

## RECORD OF PROCEEDINGS

Minutes of the Vermilion Township Board of Trustees' Special Meeting.

Held Wednesday, January 24<sup>th</sup>, 2024 at 7:09pm

The meeting was called to order by Chairman Robert Kurtz.

The Pledge of Allegiance was given.

Roll call resulted as follows Mr. Kenn Baughman, Mr. Robert Kurtz & Mr. Rodger Scott were present.

Kurtz made a motion to approve a resolution of the PUD Preliminary Development Plan in support of Redwood USA, LLC of 7007 E Pleasant Valley Road, Independence, OH, 44131; for Permanent Parcel #12-00801.001, Permanent Parcel #12-00801.002 and Permanent Parcel #12-00801.500. To rezone these parcels from the current C2 General Commercial District to PUD Planned Unit Development. As per the proposed plan submitted and to amend the official Vermilion Township zoning map accordingly. Such rezoning does not become official until PUD final development plans are submitted by Redwood USA LLC and approved by the Board of Trustees in accordance with Vermillion Township Zoning Code 32-10, section 2021.

Scott seconded the motion.

Baughman stated the Zoning Commission made it very clear in their recommendations (motions) that we keep 300 feet of commercial frontage. At this time, unless we're prepared to amend that to include that 300. I don't think we should vote on this. I think that we should either amend it to include what the Zoning Commission pointed out that they would like to see happen. It is in keeping with the Vermillion Developmental Plan from 2006. Or we don't vote for it. I like you guys (Redwood) and what you guys (Redwood) do, but this just doesn't ring all the bells and check all the boxes for me.

Kurtz stated I've heard a lot of good things tonight. I appreciate the concerns from everybody. I will address some of the things that I have to say. It's going to come as no surprise to anybody that I do support this development. I do feel that it is in the best interest of Vermillion Township and the residents. The drainage problem on state Route 60, South of Darrow Road has absolutely no bearing on this project. When a developer comes in, they are required to control the stormwater runoff from their parcel, which is exactly what they're doing. In their topographic plan, from the southeast corner of that property to the northwest corner of the property I believe there was 11-feet of fall. Doesn't look like it. But it does fall and it all falls to that ditch. So right now, anytime you get a rain, it's going to sheet drain immediately to that ditch. They have to control that. They're putting in two stormwater detention basins that is

going to take all but just under one acre of their property and it's going to corral it in, it's going to hold it in these ponds and slowly let it enter the ditch. Instead of you getting immediate runoff, it's going to slowly run off. Which is going to help alleviate flooding problems at least from this parcel. I'm not telling you that this isn't going to flood. I'm not going to tell you that we're never going to get a 500-year storm again. It's going to happen, guaranteed. But this property is doing everything that they are required to by law, to control the storm water that falls on that property. We're not engineers. We don't do traffic studies. We don't do engineer studies. That's what ODOT is for. That's why you work with ODOT. They're the experts on the road. I live here too. I know what it's like trying to pull out of State Route 60. I know it's like trying to make a left out of the gas station or a left off Kneisel. He is correct though.

Commercial generates a lot more traffic than residential does. As far as the stormwater, they'll have to submit a plan to Erie County Engineers office. All that has to be reviewed and approved. They'll have to submit a utility plan, civil drawings prepared by an engineer that shows all of the utilities. This in no way, shape or form connects to the previous development. I understand there's problems with that development. We can't hold that against future development.

The emergency access drives aren't really emergency access drives. The Vermillion Township Zoning code states, depending on the size of your development, you need two ways in and out. This is a state route. ODOT does not like to have a lot of drives and roads onto their roads. They like to minimize it. So ODOT will only grant them permission to tie one main road in, but we require one. That's why it's basically closed, it's for emergency use only, not just for emergency vehicles. If the fire department gets a call in this development, they're not going to use that emergency access drive. They're going to go in the main drive. The purpose for that drive is if there is an issue at the first drive, there's still a way in and out. There's a way in and out for the residents. There's a way in for emergency vehicles. The development that is already in on Chardonay, was supposed to connect to Kneisel Road. It never happened. Shame on the trustees of Vermillion Township at that time for not making sure that was done. It should have been done. Now we're stuck with this development with only one way in and out.

I like commercial use. The problem is, I think the type of commercial use that everybody's hoping to get here, we're not going to get. We are not going to get an Aldi's or Kroger's or a Meijers because we don't have enough residential housing units. Talk to Tim King from Erie Regional Planning. We don't have enough housing units to support those types of businesses wanting to locate here on State Route 60. What we do have is a pretty major state route that cuts right through here about an eighth of a mile. What we're going to get here as far as commercial goes is going to be Highway Interchange Businesses. Motels, gas stations, truck stops, maybe a McDonald's. Not that there's anything wrong with any of those. That's the type of businesses we're attracting right now. We don't have the residential units that the bigger companies are interested in locating here. To keep it zoned as C2, that is just a blanket zoning. There are 20 listed permitted uses for the C2 General Commercial District. There are 17

conditionally permitted uses. There're 37 listed uses that could go on that property right now. For example, wholesale distribution centers like Amazon, with lots of tractor trailers and delivery trucks going in and out all day long. Big and tall, that would be commercial. They would have put screening up, a six-foot-high privacy fence. A six-foot-high privacy fence is not going to hide a 20-foot-tall warehouse. Some other permitted uses, dormitories, fraternities, clubs, lodges, social and recreational buildings. A research facility, that's not even a conditional use. What's that mean? A biohazard? Sure, it could. Could be right next door to you. That is a permitted use. Merchandise service shops, lawn mower repair, stereo installation, theaters, assembly halls, concert halls, similar places of assembly, hotels and motels. Motel 6 could submit building plans today for that property. And they could start construction within a couple of weeks. It's a permitted use. A six-foot-high privacy fence is not going to hide a two-story Motel 6. I'm not saying there's anything wrong with Motel 6. It could be a Super 8, it could be a Hampton Inn. That is a permitted use that could go in there right now. You've got residential on the north, residential on the west. You've got the Township and the church on the south, but then it's all pretty much residential also. This property is pretty much surrounded by residential. This is just the first of the two-step process for this. This motion is for the PUD Preliminary Development Plan. Nothing becomes official until they have submitted all of their civil drawings and they've gotten their approvals from Erie County. Then they come back to the Board of Trustees. It does just come back to the Board of Trustees. It does not have any more public hearings, no more Zoning Commission meetings. It will just be brought before the Board of Trustees for final development plan approval. If that occurs, that's when the actual rezoning occurs from the C2 to a PUD.

Roll call vote resulted as follows: Scott – Yes. Baughman – No. Kurtz – Yes. Motion **20240124**

Kurtz announced the next regular business meeting is scheduled for Tuesday, February 6th at 6:30pm in the township hall. That change is due to a conference beginning on the typical meeting day of Wednesday. Kurtz asked for anything else to come before the board.

Kurtz made a motion to adjourn at 7:22pm. Baughman seconded the motion. Baughman, Kurtz & Scott voted to accept the motion.