

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

January 11, 2023

MINUTES

6:00 p.m.

Members Present:

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

Members Absent:

Other City Officials
Atty. Patrick Ward
David Macartney
Tammy Paterson
Chuck Winiarski
Chris Niehart

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

Mr. Jeffreys reviews procedures of the Planning Commission.

1. Nomination for Chairman of the Planning Commission for the year 2023: Mr. Rosenkranz nominates John Jeffreys as Chairman for 2023, seconded by Mr. Marty. Approved 7-0
2. Nomination for Vice-Chairman for 2023: Mr. Jeffreys nominates Mr. Marty for Vice-Chairman for 2023, seconded by Mr. Rosenkranz. Approved 7-0
3. Mr. Jake Szaraz representing Ray Fogg Building Methods LLC. Mr. Szaraz stated he is requesting a general plan approval starting with Phase 1 but in the future there will be a second building. Mr. Szaraz stated the only changes from the previous submission is they have moved the detention pond to a different location and have decided to leave an additional 25ft of buffer trees making the total buffer area 75 ft off the property line with natural habitat. Mr. Szaraz stated they listened to the concerns from the abutting neighbors and decided to remove the mound and add the 25 additional feet. Mr. Macartney stated Mr. Szaraz came before the Zoning Board in June 2022 and was granted two variances. Mr. Macartney stated the first was to decrease the buffer area from 300 ft to 50 ft, the second was to increase the height of the building from 40 ft. to 50 ft. Mr. Macartney stated the feedback from the residence was about the exposure to their property. The general plan was distributed to the city departments including Bramhall Engineering. Mr. Macartney stated most items will be reviewed when they submit for their final approval like the traffic study. Mr. Macartney stated one item came up in several comments was regarding the landscape island at the entrance on Sandstone Blvd. Mayor Costilow asked if each individual tenant will need to come before the Planning Commission for approval. Mr. Macartney stated yes, and then be recommended to Council for approval. Mr. Jeffreys asked when Phase 2 would start. Mr. Szaraz stated normally when Phase 1 is about 80% completed. Mr. Macartney reminded Mr. Szaraz that Phase 2 would need a separate submittal. Mr. Tomaszewski asked if there is a traffic study.

Mr. Macartney stated the traffic study will not be require until they submit for the final plan approval.

Mayor Costilow motions to approve the General Plan approval, seconded by Mr. Ireland.
Approved 7-0

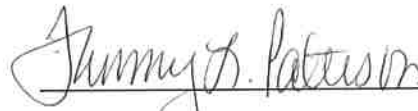
4. Approval of minutes from November 30, 2022, with corrections: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Tomaszewski. Approved 7-0

5. Next scheduled meeting: Next scheduled meeting will be Wednesday February 28, 2023, at 6pm. Approved 7-0

6. Adjourn: Mr. Marty motions to adjourn at 6:20pm, seconded by Mayor Costilow. Approved 7-0

 1-12-23

John Jeffreys, Chairman Date

 1-12-2023

Tammy L. Paterson, Sec Date