

# CITY OF AMHERST PLANNING COMMISSION

206 Main Street  
Amherst, Ohio 44001

May 26, 2021

## MINUTES

6:00 p.m.

### Members Present:

John Jeffreys  
Dave Andrews  
Mayor Costilow  
Dale Rosenkranz  
Terry Tomaszewski

### Members Absent:

Dave Andrews  
Mike Ireland  
Charlie Marty

### Other City Officials

Atty. Patrick Ward  
David Macartney  
Tammy Paterson

Mr. Jeffreys opened the meeting at 6:06pm.

1. Mr. Mark Kerchmar representing KAMA Properties. Mr. Kerchmar is seeking a General approval to install storage buildings on his property at 700 Mill Street. Mr. Kerchmar stated his property is zoned Industrial and it sits in the middle of a residential area. Mr. Kerchmar stated he would like to develop this property in stages starting with the front of the property with storage units. Mr. Kerchmar stated he spoke to the neighbors and they had no issues with his plan. Mr. Kerchmar stated he would like to start with the front right corner to see how it develops and go from there. Mr. Kerchmar stated he thought this would be a nice fit for the area. Mr. Kerchmar stated he would be raising the old buildings, but he wanted to see if this would be allowed. Mr. Kerchmar stated they wanted to make the area look nice. Mr. Kerchmar stated he was unsure about the setback requirements; he is learning as he goes. Mr. Macartney stated the General plan submittal was the way to go for the submittal to see if storage units would be something the Planning Commission would approve. Mr. Macartney stated the plan is broken down in phases and there are separate parcels. Mr. Macartney stated they would need to adhere to regulations. Mr. Macartney stated the Fire Department comments stated the width of drives and turning radius minimum drive must be 20-feet; and there must be a fire hydrant within 300 feet. Mr. Macartney stated if approved they will need more engineering plans if they go forward. Mr. Macartney went over setbacks and buffer requirements. Mr. Macartney stated the property does not have the front, rear, and side yard square footage to meet the setbacks. Mr. Macartney stated the applicant should call the Building Department to set up a time to go over requirements. Mr. Macartney stated he felt this would be an appropriate use in that area. Mayor Costilow asked if remodeling the building would they need to comply with all setbacks. Mr. Macartney stated in the Industrial area variances would be needed plus the approval from the Industrial Review Board which includes Council. Mayor Costilow asked if they are only voting on the use variance. Mayor Costilow stated he felt this was the best use for this property. Mayor Costilow did suggest the applicant look to develop the west side of property first. Attorney Ward stated there are five (5) factors to consider.

- The plan is consistent with the Master Plan, if any, and Thoroughfare Plan.
- (b) The appropriate use and value of property within and adjacent to the area will be safeguarded.
- (c) The development will result in a harmonious grouping of buildings within the proposed development and in relationship to existing and proposed uses on adjacent property.
- (d) The development will have adequate open spaces that meet the objectives of the Master P1an, if any.
- (e) The development will preserve and be sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Planning and Zoning Code.

Mr. Rosenkranz asked if the variances should be in place prior to the final submittal or in conjunction with the final. Attorney Ward stated there would be no issue is the final approval would be contingent on variance granted. Mr. Tomaszewski stated any improvement to this property would be appreciated by the neighbors.

Mr. Jeffreys motions to approve the General plan as submitted contingent that Zoning Board of Appeals approval for all variances and department comments are satisfied, seconded by Mr. Tomaszewski. Approved 4-0

2. Approval of Minutes from May 19, 2021: Mr. Tomaszewski motions to approve the May 19, 2021 minutes as distributed, second by Mr. Rosenkranz. Approved 4-0.
3. Next scheduled meeting will be held on Wednesday June 30, 2021 at 6pm. Approved 4-0.
4. Motion made by Mayor Costilow to adjourn at 6:36pm, seconded by Mr. Tomaszewski. Approved 4-0.

 6/11/2021

John Jeffrey, Chairman

Date

 6/11/2021

Tammy L. Paterson, Sec

Date