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Minutes of the Building and Lands Committee Meeting held September 16, 2024, at 7:20 P.M. Present in Council Chambers were Chairman Janik, Mr. Dembinski, Mr. Heberling, Mr. Winiarski, Mr. Nahorn, Ms. Harmych, Mr. Wachholz, President Wasilk, Auditor Phillips, Safety/Service Director Jeffreys, Treasurer Ramsey, Assistant Law Director Ward, Mr. Ben Weirnerman of Prideone Development, Mr. Levi Dobson, and Building Inspector Macartney. Law Director Pecora was absent and excused earlier.

A-24-42 Vacation of additional portion of North Dewey Road (Approx. 140') east of pp nos. 05-00-041-105-049 and 05-00-041-105-055 previously approved by the Planning Commission and Council as part of the proposed housing Development. Original northern position of North Dewey Road vacated pursuant to ordinance no. 0-22-28.

Mayor Costilow said to simplify this, this was an oversight and he asked the Building Inspector to speak to this. Mr. Macartney said when the development was originally approved by the Planning Commission, the idea was to vacate the entire area of N. Dewey Road that was north of where the development actually started. For whatever reason, when the developer came originally, they only vacated one large portion (that he pointed out on the map). So they are now coming back for the additional 140'. This will take it to the edge of their development. If the city vacates it, the city will not be responsible for any maintenance or care for that last 140', He explained further. We are vacating an area that is already owned by the developer? Mr. Macartney agreed. Mr. Winiarski asked what we are vacating? What's underground? Mr. Macartney said no, because we still have easement access if needed. This was a dedicated road at one time. Through the years, through all the ownerships it still remained a dedicated road way. So this is just vacating that. The roadway they put in will be private like the rest of the development for plowing, maintenance and everything else. Should the city get in there for any reason, the city would have the ability to do so. Mr. Winiarski asked about the land in front of Mr. Thompson's house and Mr. Macartney explained. Mr. Nahorn thanked Mr. Macartney for answering the question he wondered about regarding easements and utilities. Mr. Heberling motioned to send to floor of Council. Seconded by Mr. Dembinski. Voice vote 7-0 to send to the floor of Council.

A-24-43 Consideration of proposed residential development on S. Leavitt Road consisting of fifteen (15) structures with a total of 86 single family rental dwelling units. The developer is requesting PDD overlay zoning pursuant to Chapter 1128 of the codified ordinances for the subject parcels which are currently zoned R-1 Single family residence district.

Mr. Jeffreys explained that this had been in front of the Planning Commission and approved by them. He deferred to Mr. Ben Weirnerman of Prideone Construction to speak to this. Mr. Weirnerman gave a summary of the proposed units and said they are the property owners since early September.

Mr. Winiarski asked if there was any layout presentation that shows the layout? Mr. Weirnerman provided the presentation and explained all. He shared what the cost will be of each unit. Mr. Winiarski about the road/street deed. Mr. Levi Dobson of Davey Resource Group said the street deed will be included in the design/construction. He provided an updated exhibit.

Mr. Nahorn asked about the onsite leasing agent and maintenance individual on site. Will these be HOA? Mr. Weirnerman said this property will be subdivided, the units will not be condoned. The property will remain under one ownership.

Mr. Wachholz asked about the northernmost and southernmost which roads seem to be dead ends with anticipation to being connected to something? Mr. Weirnerman said that is the most efficient way to design their streets. Mr. Wachholz noted that there will be sidewalks in the development and wondered about a possible walkability path into town instead of just having sidewalks in the development. He asked if the city would be open to creating a walking path? Mayor Costilow said we have talked about this and we can see if we can put this into one of the other phases. Mr. Wachholz said he can't support this until he sees that there will be sidewalks there. He spoke further to this. Mr. Ramsey pointed out that part of the property may be in the township.

Mayor Costilow said the property has been for sale for a long time and he is excited to see that someone wants to develop this, especially with a product that the city doesn't have. He gave an example of his son renting an apartment. He said it's up to council to put the sidewalks into place.

Mr. Jeffreys said that given this is a higher end rental property, it will draw in young professionals into our community. Mr. Weinerman said these will be at least one-year leases. They see renters that want to stay in the community and this gives them the option. Mr. Jeffreys said these would be great for people who are in transition of moving in or out of homes but are looking for something on the higher end.

Mr. Dembinski pointed out that the western side of 58 is all Amherst. The eastern side is township. From this development to Park Avenue, it's less than $\frac{1}{4}$ of a mile. In a previous development, we worked with the developer and they actually put in a sidewalk to connect to our existing infrastructure. That is something we can talk about. Mr. Weinerman said he would be open to that. He spoke further on the advantages of sidewalks. Mr. Dembinski said this development is a rather compact one, but he would rather see less townhomes and less rentals. This development works at this location, but other locations he feels can be more expressive in the opportunities that are available.

Mrs. Wasilk liked both Mr. Dembinski's and Mr. Wachholz's concerns. Sidewalks would connect the residents to the park. That would be a good incentive for walkability. Discussion continued on contacting ODOT and the possibility of sidewalk.

Mr. Wachholz motioned to add that City of Amherst will pay for engineering and Granger Property Development will pay for the construction of the sidewalks from the entrance to the entrance of the development to the entrance of Park Avenue in the city's right of way along the west side of Rt. 58. Seconded by Mr. Dembinski. Mr. Ward did not have any problem with the motion. Vote 7-0.

Mr. Wachholz motioned to take this to the floor of council. Seconded by Mr. Dembinski. Voice vote 7-0 as per the motion and added phrase to take to the floor of Council.

Mr. Dembinski motioned to adjourn, seconded by Mr. Wachholz. Voice vote 7-0 to adjourn. The meeting adjourned at 7:46 P. M.

Dave Janik, Chairman
Building and Lands Committee