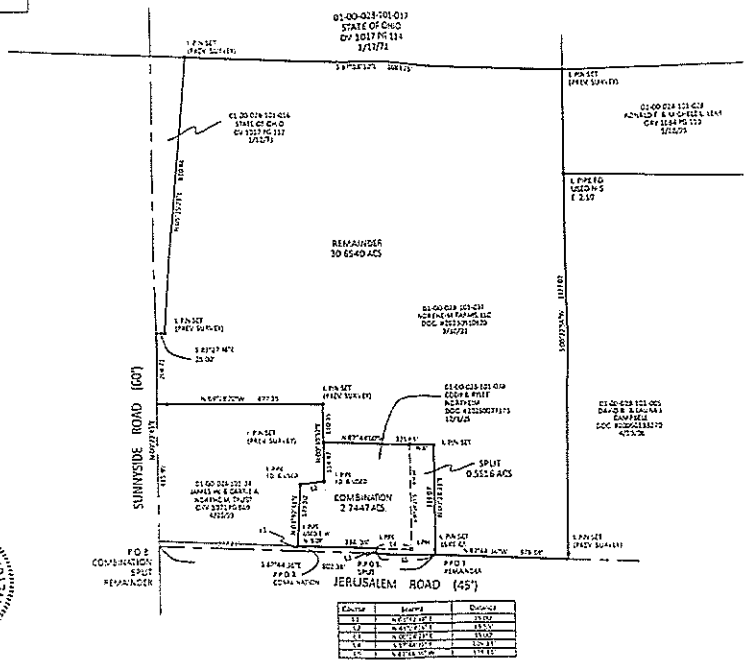
REFERRED TO PLANNING COMMISSION FOR REVIEW / ACTION BY: [ ] BLDG INSPECTOR

PLANNING\APPLFORM2024.REV









DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF JERUSALEM ROAD, SOUTH 87°44'56" EAST. IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775"

THOMAS SIMON & ASSOCIATES, INC

PLAT OF BOUNDARY SURVEY
SPLIT & COMBINATION
FOR
NORTHEIM FARMS, LLC
CODYAND RYLEE NORTHEIM

BEING KNOWN AS PART OF
ORIGINAL BROWNHELM TOWNSHIP LOT NO. 29

CITY OF VERMILION, COUNTY OF LORAIN
STATE OF OHIO

SEPTEMBER, 2026 SCALE 1" = 200'

JOB NO. 2026-097