

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

January 31, 2024

Minutes

6:00pm

Members Present:

Excused:

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

Tammy Paterson

Other Officials:
Atty Patrick Ward
David Macartney
Chris Niehart
Tim Gates
Chuck Winiarski
Matt Nahorn

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

Mr. Jeffreys reviews procedures of the Planning Commission.

1. Nomination for Chairman of the Planning Commission for the year 2024: Mr. Tomaszewski nominates John Jeffreys as Chairman for 2024, seconded by Mr. Andrews. Approved 7-0
2. Nomination for Vice-Chairman for 2024: Mr. Rosenkranz nominates Mr. Marty for Vice-Chairman for 2024, seconded by Mr. Andrews. Approved 7-0
3. Mr. James Yorks representing Mr. Lawrence Niehart is seeking final development plan approval for the construction of a self-storage facility in an I-1 zoned district located on Rice Industrial Parkway. Mr. Yorks addressed the Commission and the City for working with his groups project and provided a brief overview of the project from the general development plan submittal previously approved which includes six (6) enclosed storage buildings and two (2) exterior storage areas. Mr. Yorks stated the project is planned for two phases and will allow the market to determine if they will proceed with phase two which includes the construction of buildings 4-6 and one exterior storage area. If phase 2 is abandoned, they will come back for approval of any future development on the site. Mr. Yorks explained the location of the hydrants are being finalized after discussions with the fire department. Mr. Yorks stated all I-1 zoning rules are being complied with and the fencing around the site will be no taller than 6 feet in height. Mr. Yorks stated that all of the comments from the various City departments have been addressed and the plans revised as required. Mr. Yorks explained the traffic impact study referenced being

below the standards to Mr. Yorks explained an environmental study in 2000 and 2006 that indicated limited wetland delineation. A study in 2020, completed in conjunction with a property sale, indicated increased wetland delineation so they will be having an additional environmental impact study to determine any potential wetland impact. Mr. Jeffreys deferred to Mr. Macartney for additional comments. Mr. Macartney requested any updated plans be submitted to the building department for review of the updates noted by Mr. Yorks. Mr. Macartney stated the contingencies are typical of final development plans to be submitted for review prior to any sitework taking place. Mr. Jeffreys deferred to Atty. Ward to clarify the motion to be made with the noted contingencies and the updated environmental impact study. Mayor Costilow asked whether this project is under to jurisdiction of the I-1 District Board of Review. Mr. Macartney and Atty. Ward confirmed this does require I-1 District Board of Review. Mr. Tomaszewski asked about the traffic study and how it relates to the overall area. Mr. Yorks confirmed the study is based only on their project using industry standards for trip generations with a general overview of the area. Mayor Costilow stated if future development necessitated further road or traffic improvements, the City would explore the required improvements to be made and assess the surrounding property owners as permitted.

Mr. Tomaszewski motions to approve the Final Development Plan contingent on resolving all remaining engineering comments and providing an updated environmental impact study and to send to Council for approval as part of the I-1 District Board of Review, seconded by Mr. Ireland. Approved 7-0

4. Mr. Jamie Blair of E.L. Robinson representing KO Storage Construction LLC is seeking final development plan approval for the construction of a self-storage facility in an I-1 zoned district located at 205 through 211 S Leavitt Road. Mr. Blair explained the proposed project will include thirteen (13) buildings with a mix of drive-up and climate-controlled units. Mr. Blair stated that all requested documents have been submitted to the City pursuant to the comments they received and that they are working to finalize the location of fire hydrants as requested by the fire department. Mr. Jeffreys deferred to Mr. Macartney for additional comments. Mr. Macartney stated the applicant had addressed all the City comments except the final location of the required hydrant at SR58 for proper fire department connection without having to close the roadway. Mr. Macartney stated the contingencies are typical of final development plans to be submitted for review prior to any sitework taking place. Mr. Macartney addressed the fire department's question as to whether the climate controlled building will be sprinkled and stated the buildings as designed are below the requirements for being sprinkled. Mr. Tomaszewski asked if fencing was part of the development plan. Mr. Blair stated the fencing will completely close in the site between the buildings and at the main entryway with an access gate. Mr. Tomaszewski asked if the detention basins will be fenced. Mr. Macartney stated the detention basins are dry basins and do not require fencing although the engineers commented about a guardrail at the entry to safeguard the basins from vehicles. Mayor Costilow questioned the zoning codes related to fencing. Mr. Macartney stated there are no ordinance sections requiring fencing but can be addressed on an individual basis. Mr. Niehart requested clarification for the

hydrant locations. Mr. Blair explained the reason the hydrant between building nos. 3 and 4 was due to a proposed storm water catch basin. Mr. Blair confirmed the fire department may have further input in the final placement of the new hydrants at the time of installation. Mr. Yorks requested clarification as to the total number of buildings. Mr. Blair stated the middle buildings will have doors on all sides. Mr. Gates stated his concerns about cars parking next to each other blocking emergency access. Mr. Colin O'Brien of KO Storage stated their business model is generally for drop-off and pick-up of personal belongs with limited loitering onsite.

Mr. Andrews motions to approve the Final Development Plan contingent on resolving all remaining engineering comments and to send to Council for approval as part of the I-1 District Board of Review, seconded by Mr. Tomaszewski. Approved 7-0

5. Approval of minutes from November 29, 2023: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Ireland. Approve 7-0
6. Next Scheduled meeting: February 28, 2024, at 6pm.
7. Adjourn: Mr. Ireland motions to adjourn at 6:46pm, seconded by Mr. Andrews. Approved 7-0



John Jeffrey, Chairman Date 2-7-24



David Macartney, Building Official Date 2-5-24