

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

June 30, 2021

MINUTES

6:00 p.m.

Members Present:

John Jeffreys
Mayor Costilow
Dale Rosenkranz
Terry Tomaszewski
Dave Andrews
Mike Ireland
Charlie Marty

Members Absent:

Other City Officials
Atty. Patrick Ward

David Macartney
Tammy Paterson

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

1. Ms. Diane Calta this property is 2 ½ acres and will sit on the Southeast property area. Ms. Calta stated they are proposing to build a 6,070 square foot convenience store, fueling station with 12 fuel pump locations and a car wash. Mr. Balko stated there are currently three (3) parcels. Mr. Balko stated once parcel is where the BP Station was located and is currently closed. Mr. Balko stated they will also have a self-serve car wash that will go where the existing car wash that abuts up to Kresge Drive. Mr. Balko stated they are unable to develop the BP parcel due to a deed restriction, but will once that have been lifted. Mr. Balko stated these parcels are surrounded with C-2 zoned district and, I-90 with the off ramp. Mr. Balko stated he did receive preliminary reviews from the city. Mr. Balko stated the southern entrance will be only a right turn and the further north will allow right and left turns. Mr. Balko stated they have a 30-foot access easement to access the site from the adjoining property owner. Mr. Balko stated the car wash will be a single bay car wash, entrance onto access easement. Mr. Balko stated they have been in communication with the City Utility Department along with the City Engineers from Bramhall Engineering to work out details from their review. Mr. Balko stated changes from review will not affect the general plan. Mr. Balko stated the building will be stone and brick on all sides of the building and will have red metal canopies over the public entrance. Mr. Balko stated the car wash will match the building including the brick and the dumpster will be in an enclosure net to the car wash. Mr. Balko stated all sign will match the building colors. Mr. Macartney stated he reviewed Bramhall comments that were sent later in the ay and the vast majority on the list is more administrative issues. Mr. Macartney stated Bramhall did not offer recommendations or approvals based on the number of items. Mr. Macartney stated Sheetz engineering is working with City Engineer. Mr. Macartney did comment he was unsure how the traffic would work. Mayor Costilow asked Mr. Balko to go over the traffic flow. Mr. Balko stated due to the concrete median in the street they do not have full access to Leavitt Road. Mr. Balko stated the driveway is existing and they will have it marked for a right turn only. Mr. Balko stated they will have directional signs posted.

Mr. Balko stated no traffic changes onto Kresge Drive due to the easement access. Mr. Balko stated they felt they would not be bringing any more traffic than what is already there. Mayor Costilow stated he did think there would be much difference that what was there. Mayor Costilow asked what the total investment for this project cost. Mr. Balko stated 5-6 Million. Mr. Balko stated they will employ approximately three dozen employees, half full time, and half full time. Mr. Balko stated once the deed restriction is lifted, they will develop the BP property. Mayor Costilow stated if Sheetz is willing to commit to the suggestions of the traffic study. Mr. Balko stated yes but they do have limits on what they can do.

Mayor Costilow options to approve the final development plan contingent that the engineering comments are met and to adhere to the traffic study suggestions. Mr. Jeffreys seconded motion.

2. Approval of Minutes from May 26, 2021: Mr. Andrews motions to approve the minutes as distributed, second by Mr. Tomaszewski. Approved 7-0.
3. Next scheduled meeting will be held on Wednesday July 28, 2021 at 6pm. Approved 7-0.
4. Motion made by Mayor Costilow to adjourn at 6:38pm, seconded by Mr. Tomaszewski. Approved 7-0.

Charlie Marty 7/20/21 Tammy L. Paterson 7/20/2021
Charlie Marty, Vice- Chairman Date Tammy L. Paterson, Sec Date