

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

February 28, 2024

Minutes

6:00pm

Members Present:

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

Excused:

Mike Ireland
Other City Official
Attorney Patrick Ward
David Macartney
Tammy Paterson
Chirs Niehart, Fire
Councilman Winiarski
Councilman Nahorn

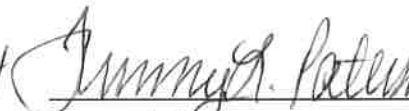
Mr. Jeffreys opened the meeting at 6:00pm.

1. Mr. Leon Sampat from LS Architects representing Tooth Booth Real Estate and seeking a Final Development plan approval to convert an existing structure into a dental office with a building addition at 401 N. Leavitt Road Amherst, Ohio 44001. 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 the plans show two curb cuts, one has been omitted and one left for the drive to the north. Mr. Macartney stated all engineering comments have been addressed including adding a hydrant at the northern portion of the project. Mr. Macartney stated they will obtain the easement for the access road documentation if approved for the law department to review. Mr. Macartney stated Bramhall sent an email after the office closed stating they have addressed all concerns, and he has no issue if approved. Mr. Tomaszewski asked Mr. Lampat to explain the underground storage tanks. Mr. Lampat stated this will eliminate having a retention basin since they do not have the extra property. Mr. Lampat explained how the underground storage tanks work. Mr. Macartney stated the underground storage tanks will be part of the maintenance agreement and the city will inspect them yearly. Attorney Ward had no comments or questions at this time.

Mr. Marty motions to approve the Final Development Plan pending the easement agreement and the traffic study, seconded by Mr. Andrews. Approved 6-0

2. Approval of minutes from January 31, 2024: Mr. Andrews motions to approve the minutes as submitted, seconded by Mr. Tomaszewski. Approve 6-0
3. Next Scheduled meeting: March 27, 2024, at 6pm. Approved 6-0
4. Adjourn: Mr. Rosenkranz motions to adjourn at 6:15pm, seconded by Mr. Marty. Approved 6-0

 3-5-24
John Jeffrey, Chairman Date

 3-5-24
Tammy Paterson, Sect Date