

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

March 30, 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
Chuck Winiarski


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

1. Mr. Patrick Noble representing Astoria Healthcare Properties. Mr. Noble stated they are requesting final development plan approval for their 23-acre site to build two medical buildings. Mr. Noble stated they will be using 10 acres for their buildings. Mr. Noble stated their first building is a 26,000 sqft. single-story structure ambulatory building and the second is a 54,000 sqft. medical office building. Mr. Noble stated they would enter and exit off North Lake Street. Mr. Noble stated this road would also have a street going back to the City Utility complex along with the Metro Parks. Mr. Noble stated they have sufficient parking for their employees and patients. Mr. Noble stated there are wetlands on this property and they are working with the Ohio EPA on one area but will not be disturbing two smaller wetland areas. Mr. Noble stated they were unaware of the larger wetlands until after they bought the property. Mr. Noble went over the design of the building including the large canopy at the entrance, sandstone on the building along with brick. Mr. Noble stated they want to keep the aesthetics of the building to match the area. Mr. Noble stated all mechanicals, except the generators, will be installed on the roof. Mr. Noble stated the ambulatory building will have eight stay suites for the patients after their procedures. Mr. Noble stated the medical office building will house specialty practices such as OBGYN, Pediatrics and Imaging. Mr. Noble stated between the building will be a healing garden space that all guests would be able to sit, relax and enjoy the outdoors. Mr. Noble stated there will be no water features planned. Mr. Noble stated if planning commission approves, they estimate their completion July/August 2023 with an opening date in September/October 2023. Mayor Costilow stated they are still finalizing the entrance into the campus development. Mayor Costilow stated with the roundabouts coming they are looking to remove the utility access and add one entrance for University Hospital, the City Utility Complex and the Metroparks. Mayor Costilow stated they plan on using TIF tax dollars to build a new road back to the Utility complex. Mayor Costilow stated this new entrance would also give the Metroparks 15 to 20 new parking spaces. Mayor Costilow stated they will wait on the traffic study to finalize the plans. Mr. Marty asked if the Utility Complex Road to the north will stay. Mayor Costilow stated this road will be relocated. Mr. Macartney stated everyone should have received their comments from the departments along with Bramhall. Mr. Macartney stated there are a few minor issues that will need to be resolved but this is typical for this type of project. Mr. Macartney stated Aaron Appell from Bramhall Engineering has given a conditional approval and will work with the developer as typical to resolve any outstanding issues. Mr. Tomaszewski asked if the Police Department has a separate

entrance. Mr. Macartney stated yes. Mr. Noble spoke on the stormwater plans. Mr. Noble stated none of their stormwater will go through the wetlands. Mayor Costilow stated the city stormwater was pleased on how the developer is controlling the water runoff. Attorney Ward asked the status of the EPA approval. Mr. Nobel went through the application process and was looking for their approval in June of 2022 based upon their late December submittal. Mr. Noble stated they receive d the comment letter from the EPA, and they have already sent their response back to the office. Mayor Costilow stated they were pleased that the developer is installing two water tap's so if repairs were needed, no water would be turned off to the buildings.

Mr. Tomaszewski motions to approve the final development plan contingent of EPA approvals and resolving issues with Bramhall Engineering. Approved 7-0

2. Approval of minutes from May 2, 2022: Mr. Ireland motions to approve the minutes as submitted, seconded by Mr. Rosenkranz. Approved 7-0
3. Next scheduled meeting: Next scheduled meeting will be Wednesday April 27, 2022, at 6pm. Approved 7-0
4. Adjourn: Mr. Marty motions to adjourn at 6:35pm, seconded by Mr. Rosenkranz. Approved 7-0

			
John Jeffrey, Chairman	Date	Tammy L. Paterson, Sec	Date