

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

September 27, 2023

Minutes

6:00pm

Members Present:

John Jeffreys
Mayor Costilow
Dave Andrews
Charlie Marty
Terry Tomaszewski

Excused:

Mike Ireland
Dale Rosenkranz

Other Officials:

Atty Patrick Ward
David Macartney
Tammy Paterson
Chris Niehart
Tim Gates
Chuck Winiarski

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

1. Mr. Jamie Blair from E.L. Robinson Engineering. Mr. Blair stated he is before the Planning Commission representing KI construction LLC. Mr. Blair stated they are seeking a General Plan approval for a new storage facility. Mr. Blair stated they have not finalized buying the property until they receive the approval. Mr. Blair stated they received the comments from the departments and the engineers, and they will be submitting additional information that has been requested or will be making the necessary adjustment per their comments. Mr. Macartney stated all three agenda items are before the Planning Commission as a General Plan approval and some of the comments will be addressed when they apply for their Final Plan approval. Mr. Macartney also stated this property is an I-1 zoned district so if final approval is given, it will be required to go before Council for further approval. Mr. Macartney stated the fire department commented on the hydrant spacing and that will be reviewed for the final submittal. Mr. Macartney stated they did submit the auto-turn that is required. Mr. Macartney stated they used a larger engine truck than we require. Mr. Macartney also stated the fire department the

fire department also commented on fire separation and if they will be allowing the business to work on auto repair. Mr. Macartney stated these issues will be based on the sprinkler system and what type of business will be on the property. Mr. Macartney stated the list from Bramhall Engineering had ten comments. Mr. Macartney stated there are a few that are standard comments, and the others will be flushed out with the final development submittal. Mayor Costilow asked what the zoning is surrounding this property. Mr. Macartney stated some is Amherst Township and Industrial. Mr. Macartney stated there are no residential. Attorney Ward asked their expected closing date. Mr. Blair stated they are shooting for November. Mayor Costilow asked if there are any variances that will need to be approved. Mr. Macartney stated maybe for setbacks but that will be verified when the Final is submitted.

Mr. Marty motions to approve the General Plan Approval as submitted, seconded by Mr. Andrews. Approved 5-0

2. Mr. Michael Knerem from Pride One. Mr. Knerem represents Granger Property Development LLC and is requesting a General Plan approval for a new proposed 91-unit build-for-rent community. Mr. Knerem is also requesting a change of zoning from an R-1 zoned district to a Planned Development District. Mr. Knerem stated this is a single-story community that has an option of a 2 bedroom/2 bath or a 1 bedroom/1 bath. Mr. Knerem stated all will have an attached garage with double wide driveways. Mr. Knerem stated these are high end townhomes ranging from \$1,900.00 to \$2,300.00 per month. Mr. Knerem stated they have high quality finishes with vaulted ceilings. Mr. Macartney stated this agenda and agenda #3 are both looking to rezone their properties from an R-1 to a Planned Development District (PDD). Mr. Macartney stated to the west of the property is Amherst Township and the north is the City of Amherst, Mr. Macartney stated the benefit of a PDD is the developer can get a little creative with the units and density if approved. Mr. Macartney stated, if the Planning Commission approves the General then they can go forward with engineering and storm water calculations. Mr. Macartney stated with the final development submittal they are required to submit colors. Mr. Macartney stated the fire department asked the width of the road and the width between buildings. Ms. Amanda Dick stated it is 26 ft wide for the road and 20 feet between buildings. Mr. Knerem stated there will be no parking allowed on the streets and there will be parking areas for all visitors. Mr. Knerem stated the fire hydrant spacing and auto turn will be submitted with the final submittal. Mr. Macartney stated other comments are typical and will be resolved and some will be verified in the field. Mr. Marty asked if the property is swampy. Ms. Dick stated they did a preliminary wetland report, and it shows very minimal water. Mayor Costilow asked if there will be a traffic study required. Mr. Macartney stated yes and suggested they work with the storage developer to combine reporting. Mayor Costilow stated he was happy to see them move the entrance/exit to line up with the property across the street. Mayor Costilow asked if they planned on combining the lots. Mr. Knerem stated yes. Mr. Tomaszewski asked if there was a retention pond on the property. Mr. Knerem stated yes. Attorney Ward had no comments at this time. Mr. Matt Nahorn asked with the PDD if they would be leaving more green space. Mr. Knerem stated there will be common areas between buildings, they would like

more but it's not possible. Mr. Knerem stated there will also be trees between the buildings. Mr. Winiarski asked for other development names, so he see for himself how the development looks. Mr. Winiarski asked if they offer basements. Mr. Knerem stated there will be no basements and all units will be rentals. Mr. Knerem stated they will have a property maintenance employee on site. Mr. Marty asked if the roads would be private, not public. Mr. Knerem stated they will be private.

Mayor Costilow motions to approve the General Plan Approval as submitted, seconded by Mr. Tomaszewski. Approved 5-0

Mayor Costilow motions to approve the rezoning from R-1 to a Planned Development District, seconded by Mr. Tomaszewski. Approved 5-0

3. Mr. Kevin Hoffman, Polaris Engineering introduced Mr. Greg Summers from the Summers Development Group who will take over this development if approved. Mr. Sommers stated they worked with Britt Lilley and thought this new development was a better fit for this property and the city. Mr. Summers stated they have been working with Polaris Engineering and were able to keep 60 % open space with amenities like a dog park, playground, mail kiosk and parking areas for visitors. Mr. Summers stated this would no longer be a gated community and would not be for rent but owner occupied. Mr. Summers stated they reviewed the comment sheet, and one concern was fire rating. Mr. Summers stated this would be built to fire code. Mr. Hoffman stated the comments were mostly related to stormwater but nothing they can't accommodate. Mr. Summers stated the roads would be private and will have an HOA with a small fee that will cover snow plowing. Mr. Summers stated that some of the HOA rules will include no inoperable cars, no clothesline, no parking in the streets. Mr. Summers stated each unit will have either a one (1) or two (2) car garage. Mr. Hoffman stated this was previously zoned C-2 but they are requesting a Planned Development District (PDD). Mr. Hoffman stated they have a revised traffic study that they will forward to the city that shows no additional changes were needed. Mr. Summers stated they felt the townhouses were a better fit and would be under \$300,000.00, which is better tax revenue for the city. Mr. Macartney stated he had no additional comments other than they reviewed the comments and they are typically received. Mr. Marty stated this was previously pulled off the table, are they required to come back through for the rezoning. Attorney Ward stated yes. Mr. Macartney stated they had a new traffic study performed for the new plans. Mr. Macartney stated they will need to re-calculate the pump station. Mr. Tomaszewski asked the difference in structures from before now. Mr. Summers stated the previous units were 100, the current is 174. Mr. Summers stated the land has already been cleared and the remaining trees will not be removed. Mr. Summers stated they have a second drive for the Fire Department. Mr Niehart asked if they could change the bollard to a gate with a chain. Mr. Summers stated they will accommodate the request. Ms. Kathleen Gilles of North Dewey asked if the new traffic study showed the impact on the road. Mr. Macartney stated the new traffic study showed no impact. Ms. Gilles asked if they plan on speaking to the neighbors regarding the lighting. Mr. Summers stated they have MS Consultants, and they will analyze the traffic and lighting and make recommendations. Mr. Summers stated they will speak to the

neighbors to make sure they are not affected by the lights. Mr. Macartney asked Attorney Ward if they would need two (2) motions. Attorney Ward stated one motion would suffice.

Mayor Costilow motions to approve the General Plan approval and the rezoning from C-2 to a Planned Development District, seconded by Mr. Andrews. Approved 5-0

4. Approval of minutes from August 30, 2023: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Tomaszewski. Approve 5-0
5. Next Scheduled meeting: October 25, 2023, at 6pm. Approved 5-0
6. Adjourn: Mr. Tomaszewski motions to adjourn at 6:51pm, seconded by Mr. Marty. Approved 5-0

			
John Jeffrey, Chairman	Date	Tammy Paterson, Sect	Date