

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

November 29, 2023

Minutes

6:00pm

Members Present:

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

Excused:

Other Officials:
Atty Patrick Ward
David Macartney
Tammy Paterson
Chris Niehart
Tim Gates
Chuck Winiarski

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

1. Mr. Ryan Coleman is requesting a General Plan approval to build two (2) 45x150 sq. ft. storage buildings at 1072 Milan Avenue. Mr. Colemans stated this parcel is 2.85 acres and has a single-family home which they have recently fixed up. Mr. Coleman stated they are looking to build two 45x150 storage buildings. Mr. Coleman stated they own two Pure gas stations and would like to store overflow products when they find good deals. Mr. Coleman stated they would also store items for pump repairs and dispensaries. Mr. Coleman stated they have rental properties and would also like to store items for those. Mr. Coleman stated this would only be for their personal business. Mr. Coleman stated there is currently a building there that they would like to tear down and place one of the buildings in that location. Mr. Coleman stated they reviewed the Planning Commission comments from the departments. Mr. Coleman stated there is a fire hydrant across the street and the existing gravel driveway would go back to the buildings would be changed to asphalt or concrete and their tenant would not be using the driveway. Mr Colman stated there is 30' between the buildings. Mr. Coleman stated they will have their own buffer but there is currently a buffer on Sam bartlett's property that would an added buffer zone. Mr. Coleman stated the opening to the buildings would face the Bartlett's property and would not

have semi-trucks coming in and out. Mr. Macartney stated in 2015 a similar request came before the Planning and the Assistant Law Director at that time stated a residential and Industrial could not co-exist. Attorney Ward reviewed the ordinance and determined this would not go against the ordinances. Mr. Marty asked if there would be any alcohol being stored in either building. Mr. Coleman stated no. Mr. Rosenkranz asked about their lighting plan since they do have residential neighbors. Mr. Coleman stated they were looking at motion detected lighting just for security reasons. Mr. Terry Traster from 1013 Milan asked how tall the building would be and if there could be any stipulations if this property is sold who goes in. Mr. Coleman stated the height of the buildings would be 16 ft high. Mayor Costilow stated if the property is sold then the new tenants would need to apply to the Planning Commission and then Council for approval. Mr. Coleman spoke to the buffer requirements, and they would like to ask for a Variance. Mr. Bukovec from 973 Milan, if Bartlett's property is sold, they lose that part of the buffer. Mr. Bukovec asked what guarantee they have that the buffer, as required by ordinance, will stay. Mr. Macartney stated that the request would need to go before the Zoning Board of Appeals, not the Planning Commission. Mayor Costilow stated if this is approved tonight, their final plans would need to show the buffer.

Mr. Andrews motions to approve the General Plan approval, seconded by Mr. Marty. Approved 7-0

2. Mr. Kevin Hoffman, Polaris Engineering, Mr. Greg & Richard Summers from the Summers Development Group is requesting a Final Plan Approval for Quarry Creek for sixty-nine buildings, 174 dwelling townhouse and final approval for a zoning overlay from a C-2 to a Planned Development District and to recommended to Council for approval. Mr. Hoffman reviewed the comments on the Planning Commission sheet from the city departments including Bramhall Engineering. Mr. Hoffman stated the emergency access drive has been revised per the Fire Department request and will now be 12 ft wide asphalt with 4 inches on either side with stone. Mr Hoffman stated they also revised per the request of the Fire Department to have a locked gate. Mr. Hoffman stated the dog park will be fenced and 3 parking spaces have been added, along with a playground being fenced. Mr. Greg Sommers stated all comments were reasonable and routine and they have no problem addressing them. Mr. Hoffman stated all roads are private and the HOA will be responsible for maintenance. Mr. Hoffman stated the main drive is 25 ft wide. Mr. Macartney stated he did receive the Sub-dividers agreement today and the water, hydrant and electricity will be public. Mr. Macartney stated they are required to update their traffic study. Mr. Hoffman stated he had already emailed that over previously and it showed no additional action was necessary. Mayor Costilow stated he would like to review the subdividers agreement so that the language is correct and there are no misunderstandings on project start and completion dates. Mr. Greg Sommers stated they would make an appointment asap to review. Mr. Tom Lyman residing at 45610 North Ridge stated the plans are beautiful but has concerns with 174 dwellings that would be about 700 cars a day in a bad area. Ms. Johanna Lyman stated this area has bad accidents and now you are trying to put a square peg in a round hole. Ms. Lyman stated Amherst is a wonderful city but feels it's becoming more like Avon Lake

dropping subdivisions anywhere there is green space. Ms. Lyman questioned the traffic study report to be accurate. Mr. Hoffman stated this is done by an outside professional company that follows certain guidelines. Mr. Hoffman stated their report showed no additional improvements recommended.

Mayor Costilow motions to approve the Final Development Plan and to send to Council for approval, seconded by Mr. Ireland. Approved 5-2 (Mayor Costilow- yes, Mr. Jeffreys-yes, Mr. Rosenkranz-yes, Mr. Marty-no, Mr. Andrews-no, Mr. Ireland-yes, Mr. Tomaszewski-yes)

Mayor Costilow motions to approve the rezoning from C-2 to a Planned Development District and to send to Council for approval, seconded by Mr. Ireland. Approved 5-0 2 (Mayor Costilow-yes, Mr. Jeffreys-yes, Mr. Rosenkranz-yes, Mr. Marty-no, Mr. Andrews-no, Mr. Ireland-yes, Mr. Tomaszewski-yes)

3. Approval of minutes from October 25, 2023: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Andrews. Approve 7-0
4. Next Scheduled meeting: December 27, 2023, at 6pm. Approved 7-0
5. Adjourn: Mr. Tomaszewski motions to adjourn at 6:49pm, seconded by Mr. Rosenkranz. Approved 7-0

John Jeffreys, Chairman Date

Tammy Paterson, Sect

Date