

# AMHERST PLANNING COMMISSION

206 Sout Main Street  
Amherst, Ohio 44001

March 29, 2023

## Minutes

6:00pm

### Members Present:

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

### Excused:

John Jeffreys  
  
Other City Official  
Attorney Patrick Ward  
David Macartney  
Tammy Paterson  
Fire Chief Wilhelm  
Fire Inspector Niehart  
Fire Inspector Gates

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

1. Mr. Brent Anderson from Rafter A, LTD representing Kama Properties LLC located at 700 Mill Street. Mr. Anderson stated they are seeking a final approval for the placement of mini storage units at the Old Amherst Lumber located at 700 Mill Street. Mr. Anderson stated they received the comments from the Fire Department and needed time to resolve the water line issue, so they had to table this application from a previous meeting. Mr. Anderson stated since then they have a plan to resolve the water line issue in partnership with the City that will also benefit the neighborhood. Mr. Anderson stated they have reviewed and responded to Bramhall Engineering review comments. Mr. Macartney stated this is a two-step process for approval. If the Planning Commission approves this project, it must go before City Council for their approval as part of the Industrial Review Board. Mr. Macartney stated Kama Properties has applied and been given a demolition permit which they have already started taking down buildings. Mr. Macartney stated Kama Properties also received variances for their setbacks in May 2022. Mr. Macartney stated the comment letter from Bramhall Engineering sent to the Planning Commission members in February 2023 as well as Rafter's responses in late March. Mr. Macartney stated Rafter has provided the required information with some items, such as the storm water and site lighting calculations, in process. Mr. Macartney stated the lighting will be reviewed to ensure no lights will interfere with the neighboring properties. Mr. Macartney stated the new water line will run

from the west to feed the site. Mayor Costilow stated this parcel is in the older part of the city and still has a 4" water line. Mayor Costilow stated this 4" water line is not adequate to protect this new project so he has worked with the developer and the City water department to extend an 8" water line with a hydrant to service the project. Mayor Costilow stated the developer is to provide the funding and the City will install. Mayor Costilow stated this will also help with the residential houses on the street. Attorney Ward had no questions or comments.

Mr. Tomaszewski motions to approve the final development plan contingent that all engineering comments are resolved, seconded by Mr. Rosenkranz. Approved 6-0

2. Mr. Joel Copley from Janotta & Herner representing KTM North America Inc. Mr. Copley stated they are looking to expand the North and West side of the building. Mr. Copley stated they need additional storage space. Mr. Copley stated they will be seeking a height variance due to their new vertical parts storage. Mr. Copley stated it's like a rotisserie so the parts can be easily obtained. Mr. Copley stated they will be updating the water line for the new addition. Mr. Macartney stated this is similar to the Amherst Mill Street project as this parcel is in an industrial zoned district. Mr. Macartney stated if the Planning Commission approves the additions, they will need to also have City Council approval pending approval from the Board of Zoning Appeals. Mr. Macartney stated the storm sewer and water lines run along the back of the property and KTM has been working with the Mayor and Bramhall Engineering to properly relocate the storm sewer with an easement for the City to access and maintain. Mr. Macartney stated this will also help with abutting properties. Mayor Costilow stated he is excited this company is staying in Amherst and increasing their business and employees. Mayor Costilow stated his office has never received any complaints on this property and believes they are good neighbors. Mayor Costilow stated their water line will need to be a 12" line and he is sure they can partner up on this project. Mayor Costilow stated this new water line will also benefit the neighborhood. Attorney Ward had no questions or comments.

Mr. Andrews motions to approve contingent to engineering approval and recommend being sent to Council for approval, seconded by Mr. Ireland. Approved 6-0

3. Approval of minutes from March 1, 2023: Mr. Rosenkranz motions to approve the minutes as submitted, seconded by Mr. Tomaszewski. Approve 6-0
4. Next Scheduled meeting: April 26, 2023, at 6pm. Approved 6-0
5. Adjourn: Mr. Ireland motions to adjourn at 6:20pm, seconded by Mr. Andrews. Approved 6-0

  
Charlie Marty, Vice-Chairman      Date      3/30/23

  
Tammy L. Paterson, Sec      Date      3/30/23