

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

April 24, 2024

Minutes

6:00pm

Members Present:

Excused:

Dave Andrews

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

Other City Official:
Attorney Patrick Ward
David Macartney
Tammy Paterson

Mr. Jeffreys opened the meeting at 6:02pm.

1. Mr. Grant Chaney represents Amherst Plaza located at 1901-1971 Cooper Foster Park Road Amherst, Ohio 44001. Mr. Chaney is seeking a General Plan approval to construct a new entry road that would be located on the Eastern edge of what is currently a vacant outparcel. Mr. Chaney stated they recently purchased this property about 6 months ago and would like to start improving the property. Mr. Chaney stated their goal is to keep the existing tenants but also to bring in some new tenants. Mr. Chaney stated they currently have a commercial painter at the property starting to paint the façade of the building. Mr. Chaney stated they would also like to make some upgrades to the parking lot. Mr. Chaney stated they would like to have this new road that will be split between their vacant parcel and the gas station, this would allow a third access. Mr. Chaney stated they have leased out a large space to Oak Health Street. Mr. Chaney stated the access road has been neglected and will be upgraded with showing lanes. Mr. Chaney stated they had not yet completed the traffic study; they were waiting for the City's input. Mr. Chaney stated their goal is to eliminate some traffic. Mr. Macartney stated he has spoken to Mr. Chaney prior to their taking over the property, which they stated would like to have a facelift to the property. Mr. Macartney stated he did inform Mr. Chaney at that time a traffic impact study will be required prior to the Final Development plans submittal. Mayor Costilow asked if there

would be additional signage at the entrance. Mr. Chaney stated they may need some additional signage and would apply for any variances needed. Mr. Chaney stated they are working with Mr. Coleman from the gas station regarding the proposed egress. Mr. Marty asked if the proposed egress would give the gas station more parking. Mr. Chaney stated there is no additional parking, but their customers will have access to the road. Mr. Tomaszewski stated traffic is also a major concern on this road and he suggests reviewing the city comments they received and would like to see the traffic impact study results. Attorney Ward had no comments or questions.

Mr. Tomaszewski motions to approve the General Plan, seconded by Mr. Marty. Approved 6-0

2. Approval of minutes from February 28, 2024: Mr. Marty motions to approve the minutes as submitted, seconded by Mr. Ireland. Approve 6-0
3. Next Scheduled meeting: May 29, 2024, at 6pm. Approved 6-0
4. Adjourn: Mr. Ireland motions to adjourn at 6:19pm, seconded by Mr. Rosenkranz. Approved 6-0

 ^{4/29/2024}
John Jeffrey, Chairman Date

 ^{4/29/2024}
Tammy Paterson, Sect Date