

COUNCIL PRESIDENT-JENNIFER WASILK  
COUNCIL AT LARGE-DAVID JANIK  
COUNCIL AT LARGE-MARTIN HEBERLIN  
COUNCIL AT LARGE- PHIL VAN TREUREN

COUNCIL WARD ONE-BRIAN DEMBINSKI  
COUNCIL WARD TWO-ED COWGER  
COUNCIL WARD THREE-JAKE WACHHOLZ  
COUNCIL WARD FOUR-MATT NAHORN



## CITY OF AMHERST, OHIO

OFFICE OF THE  
CLERK OF COUNCIL  
(440) 988-2420  
(440) 988-2570 fax

OLGA SIVINSKI  
206 SOUTH MAIN STREET  
AMHERST, OH 44001  
[council@amherstohio.org](mailto:council@amherstohio.org)

THIS MEETING WAS HELD REMOTELY VIA ZOOM

Minutes of the Building and Lands Committee Meeting held December 7, 2020 at 7:00 P.M. Present were Chairman Nahorn, Mr. Janik, Mr. Van Treuren, Mr. Dembinski, Mr. Wachholz, Mr. Heberling. Also present were Council President Wasilk, Mayor Costilow, Auditor Pittak, Treasurer Ramsey, Law Director Pecora, Assistant Law Director Ward, Safety Service Director Jeffreys. Mr. Cowger was absent. Mr. Dembinski motioned to excuse Mr. Cowger as he had a letter on file. Seconded by Mr. Wachholz. Roll call vote 6-0 to excuse. Also present were Mr. Jim Yorks and Mr. Chris Russo.

A-20-50 Ordinance rezoning six parcels of property from R-1 to C-2 for the redevelopment of property known as Hot Dog Heaven and identified as Parcel numbers 05-00-023-106-043, 05-00-023-106-044, 05-00-023-106-045, 05-00-023-106-046, 05-00-023-106-047 and 05-00-023-106-030.

Chairman Nahorn introduced Mr. Yorks and Mr. Russo. Mr. Yorks spoke to the item and provided a comprehensive overview of the request, including a history of the block under request. He noted all areas nearby are already zoned commercial. He shared his screen and presented maps of the request to rezone six parcels. He stated this was less than  $\frac{3}{4}$  of an acre to rezone.

Mr. Russo thanked the committee and is excited to rebuild. They now control the whole block, or are under contract.

Mr. Nahorn stated that he is glad to see plans to rebuild, as the Hot Dog Heaven is a fixture in the Amherst Community. He stated that as a local historian, it's interesting to note the two small home west of the Hot Dog Heaven House were actually part of a Mobilgas filling station in the 1930's. So this area has a commercial history in its past. He stated that some of his questions have been answered since the Planning Commission meeting, especially now that the team owns or is under contract to control all parcels in question. He stated that he received an e mail from an area resident. (attached to the Building and Lands Committee Minutes.) The resident's questions seemed to center on pedestrian safety and traffic flow. That would be more appropriately discussed during the planning stage, if the parcels are rezoned. The developers would have to come back, before the Planning Commission, to discuss the particular design of the new development at that time.



Mr. Janik thanked Mr. Russo and Mr. Yorks. He is glad the corner lot is selling (Axtel and Cleveland). He stated it will be a great move for the City to expand the lot, and it should increase business volume and provide more jobs. He is in favor of the proposal.

Mr. Jeffreys thanked Mr. Yorks and Mr. Russo for being in attendance. He stated that Mr. Yorks put it well when he said Amherst "lost an old friend" when the Hot Dog Heaven building burned. There were many disappointed people. As Chair of the Planning Commission, he stated it's certainly at Council's pleasure, but noted that emergency action would be helpful.

Mr. Dembinski noted that he attended the Planning Commission meeting. Most of his questions have been answered now. He asked how soon the plans might be available for review. Mr. Yorks said as soon as possible. Chairman Nahorn asked if sidewalks and pedestrian safety has been taken into account. Mr. Yorks said yes, they are working to protect pedestrians and to maintain the sidewalks. They are trying to blend in with the historic design as well.

Mr. Janik motioned to send this to the floor of Council with the emergency. Seconded by Mr. Wachholz. Roll call vote 6-0 to send to the floor of Council.

Mr. Dembinski motioned to adjourn. Second by Mr. Heberling. Roll call vote 6-0 to adjourn.

The meeting adjourned at 7:20 P.M.

Matthew Nahorn, Chairman  
Building and Lands Committee



Matt Nahorn &lt;friendsofmattnahorn@gmail.com&gt;

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## Rezoning at Washington & Cleveland

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Matt Nahorn &lt;friendsofmattnahorn@gmail.com&gt;

Mon, Dec 7, 2020 at 1:58 PM

To: Brian Dembinski <ward1@amherstohio.org>, David Janik <atlarge1@amherstohio.org>, Ed Cowger <ward2@amherstohio.org>, Chuck Winiarski <ward3@amherstohio.org>, Martin Heberling III <atlarge2@amherstohio.org>, Phil Van Treuren <atlarge3@amherstohio.org>, Jennifer <wasilknj@linkup.us>, Amherst Mayor <mayor@amherstohio.org>, John Jeffreys <safetyservice@amherstohio.org>  
Cc: alicia@nicelydesignco.com

I received the message below and attached photo, earlier today. I let Alicia Nicely know that she could "attend" upcoming meetings regarding this matter, remotely via the City's website, this evening being the initial Committee meeting. I urged her that I would forward her message to all members of Council and Administration. She is copied on this email as well.

Hi Matt!

Hope you are well. I read in the Chronicle Telegram over the weekend that the owner of Hastee Tastee and Hot Dog Heaven plans to buy residential property in Amherst and have it rezoned commercial on the corner of Washington and Cleveland.

As someone who lives on Washington and frequently takes walks in this area, I am concerned about the additional traffic that this will bring to what is currently a residential neighborhood in Amherst. I am especially concerned since the article mentions a drive-thru. I drive by Dunkin Donuts and Dairy Queen and very frequently see cars spilling out into the streets while drivers wait in these lines, blocking traffic and would-be pedestrians (if these were in residential neighborhoods like the proposed new Hot Dog Heaven).

As a parent that has children that also frequently walk on these sidewalks, and also taking the proximity to the high school and middle school into consideration, I would like for the city of Amherst to give special thought to pedestrian safety when considering approval of this rezoning.

The intersection of Washington and Cleveland is already a VERY difficult intersection to cross. As a pedestrian, you cannot tell which driver has a green light because of the odd way the streets line up. The way it is now, a pedestrian has to cross three streets and wait for three crosswalks in order to get across one street. See attached map for a visual reference - in yellow are areas where crosswalks could be redone and/or improved. The only other option is to jaywalk (at an already dangerous, busy intersection) which I am absolutely against.

Along with this proposed rezoning, is the city and/or the business owner open to addressing the hazardous crosswalks for pedestrians at this intersection, especially because we will likely see a dramatic increase in traffic here due to the huge parking lot and drive thru?

I am reaching out to you and several other city council members, and I hope that my voice and my concerns can be heard through you, my elected official. Thank you!

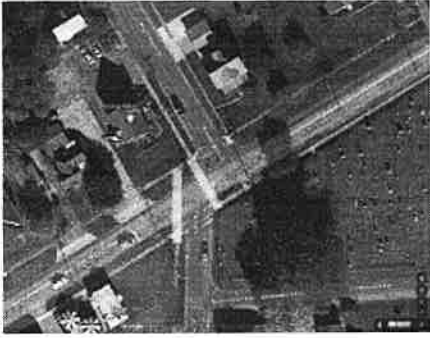
Sincerely,  
Alicia Nicely

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Best regards,

Matt Nahorn,  
Ward 4 Councilman

Amherst City Council



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