

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

April 28, 2021

MINUTES

City Hall 6:00 p.m.

Members Present:

John Jeffrey
Dave Andrews
Mayor Costilow
Terry Tomaszewski
Charlie Marty

Members Absent:

Dale Rosenkranz
Mike Ireland

Other City Officials

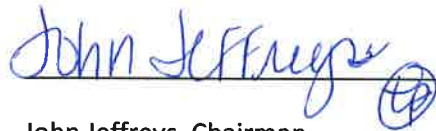

Patrick Ward
David Macartney
Tammy Paterson

Mr. Jeffrey opened the meeting at 6:02pm.

1. Mr. Nick Ross from LS Architects stated they are looking for a final approval on a 17,120 new building for Mama Jo's Pies to be located at 7710 S. Leavitt Road Amherst, Ohio. Mr. Ross stated they are very excited to have Mama Jo's Pies to stay in Amherst. Mr. Ross stated this new 17,123 sq. ft. building will be split into two sections. Mr. Ross stated the front section of the building will be for pie sales approximately 2500 Sq. Ft. with a wood frame structure. Mr. Ross stated their goal was to make the customer have a homey feel. Mr. Ross stated the back section of the building will be the bakery area. Mr. Ross stated this area will have a 2-bay garage with a loading dock. Mr. Ross stated they will have 36 parking spaces and it was over the 18 spaces required by code. Mr. Ross stated the building will have block front section, siding, and a front porch structure with an overhang. Mr. Ross stated the civil drawings have been submitted. Mr. Macartney stated the plan review check list from the Building heads came back along with Bramhall Engineering. Mr. Macartney stated most of the comments are items that will be taken care of in the field, typical engineering issues but there were no red flags and Bramhall recommended conditional approval. Mayor Costilow stated it is great keeping Mama Jo's Pies in Amherst. Mayor Costilow stated the utilities will need to get extended. Mayor Costilow stated the south of Kiddie Kollege and all lots to the north has the access road and some sidewalks. Mayor Costilow stated he would hate to have the access road to no-where and believes this should be extended. Mr. Ross stated they ran into some hardship with the wetlands and had to push the building up closer. Mr. Ross stated there is a lot of truck traffic. Mr. Ross stated they are hoping to increase building productivity and will need the extra employee parking. Mayor Costilow stated the access road was intended to keep vehicles off Leavitt road. Mr. Ross stated they do have future expansion shown once they get this up and running and would be happy to address the access road at that point. Mayor Costilow stated the access road is to limit the number of cars on Leavitt and thinks it is important to do sooner than later. Mayor Costilow stated the Planning Commission made the existing business add the access road, not saying this would not be approved without the access road but believes the Planning Commission had a vision on what they wanted. Mr. Ross stated the area is already congested with deliveries and they anticipate a very busy season. Mr. Ross stated they cannot change their parking lot due to

the wetlands but should be able to install with future expansion. Mr. Tomaszewski asked if a traffic study would be needed. Mr. Tomaszewski asked how wide the access road is. Mr. Macartney stated 27 feet wide. Mr. Marty stated that they just spoke about Hot Dog Heaven and if their space can handle the cars. Mr. Marty believes the access road will be needed for busy times. Mr. Jeffreys asked how many people factor into parking spots, will you have enough. Mr. Ross stated with the restriction of 6 feet had to limit people. Mr. Ross stated the connected curve would help the situation and allow to keep parking spaces. Mayor stated they should look at the right-of-way, might be on the right-of-way but he would like to meet and discuss how creative they can be to resolve this issue. Mr. Sampat asked if the building could be approved contingent on the access road so they could start their plans. Mr. Tomaszewski motions to approve the final development plan contingent on the access road and sidewalks, Mayor Costilow second. Approved 5-0

2. Approval of Minutes March 31, 2021: Mr. Marty motions to approve the minutes, seconded by Mr. Andrews. Approved 5-0.
3. Next scheduled meeting will be held on Wednesday May 26, 2021 6pm. Approved 5-0.
4. Motion made by Mayor Costilow to adjourn at 6:34pm, seconded by Mr. Marty. Approved 5-0.

	5/4/2021		5-4-2021
John Jeffreys, Chairman	Date	Tammy L. Paterson, Sec	Date