

# CITY OF AMHERST PLANNING COMMISSION

206 Main Street  
Amherst, Ohio 44001

March 2, 2022

## MINUTES

6:00 p.m.

### Members Present:

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

### Members Absent:

Other City Officials  
Atty. Patrick Ward  
David Macartney  
Tammy Paterson

Mr. Jeffreys opened the meeting at 6:01pm.

1. Mr. Shaun Brady representing Cam-Brad Developments. Mr. Brady is requesting approval to revise the P.D.D. at Eagle Ridge to allow for covered deck/porch for the rear property. The deck/porch will encroach on the rear setback between 5" -10'. This will be based on each individual lot and house plans that has been previously approved. Mr. Macartney stated that Eagle Ridge was previously approved and are the same plans as The Reserve at Beaver Creek. Mr. Macartney stated that Ryan Homes added a covered deck and through the process of the plan review was not caught. Mr. Macartney stated Eagle Ridge shows a 10x14 patio in the back which is not an issue until you add the covered roof which attached to the main structure. Mr. Macartney stated he spoke to Ryan Homes and Mr. Brady with two options; first option to go for variance for each property individually or two, request a revision to the approved P.D.D. from the Planning Commission and then Council. Mr. Macartney stated there is still 15 feet between property lines but depending on the lot the encroachment would be between 5" to 10'. Mr. Macartney stated corner lots would not have any issues. Mr. Macartney stated with the revision the swales on the property can still be completed. Mr. Shaun Brady thanked the Planning Members for having a special meeting. Mr. Brady stated only about 50% of the houses will have covered decks. Mr. Brady went over which lots would be affected with the Planning Commission. Mr. Brady stated about 7-15 lots would have encroachment issues if the new homeowner decided they would like the roof over the deck. Mr. Brady stated they have suspended offering the covered deck options for new homeowners until they receive the approval from the Planning Commission and Council. Mr. Marty wanted to verify the encroachment would be 5" to 10 ft on properties. Mr. Macartney stated it would depend on the house plans.


Mr. Ireland motions to approve the revised PDD and forward to Council for approval, seconded by Mr. Andrews. Approved 7-0

2. Approval of minutes from January 19, 2022: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Rosenkranz. Approved 7-0
3. Next scheduled meeting: Next scheduled meeting will be Wednesday March 20, 2022, at 6pm. Approved 7-0

4. Adjourn: Mr. Ireland motions to adjourn at 6:17pm, seconded by Mr. Jeffreys. Approved  
7-0



3/3/22

 3/3/2022

John Jeffreys, Chairman

Date

Tammy L. Paterson, Sec

Date