

# CITY OF AMHERST PLANNING COMMISSION

206 Main Street  
Amherst, Ohio 44001

September 29, 2021

## MINUTES

6:00 p.m.

### Members Present:

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

### Members Absent:

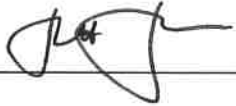
Other City Officials  
Atty. Patrick Ward  
David Macartney  
Tammy Paterson

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

1. Mr. Nick Musarra representing Great Lake Property Development, LLC. Mr. Musarra is seeking a Final Development/Industrial plan review for a new 10,080 sq. ft. building on Lot 4 in the Rice Industrial Parkway and to be recommended to Council for their Industrial Review and Approval. Mr. Musarra stated they are a commercial building contractor and needs a secure place to store his equipment when not in use. Mr. Musarra stated he has received the city department comments along with the engineers' comments. Mr. Musarra stated their comments will be submitted to the Building Department in the next day. Mr. Macartney stated these items are typical for review and normally they are worked out in the field but should not hold up approvals if the Planning Commission wishes to approve the plans. Mr. Macartney stated this is more an administrative meeting. Attorney Ward had no comments or questions. Mayor questioned if the applicant needed to come back before Council since they have been in front of them with approvals. Attorney Ward stated this is a Final Development review and will need to go back to council for approval. Mr. Tomaszewski asked if there would be a dumpster on site for material. Mr. Musarra stated there would be no dumpster.
2. Mr. Francis Gardner representing Amherst Manor Company. Mr. Gardner is seeking approval for the change in designation of the subject parcel, currently labeled "Block A" on the Lorain County plat maps to be a buildable lot. Mr. Gardner stated at the time the lot was part of the Stonebridge Estates in 1996/1997 and was to be common area. Mr. Gardner stated in 2012 the Stonebridge Declaration of Restrictions, Reservations and Covenants were amended for the current "Block A" parcel to be considered a lot. Mr. Gardner stated the neighbors are aware of the change since there has been other lots up

for sale. Mr. Gardner stated they do have a buyer and a purchase agreement on hold until they can get the paperwork approved to reflect this lot to be buildable. Mr. Gardner stated he has been speaking to the building department through this process. Mr. Macartney stated this was more an administrative adjustment for approval. Attorney Ward had no comments or questions. Mr. Marty asked if a lot split would be needed. Mr. Macartney stated this will suffice as an approval if the Planning Commission so desires to approve. Mayor Costilow asked if the HOA approved. Mr. Gardner stated they are aware including the residents. Mr. Gardner stated they have had discussions with the neighbors and the President t of the HOA. Mr. Gardner stated the HOA was excited about the sale. Mayor Costilow asked if the city would have any liability in proving this from common space to a buildable lot. Attorney Ward stated no, the Planning Commission is going through the proper channels. Mr. Gardner stated in 2012 all the residents signed off on the amended Declaration of Restrictions, Reservations and Covenants. Mr. Rosenkranz motions to approve the change to the plat map showing "Block A" to be a buildable lot, seconded by Mr. Marty. Approved 7-0

3. Approval of Minutes from August 25, 2021: Mr. Marty motions to approve the minutes as distributed, second by Mr. Andrews. Approved 7-0.
4. Next scheduled meeting will be held on Wednesday October 27, 2021 at 6pm. Approved 7-0.
5. Motion made by Mr. Andrews to adjourn at 6:13pm, seconded by Mr. Rosenkranz. Approved 7-0.

  
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John Jeffrey, Chairman      Date      10-4-21

  
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Tammy L. Paterson, Sec      Date      10-4-2021