

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

August 30, 2023

Minutes

6:00pm

Members Present:

Charlie Marty
John Jeffreys
Dale Rosenkranz
Dave Andrews
Terry Tomaszewski

Excused:

Mayor Costilow
Mike Ireland
Other City Official
Attorney Patrick Ward
David Macartney
Tammy Paterson

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

1. Mr. Leon Sampat from LS Architects stated his client, Dr. Booth is currently working in Liberty Woods but has outgrown this property and is looking to build at 401 N. Leavitt. Mr. Sampat stated Dr. Booth currently owns the property at 401 N. Leavitt and the abutting vacant property. Mr. Sampat stated the proposed new building would be approximately 4600 sq. ft. Mr. Lampat stated they would have thirty-four (34) parking spaces which is over the required sixteen (16) so there is enough for patients and employees. Mr. Lampat stated they will comply with the buffer against the residential zoned district. Mr. Lampat stated the curb cut will line up with the Post Office and the second drive on the plans would be eliminated per the city request. Mr. Lampat stated his client would like the new building to have a "homey" feel and not so medical, so his patients are less anxious. Mr. Lampat stated the exterior will have bricks and siding with a covered entry into the building. Mr. Macartney stated the access road will be installed down to KFC and will coordinate with their engineers. Mr. Macartney sated the comments are similar for all General Plan approval. Mr. Macartney stated a traffic study will be required on the Final Development Plan Approval submittal and they will review the buffer zone requirements. Attorney Ward had no comments or questions at this time. Mr. Tomaszewski asked about the access road. Mr. Macartney stated this will need to be in place on the plans for the Final Development Plan. Mr. Macartney stated their new curb cut will line up with the Post office and

the North curb cut will be eliminated off the plans. Mr. Marty asked how many dentists will be in the practice? Mr. Lampat stated 2 and up to 3 hygienist per doctor. Mr. Jeffreys asked if Dr. Booth owned both parcels. Mr. Lampat stated yes, he owns both parcels.

Mr. Tomaszewski motions to approve the General Development Plan, seconded by Mr. Marty. Approved 5-0

- 2. Approval of minutes from July 26, 2023: Mr. Tomaszewski motions to approve the minutes as submitted, seconded by Mr. Rosenkranz. Approve 5-0
- 3. Next Scheduled meeting: September 27, 2023, at 6pm. Approved 5-0
- 4. Adjourn: Mr. Tomaszewski motions to adjourn at 6:18pm, seconded by Mr. Andrews. Approved 5-0

		
_____ John Jeffreys, Chairman Date	_____ Tammy Paterson, Sect	_____ Date