

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

October 27, 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. Jeffreys opened the meeting at 6:00pm.

1. Mr. Britt Lilley seeking final development plan approval for Lily's Gated Community; approval for the rezoning of Parcels 05-00-041-110-003 and 05-00-041-110-006 from C-2 to a Planned Development District. Mr. Lilley stated he has been working several months to fine tune these plans. Mr. Lilley stated this is strictly a 55 and over gated community. Mr. Lilley stated he felt this project fit good in the area since Rt. 2 is north of the project and there is a similar development to the south. Mr. Lilley stated to the east is a large pond and a creek on the west side. Mr. Lilley stated they will have gates at the entrance. Mr. Lilley stated the gates will be open during the day and closed at night. Mr. Lilley stated all homeowners will be able to open the gates remotely for any visitors and all homeowners will have a garage like remote in their cars. Mr. Lilley stated there will be a community center that the public will be able to rent. Mr. Lilley stated they will have a walking trail through the natural wooded area, not paved but will have wood chips down the path. Mr. Lilley stated this will not be open to the public. Mr. Lilley stated there will be vintage lighting, like the downtown area lighting. Mr. Lilley stated he is aware of the procedures if approved by the Planning Commission and passed to Council for their approval. Mr. Lilley stated he then would need to apply to the State of Ohio. Mr. Lilley stated he did receive the comment letter from Bramhall, and they are working on the details and some issues are already resolved. Mr. Macartney stated there was a traffic study with additional information but some of Bramhall's comments are typical and can be handled in the final process to work out. Mr. Macartney stated the traffic study recommended a turn lane which has been revised on the plans. Mayor Costilow

stated he met with Mr. Lilley and is in support of this project. Mayor Costilow stated this land is not usable since it sits between the pond and Rt. 2, and this fits nicely there. Mayor Costilow stated they will need the subdividers agreement prior to sending to council. Mayor Costilow stated it will have the agreement for the turning lane and sewer. Mayor Costilow stated he does not believe the developer is responsible for 100% of the monetary contribution but Mr. Lilley has agreed to pay his portion and the city will take care of the project. Mr. Rosenkranz asked if the entire property will be fenced. Mr. Lilley stated no, his plan is to use the natural wooded area as part of the fence line. Mr. Rosenkranz asked if there would be an HOA. Mr. Lilley stated no but there managing team would control items like sheds. Mr. Lilley stated the shed would need to be bought through the managing company and the placement will be the same throughout the community. Mr. Lilley stated they will have the option of a garage. Mr. Andrews asked about the fire department comments and being able to get into the development for any emergencies. Mr. Lilley stated they spoke about having a fire box or a siren actuator to open the gates. Mr. Tomaszewski asked about a fence between the development and Rt. 2. Mr. Lilley stated there currently is a standard highway fence along with a 30 ft. buffer to the fence and a 30 ft buffer to Rt. 2. Mr. Marty asked about the gate into the community. Mr. Lilley stated this is a black rod iron split gate. Mr. Ireland stated he felt the turning lane was very important. Mr. Lilley stated the center lane will be turn only. Mr. Tomaszewski asked if they could go over Bramhall's comment to see what needed addressed.

- Developers' agreement will be required prior to sending to Council.
- Landscape buffer: This is a private community that does not need additional fencing/buffer. ODOT does not perform noise studies.
- Phasing of development: Mr. Lilley stated this will be developed in 3 phases and will have this corrected on the plans.
- Emergency access drive: Will have the plans revised to 20 feet in width as required by the Fire Department.
- Electrical plans: Mr. Lilley has agreed to revise the layout as discussed previously with the Electrical Department including the meter bases being placed along the back yard.
- Waterline extension: Mr. Lilley has already agreed to revise the plans on where the waterline will be extended.
- Sanitary: There will be a written agreement for the sanitary improvements.
- Water surface elevation: This will be revised on the plans.
- Pavement of public portion of North Dewey. Mr. Lilley stated he will have the plans corrected to specify this will be to city specs.
- Storm Sewer: Mr. Lilley stated he will have the plans revised and the storm sewer line moved.

- Fence/guardrail: Mr. Lilley stated he will not be installing a fence/guardrail since this is a private community. Mr. Lilley stated he will be using natural landscaping/boulders.

Motion made by Mr. Ireland to approve the Final Development Plan for Lilly's Gated Community contingent the Subdivider's agreement along with any financial agreement be completed prior to forwarding to Council for approval, seconded by Mayor Costilow.
Approved 7-0

2. Mr. Britt Lilley seeking approval for the rezoning of Parcels 05-00-041-110-003 and 05-00-041-110-006 from C-2 to a Planned Development District.

Mr. Lilley stated he felt there was no other alternative but the Planned Development District. Mayor Costilow stated he is a fan of the PDD, and it gives the city mor control over the development during the approval process.

Motion made by Mr. Charlie to approve the rezoning of Parcels 05-00-041-110-003 and 05-00-041-110-006 from a C-2 to a Planned Development District, seconded by Mr. Ireland
Approved 7-0

3. Mr. Britt Lilley seeking approval of the Road vacation and dedication plat of North Dewey Road.

Mr. Lilley stated the road will be poured to city ordinance.

Mr. Rosenkranz motions to approve the road vacation and dedication plat of the North Dewey Road, seconded by Mr. Jeffreys. Approved 7-0

4. Approval of Minutes from September 29, 2021: Mr. Tomaszewski motions to approve the minutes as distributed, second by Mr. Jeffreys. Approved 7-0.
5. Next scheduled meeting will be held on Wednesday November 24, 2021, at 6pm. Approved 7-0.
6. Motion made by Mr. Ireland to adjourn at 6:45pm, seconded by Mr. Marty. Approved 7-0.



John Jeffreys, Chairman

11-3-21

Date



Tammy L. Paterson, Sec

11-3-2021

Date