

# AMHERST PLANNING COMMISSION

206 Sout Main Street  
Amherst, Ohio 44001

November 30, 2022

## Minutes

6:00pm

### Members Present:

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

### Excused:

Other City Official  
Attorney Patrick Ward  
David Macartney  
Tammy Paterson  
Councilman Winiarski  
Councilman Dembinski  
Councilman Janik

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

Mr. Jeffreys reviews procedures of the Planning Commission.

1. Ms. Ashley Newnam from OLIO Development representing Raising Cane's. Ms. Newnam stated they are requesting a Final Development Plan for a new 3,332 square foot building located at 938 N. Leavitt Road Amherst, Ohio 44001. Ms. Newnam stated they are excited to join the Amherst community. Ms. Newnam stated this will be a dual lane building on a "L" shape parcel. Ms. Newnam stated they will have on full access off of Cooper Foster and after speaking with the city, they will eliminate once access off of N. Leavitt leaving only the one right turns only exit.

Ms. Newnam stated the restaurant hours will be 10am to 10pm, 7 days a week. Ms. Newnam stated that 75% of the business is drive through. Ms. Newnam stated they have not changed or altered the alignment of the access road. Ms. Newnam stated they build a high-quality building along with signage. Ms. Newnam stated they have submitted a variance request since they would like their building frontage to match Taco Bell. Ms. Newnam stated they are in receipt of the department comments including Bramhall Engineering. Ms. Newnam stated they also met with Fire Inspector Chris Niehart regarding the fire truck mobility Mr. Macartney stated they had

several comments from Bramhall, twenty-two (22) items and are mostly administrative, which is very typical in project of this type, and other comments like stormwater calculations will need to come back to us for review. Mr. Macartney stated a traffic impact study is being worked on, bypass lane for drive through is not required per city ordinance. Mr. Macartney stated the fire department connection/hydrant is being worked on. Mr. Macartney stated they are working on the auto-turn and will forward when the revision is complete.

Mr. Mike Ireland stated the entrance/exit onto Cooper Foster is very concerning. Mr. Ireland asked if that could be right turn only since there is quite a few car accidents. Ms. Newnam stated they will work with the city to explore and feasible opportunities to lessen the traffic and accident concerns. Mayor Costilow asked what would a traffic impact say? Mayor Costilow asked would it provide recommendations or concerns? Mr. Marty asked if they could reach an agreement with Taco Bell to utilize the same in and out on Cooper Foster since having two entrances so close together be a nightmare. Mayor Costilow asked what their construction timeline was. Ms. Newnam stated they would like the building and business up and running in 2023. Fire Inspector Chris Niehart stated to get in the property they need that access entrance from Cooper Foster since they have agreed to move the hydrant and connection to that road.

Mayor Costilow motions to approve the Final Development Plan contingent on the traffic impact study, all issues resolved and approved by Bramhall Engineering, and the approval from the Zoning Board of Appeals for their variance request. Approved 7-0

2. Mr. Will Sharer seeking a General Development Plan approval to build single story Redwood apartment neighborhoods. Mr. Sharer stated their homes are a two bedroom, 2 bath with a 2-car garage. Mr. Sharer stated they currently have 14,900 units, their average age is 51.5 years, 7-% are empty nesters. Mr. Sharrer stated their average resident stays 2.39 years and approximately 18% stay more than five years. Mr. Sharrer stated their rent is \$1800-\$2200 a month. Mr. Sharer stated they do a complete background including a credit check for all renters. Mr. Sharrer stated they have a low impact on city schools since most of their renters are older. Mr. Sharer stated they did intensive research on demand and found the City of Amherst does not have any development like this and they would love to be a part of the community. Mr. Sharer stated their layout is a single family, no steps and they have an extensive landscape plan for the development. Mr. Sharer stated their streets are private and they take care of all the maintenance including snow removal. Mr. sharer reviewed the interior layout of the buildings showing vaulted ceilings, personal outdoor patio, eat-in kitchens with walk in pantry. Mr. Sharer also stated they will have granite countertops in kitchen and bath. Mr. Sharer stated the outside of the property has extensive landscaping, stone and shake siding accents, private attached 2 car garage. Mr. Sharer stated they range from 1,294 square footage to 1,600 square footage with den.

Mr. Macartney stated this is a General Plan approval. Mr. Macartney stated this is large vacant parcel on Middle Ridge and is currently zoned R-1. Mr. Macartney stated they would need to have this rezoned to either a R-3 or a PDD development. Mr. Macartney stated a PDD would give the city more leverage on the site, the developer would be required to submit all plans including but not limited to landscaping, colors of buildings, etc. Mr. Macartney stated being a General Plan approved, these plans were required to be sent to the city department for approval but was overlooked. Attorney Patrick Ward confirmed it will need to be sent to other city departments. Mr. Macartney stated this property is across the street from an existing 3 level apartment building. Mr. Macartney stated he recently drove through the Vermilion development and after 10 years still looks very nice.

Mayor Costilow stated he is opposed to the R03 but likes the PDD since it gives the city backing to make sure what the developer was approved for is what is built. Mayor Costilow stated this would also need to go before Council and receive their approval.

Mr. Tomaszewski asked about the number of cars that will be exiting onto Middle Ridge. Mr. Tomaszewski asked if a traffic study is planned? Ms. Rakoci stated yes, they will have a traffic study performed. Ms. Rakoci stated they were also worried about the site distance so we already went and had that study performed and found there should be no issues. Mr. Rosenkranz asked where the entrance to the development would be. Ms. Rakoci stated they were unsure. Mr. Rosenkranz asked if the economy takes a dive would you lower your standards on the renters you approve. Ms. Rakoci stated they pride themselves on their standards and that will never change. Mr. Rosenkranz asked if they had a feasibility study performed. Mr. Sharer stated yes and showed Amherst would be a wonderful fit for their development. Mr. Sharer stated they will have an onsite maintenance person that lives in the development, and they have 28 extra parking spaces for guest since they do not allow on street parking.

Mr. Andrew asked what their occupancy percentage is in the other developments. Mr. Sharer stated in North Ridgeville it is 99% occupies; Vermilion is 100% occupied; Avon and Avon Lake is also 100% occupied.

Mayor Costilow stated he likes this development and have been wanting to see this kind of housing in the city limits.

Mayor Costilow motions to accept and approve the General Plan approval contingent that city departments have no opposition, seconded by Mr. Ireland. Approved 6-1 (Mr. Rosenkranz-no)

3. Approval of minutes from November 30, 2022: Mr. Tomaszewski motions to approve the minutes as submitted, seconded by Mr. Andrews. Approve 7-0
4. Next Scheduled meeting: December 28, 2022. Approved 7-0
5. Adjourn: Mr. Marty motions to adjourn at 7:10pm, seconded by Mr. Andrews. Approved 7-0

*John Jeffreys, Jr* 12/2/22  
John Jeffreys, Chairman Date

*Tammy L. Paterson* 12/2/22  
Tammy L. Paterson, Sec Date