

CITY OF AMHERST, OHIO

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THIS MEETING WAS HELD IN HYBRID FORM (Council members and visitors in Chambers and all others REMOTELY VIA ZOOM)

Minutes of the Building and Lands Committee Meeting held April 3, 2023, at 7:26 P. M. Present in Council Chambers were Chairman Janik, Mr. Heberling, Mr. Winiarski, Mr. Wachholz, Ms. Smith, Mr. Dembinski, Council President Wasilk, Mayor Costilow and two reporters and four residents. Present via ZOOM were Law Director Pecora, Assistant Law Director Ward, Safety/Service Director Jeffreys, and Treasurer Ramsey. Mr. Cowger and Mr. Pittak were excused earlier.

A-23-23 KTM North America Inc. Industrial Review Board
KTM North America Inc. (1119 Milan Avenue) is located in an industrial zoned district (I-1). Pursuant to the ACO, any changes in an I-1 district require approval by the Industrial Review Board which includes the Planning Commission and City Council. The plans for a proposed north and west building expansion were conditionally approved by the Planning Commission at their March 29, 2023, meeting pending completion of comments by the City's consulting engineer to be verified by the building dept.

Mayor Costilow spoke and explained this request. He said they are only expanding the building. They are an international company, and not too many people know that. Mr. Paul Dixon, Director of Operations for KTM of north America which is located at 1119 Milan Avenue. He spoke about the international company, which is based in Austria. He spoke further on the company. This facility will be for storing parts, which are now stored in other areas. They are looking for 70 and possibly 100 new employees with this expansion.

Mr. Winiarski asked where this expansion will take place. Mr. Dixon said it would go north to the railroad tracks. The additional expansion would be west near the Eagles Building for additional parking spaces. He spoke to the buffer and noise levels, which appear all be fine.

Ms. Smith asked if with the expansion, would there be an increase in traffic with semi-truck? Mr. Dixon explained they would actually have a decrease in this kind of traffic.

Mr. Janik asked about anticipated time line for this project. Mr. Dixon said contingent on all the approvals, they hope to finish by the end of the calendar year.

Mayor Costilow assured tat no issues should be experienced with the AMP/Ohio electric project. He also spoke to the buffer zones and explained the variance and that the residents were all notified when this was discussed in Planning Commission. He asked for emergency.

Mrs. Wasilk said some of the neighbors on Hamilton have contacted her that they currently have drainage problems due to the parking lot and their back yards are damp especially after rain. She asked if this could be a consideration in their plans. That would be a consideration for Council to move quickly on this, as this would be a safety concern.

Mr. Heberling motioned to send this item to the floor of Council with the emergency. Seconded by Mr. Dembinski. Mayor Costilow said all conditional items were approved by the Zoning Board and met. Roll call vote 6-0 to send to the floor of council with emergency.

A-23-24 Amherst Mini Storage Final Development Plan and Industrial Review Board

The proposed Amherst Mini Storage (700 Mill Street) is located in an I-1 district require approval by the Industrial Review Board which includes the Planning Commission and City Council. The final development plans were conditionally approved by the Planning Commission at their March 29, 2023 meeting, pending final review of additional technical documents submitted by the City's consulting engineer as requested. Completion of all conditional items will be verified by the building department.

Mayor Costilow discussed this and said there have been some conditional items that were some technical notes that needed to be put on the plans, corner pins, water pressure which have been solved. He explained and explained what this business plan is.

Mr. Josh Kerchmar said he was one of the owners. He explained the project. Mr. Brent Anderson of Rafter A, LTD also spoke to this and explained what has been done so far to continue this project. This is the site of the old Amherst Lumber company, which had a lot of dilapidated buildings on the property. He explained further.

Mr. Wachholz asked about the building that is relatively close to this property, that may actually be on the residential property. Mr. Anderson said those buildings north of the property will eventually come down. He explained further. Mr. Wachholz said he would appreciate the landscaping that will be provided there.

Mr. Heberling said he received complaints from two residents; he drove by and took some pictures and actually did not see any issues. The clean-up that has been done and what has been removed so far, by all accounts has also taken in the residents' considerations also. He understands their apprehension of what is going in there because it is their neighborhood. He urged that the clean up continue. Mr. Janik asked how many storage units are going there? Mr. Kerchman said 120-150. Mr. Janik expressed concern that if anyone stores vehicles, that they do not pull them out and work on them especially during the night.

Mr. Winiarski motioned to send this to the floor of council. Seconded by Mr. Heberling. Roll call vote 6-0 to send to the floor of council.

A-23-25 An Ordinance to amend Amherst Codified
Ordinances 1145.06 Temporary Accessory Buildings

Mayor Costilow referred to the handout and that the red portion is how it reads now and the other part is how this will now be defined.

Mr. Heberling sees this as a great update to our ordinances. He motioned to take this to the floor of council with emergency. Seconded by Mr. Winiarski. Roll call vote 6-0 to send to the floor of council with emergency.

Mr. Winiarski motioned to adjourn, seconded by Mr. Dembinski. Voice vote 6-0 to adjourn.

The meeting adjourned at 7:58 P. M.

David Janik, Chairman
Building and Lands Committee