

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

October 12, 2022

MINUTES

6:00 p.m.

Members Present:

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

Members Absent:
Dale Rosenkranz

Other City Officials
Atty. Patrick Ward
David Macartney
Tammy Paterson

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

1. Mr. Mark Zelnik representing Maple Developer LLC. Mr. Zelnik is requesting a final development approval to build an 880 sq. ft. building at 612 N. Leavitt. Mr. Zelnik stated this building is a new concept for Tim Hortons. This building will have no inside seating and will serve drive thru and walk ins only. Mr. Zelnik stated this building will be open from 6am to 3pm but would consider changing those hours based on traffic. Mr. Zelnik stated they would like to start construction as soon as possible so they can be open by Spring. Mr. Zelnik stated they felt this vacant parcel was a perfect fit for their new building. Mr. Macartney stated in the packets handed out was the comment letter from Bramhall Engineering. Mr. Macartney stated this list looks more imposing than what they are, and most items are administrative issues. Mr. Macartney stated the signage is pending and that the developer wanted to request the planning approval first. Mr. Macartney stated the utility department found a 2" water line in the back of the property and the developer will be able to use. Mr. Macartney stated all comments, except two, has been addressed and he received the updated plans today. Mr. Macartney stated on the plans show a walkway to the sidewalk and he questions if that is necessary. Mr. Macartney stated McDonalds has the same walkway, but Wendy's does not. Mr. Jeffreys asked about items # 24 and 25 on the comment sheet. Mr. Macartney stated the landscaping plan is in process but will be minimal since this commercial property abuts up to commercial property so a buffer will not be required. Mr. Macartney stated the lighting is just the layout needed to be reviewed. Mr. Macartney stated there is nothing, in his opinion, from the Building Department to stop this approval. Mayor Costilow stated he believes the sidewalk is beneficial for foot traffic and would like to see it stay. Mr. Zelnik stated they will keep the sidewalk per the plans. Mr. Tomaszewski asked if the signage will need a variance? Mr. Macartney stated they may but will review when they submit their plans since the signage is not relevant to the Planning Commission approval or denial. Mr. Marty asked if the Fire Department has reviewed the plans? Mr. Macartney stated they have, and Mr. Zelnik has revised the plans for the auto-turn radius. Attorney Ward has no comments or questions currently. Mayor Costilow stated he spoke to Aaron Appel from Bramhall Engineering and he has recommended contingent approval upon the outstanding items being addressed.

Mayor Costilow motions to approve the plans as submitted contingent that all

outstanding items be addressed and approved, seconded by Mr. Tomaszewski.
Approved 6-0

2. Approval of minutes from March 30, 2022: Mr. Andrews motions to approve the minutes as submitted, seconded by Mr. Jeffreys. Approved 6-0
3. Next scheduled meeting: Next scheduled meeting will be Wednesday October 26, 2022, at 6pm. Approved 7-0

Mr. Jeffreys stated he may be out of town this day but will Zoom in. Mr. Ireland stated he will be out of town and will not be able to make this meeting.

4. Adjourn: Mr. Andrews motions to adjourn at 6:17pm, seconded by Mr. Tomaszewski. Approved 6-0

	
John Jeffreys, Chairman	Tammy L. Paterson, Sec
10-13-22	10-13-22
Date	Date