

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

October 25, 2023

Minutes

6:00pm

Members Present:

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

Excused:

Other City Official
Attorney Patrick Ward
David Macartney
Tammy Paterson
Chuck Winiarski
Brian Dembinski
Chris Niehart
Tim Gates

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

1. Mr. James Yorks representing D & J Rice, LTD. Mr. Yorks stated his clients are asking for a General Plan review for a new storage facility in the Rice Industrial Parkway. Mr. James stated this had taken some time since they wanted to do their due diligence by having a feasibility study done. Mr. Yorks went through the history of the property and the buildings that currently sit on the property. Mr. Yorks stated this would be developed in two phases. Mr. Yorks stated the first phase would be four (4) buildings. Mr. Yorks stated the property had a basin behind the R. R. Rice building which was a large pond. Mr. Yorks stated with appropriate approval they were able to fill that in but left a regional basin on the South side. Mr. Yorks stated they felt this mini storage was the best use for the property. Mr. Yorks stated the landscaping will be done and will be taken care of by the developer. Mr. Yorks stated part of the mini storage area will be an outdoor open storage area for vehicles, boats, recreational vehicles, etc. Mr. Yorks stated they have complied with the Fire Department auto turn requirements using Fire Truck #59. Mr. Yorks stated there are currently two fire hydrants in proximity but will add a new on-site hydrant pursuant to the Fire Department request. Mr. Yorks stated the Fire Department, and the Amherst Police Department will have a gate code. Mr. Yorks stated they will have no night operations. Mr. Yorks stated they have met all required setbacks including building size regulations. Mr. Yorks stated in the code they need one space for every 2 employees, they will

have six parking spaces. Mr Yorks stated they have not requested a traffic study, but they have the data showing there will be no increase in vehicles. Mr. Yorks stated the aisle between the buildings is 30 ft. Mr Yorks stated they will work on storm water and size of units if approved. Mr. Yorks stated they understand this will also need to go before Council for approval. Mr. Yorks stated this will be paved with asphalt or hard surface with no stone on the property. Mr. Macartney stated he had nothing to add except that he had just received comments back from Bramhall Engineering. Mr. Macartney stated the city will require and is recommended by our engineers that a traffic study be completed and submitted on the final approval application. Mr. Macartney went over the comments. Attorney Ward had no comments or questions at this time. Mayor Costilow stated he found the traffic study data interesting, but the city will require the traffic study. Mayor Costilow asked if the study showed mini storage was needed in the area. Mr. Yorks stated when they started their research yes, this was done before they knew there would be another mini storage in the area. Mayor Costilow gave friendly advice to research again before you invest a lot of time and money. Mr. Jeffreys asked what a condition storage was. Mr. Yorks stated this is an indoor storage that had heat and air and is more controlled for those residents that have valuable furniture, etc. Mr. Yorks stated they will not be able to store any vehicles in this building. Mr. Yorks stated this controlled storage has full fire suppression and security cameras.

Mayor Costilow motions to approve the General Development Plan, seconded by Mr. Andrews.
Approved 5-0

2. Approval of minutes from September 27, 2023: Mr. Tomaszewski motions to approve the minutes as submitted, seconded by Mr. Andrews. Approve 5-0
3. Next Scheduled meeting: November 29, 2023, at 6pm. Approved 5-0
4. Adjourn: Mr. Rosenkranz motions to adjourn at 6:35pm, seconded by Mr. Ireland.
Approved 5-0

	
John Jeffreys, Chairman Date 10/30/23	Tammy Paterson, Sect Date 10/30/23