

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

October 26, 2022

MINUTES

6:00 p.m.

Members Present:

Charlie Marty
Dave Andrews
Mayor Costilow
Terry Tomaszewski
Dale Rosenkranz

Members Absent:

John Jeffreys
Mike Ireland

Other City Officials

Atty. Patrick Ward
David Macartney
Tammy Paterson

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

1. Mr. Tom Katers from ISG Engineering representing Tyson Foods, located at 1833 Cooper Foster Park Road, Amherst, Ohio 44001. Mr. Katers stated they are asking for a final development plan approval to install a much-needed additional parking lot. Mr. Katers stated they are currently using the gravel lot for overflow but would like to clean up the area with a hard surface which would allow better access to the back of the property. Mr. Katers stated they will be installing light landscaping, meeting all city requirements. Mr. Katers stated he sat down with Mr. Macartney at the Building Department and reviewed all comments from the city and the engineering department. Mr. Macartney stated they have zoom attendees from Tyson Foods, Mr. Gregg Uecker and Mr. Richard Morgan from Gracon. Mr. Macartney stated the comments are lengthy from Bramhall, most are administrative. Mr. Macartney stated he spoke to Bramhall Engineering regarding the stormwater, and it is in process to add plan or have ready. Mr. Macartney stated the city does not require full landscaping plan; lighting will be reviewed since they do not want traffic on Rt. 2 to be affected by the lights. Mr. Macartney stated they will review in the spring the landscaping that abuts up to rt 2 to provide cover to the highway. Mr. Macartney addressed the bumpers and possible fencing around the detention pond. Mr. Macartney stated the Amherst Fire Department had no issues or comments since they have access to a fire hydrant. Mr. Macartney stated the guard shack will be dropped on site and shows on your layout. Mr. Marty asked if the parking lot is closer to Cooper Foster. Mr. Macartney stated no, it is closer to Rt 2. Mr. Katers stated there will be no parking that faces the highway. Mr. Katers was asked how many employees Tyson currently has. Mr. Katers stated they have about 725 and they are split into three shifts. Mr. Tomaszewski asked if the parking lot to the south is being vacated. Mr. Katers stated no, it will stay and will be used. Mr. Katers stated the new parking lot has about 360 stalls. Mr. Tomaszewski asked about fencing around the detention pond. Mr. Katers stated currently there is a 6-inch curb and there is about 20 feet before it drops to the detention pond. Mr. Macartney stated the only items not been resolved are #2 which they need to go through the state and county regarding the wetlands, wildlife, etc. Mayor Costilow asked that they review the guidelines for bat removal, if needed with the new state law. Mayor Costilow asked if any variance s were needed. Mr. Macartney stated there is no variance required for the parking lot but there may be in the future with the fencing an possibly a new monument sign. Mayor Costilow stated he was very happy with the progress for Tyson Foods. Attorney Ward had no questions or comments at this time. Mr. Marty asked if

Tyson Foods is looking to expand in the future. Mr. Morgan stated only the Welfare station, south side of the building for offices.

Mayor Costilow motions to approve contingent that all items have been addressed and approved by Bramhall Engineering, seconded by Mr. Andrews. Approved 5-0

2. Approval of minutes from October 12, 2022: Mr. Andrews motions to approve the minutes as submitted, seconded by Mr. Tomaszewski. Approved 5-0
3. Next scheduled meeting: Next scheduled meeting will be Wednesday November 30, 2022, at 6pm. Approved 5-0
4. Adjourn: Mayor Costilow motions to adjourn at 6:25pm, seconded by Mr. Marty. Approved 5-0

<u>Charlie Marty</u>	<u>11-1-2022</u>	<u>Tammy L. Paterson</u>	<u>11-1-2022</u>
Charlie Marty, Vice -Chairman	Date	Tammy L. Paterson, Sec	Date