

# CITY OF AMHERST PLANNING COMMISSION

206 Main Street  
Amherst, Ohio 44001

April 25, 2018

## MINUTES

City Hall 6:00 p.m.

### Members Present:

John Jeffreys  
Dave Andrews  
Charlie Marty  
Mike Ireland  
Mayor Costilow  
Dale Rosenkranz  
Gordon Brown

### Members Absent:

Other City Officials  
Frank Carlson  
David Macartney  
Matt Nahorn, Council

Mr. Jeffreys opened the meeting at 6:00pm.

1. Mr. Ed Bloom residing at 706 Oakhurst. Mr. Bloom is requesting approval from the Planning Commission for an additional curb cut. Mr. Bloom stated last year he was granted a variance to build a larger than allowed accessory structure on his property and now would like to install a driveway from the garage to the street. Mr. Bloom stated where the garage sits he is unable to connect the existing driveway to the garage. Mr. Macartney went over the Zoning Board approval and how Mr. Bloom was able to build the structure since it looks like it is two separate parcels but the house sits on both parcels of land. Mr. Bloom stated he spoke about installing a driveway during the Zoning Board meeting but nothing was finalized. Mr. Macartney stated it has always been the rule that one house has one driveway and any additional driveways must be tied into the existing. Attorney Carlson stated this request would fall under the Planning Commission jurisdiction not the Zoning Board of Appeals. Mayor Costilow stated he is torn because all his comments say must follow all codes, policies and regulations of the City of Amherst. Mayor Costilow asked if we had an ordinance and Attorney Carlson stated no ordinance but a policy. Mr. Macartney asked how this type of request should be handled in the future. Attorney Carlson stated they need to come before the Planning Commission and it will be decided on each individual application. The Planning Commission discussed the property location and that this individual parcel sits on a dead end street with little traffic flow.

Mayor Costilow motions to grant permission for a second curb cut provided that all ordinances on materials and inspections are complied with, seconded by Mr. Ireland. Approved 7-0.

2. Mr. Shaun Brady representing Cambrad Developments and they are requesting Final Development approval for Phase 3 at The Preserve at Quarry Lakes. Mr. Brady stated this item was tabled from March 28, 2018 meeting. Mr. Brady stated there were only 4 lingering issues. Mr. Brady stated that Bramhall Engineering needed clarification on some items, the subdividers agreement which is in the hands of the Law Department, the R-O-W to North Main Street and

the Planning Commission is looking at plans with the entrance from North Main Street. Mr. Fazy stated that he felt coming before the Planning Commission with the plan and trying to review the best option on what the City would want felt like the best decision. Mr. Fazy stated taking away the North Main entrance will cause an increase of traffic on Cooper Foster Park Road. Mr. Fazy stated they are willing to work with the city on the best practice and beneficial for the traffic flow. Mr. Ireland stated he drives this road frequently and feels the exit onto North Main would actually help then hinder the traffic flow. Mr. Macartney stated he would like to clarify the trip generator. Mr. Macartney stated if it is less than 100 trips per hour it does not require a full traffic impact study per engineering standards of the state. Mayor Costilow stated he understands this new building is not causing the problem but the intersection is already a heavily congested area. Mayor Costilow stated he feels it is in the best interest of the City to improve the situation as best as possible at the same time the building is going up. Mayor Costilow stated he also said the City would partner with the improvements and the contractor or developer needs to take the brunt of responsibility. Mayor Costilow stated Council struggled with the rezoning of this property and he wants to honor their concerns regarding traffic. Attorney Carlson stated under the City of Amherst Final Development Ordinance the Planning Commission can request additional information including a traffic study to adequate review and evaluate the proposed development regarding the traffic engineering rules. Attorney Carlson also stated the Planning Commission has the authority to table this item for further consideration. Councilman Nahorn thanked the developer for working with the City and bringing in a new business. Councilman Nahorn stated one of Councils concerns is traffic and in the future how that intersection was going to be able to perform its duties with the increased traffic flow. Councilman Nahorn stated one of Councils suggestions was to only have an exit onto North Main Street and wasn't sure if that was even an option. Mayor Costilow stated he would like to compare this project to Kresge Road where the developer gave the City a portion of land and shared the cost of other improvements. Mayor Costilow asked the Planning Commission to have a special meeting in two weeks to allow he and the developers to work on a solution.

Mr. Marty motions to table this item until May 9, 2018, seconded by Mr. Jeffreys. Approved 7-0

4. Approval of Minutes March 28, 2018: Mayor Costilow motions to approve the minutes, seconded by Mr. Ireland. Approved 7-0.
5. Next scheduled meeting will be held on Wednesday May 30, 2018 at 6pm. Approved 7-0.
6. Motion made by Mayor Costilow to adjourn at 6:53pm, seconded by Mr. Andrews. Approved 7-0.



John Jeffreys, Chairman

5-30-18

Date



Tammy L. Paterson, Sec

Date