

# AMHERST PLANNING COMMISSION

206 Sout Main Street  
Amherst, Ohio 44001

June 18, 2024

## Minutes

6:00pm

### Members Present:

Mayor Costlow  
John Jeffreys  
Charlie Marty  
Dave Andrews  
Terry Tomaszewski

### Excused:

Mike Ireland  
Dale Rosenkranz

### Other:

David Macartney  
Tammy Nixon  
Chris Niehart, Fire  
John Kuhl, Fire  
Matt Nahorn  
Chuck Winiarski

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

1. Ms. Amanda Dick representing Granger Property Development. Ms. Dick stated they are proposing to build a single- and two-story town homes. These townhomes will be rented. Ms. Dick stated there will be options ranging from 3 bedroom/2 bath to 1 bedroom/1 bath all with attached garages and back patios. Ms. Dick stated they want the development to feel like a single-family home. Mr. Macartney stated this was on the May 2024 agenda but there were outstanding items to be addressed. Mr. Macartney stated comments from the internal departments have been answered including access for the updated fire department apparatus. Mr. Macartney stated the members will find the additional elevations which include color plans in their packet. Mayor Costilow asked if all utilities will be private. Ms. Dick stated utilities and roads will remain private and they will also have snow removal. Mr. Macartney stated he is currently working on a developer's agreement that will outline all private utilities, etc. Mr. Marty asked if there was only one entrance. Ms. Dick stated only one entrance onto Rt 58 and directly across from Rice Industrial. Mr. Jeffreys asked about the traffic impact study. Ms. Dick stated a traffic study was completed and there were no recommendations on improvement. Ms.

Dick stated Bramhall Engineering was given a copy for their review. Mr. Jeffreys asked about the traffic generated count. Ms. Macartney referenced the traffic study to confirm 39 vehicular trips in the Am peak hour and 48 vehicular trips in the PM peak hour. Mr. Andrews asked what the average rent would be. Ms. Dick stated \$1,500.00 a month for the one-bedroom unit and \$2,300.00-\$2,400.00 a month for the larger units. Mayor Costilow asked what the biggest townhouse they have for rent. Ms. Dick stated 1,500 sq. ft. Mr. Bill Nahorn asked about any green space. Ms. Dick stated they have 53% green space in the whole property. Mr. Andrews asked if they have traffic issues in similar communities. Ms. Dick stated they did not. Mr. Marty asked if the Fire Department had any issues. Fire Inspector Chris Niehart had concern over the fire truck turn but after discussion with the Granger team and asked for additional information, they have no issues. Mayor Costilow stated the city has no product like this. Mr. Macartney stated comments were received from Bramhall Engineering with the typical comments that may be resolved as the project progresses if approved.

Mayor Costilow motions to approve the development and the PDD and forward to Council for approval, seconded by Mr. Marty. Approved 5-0

2. Approval of minutes from April 24, 2024: Mr. Tomaszewski motions to approve the minutes as submitted, seconded by Mr. Jeffreys. Approve 5-0
3. Next Scheduled meeting: July 31, 2024, at 6pm. Approved 5-0
4. Adjourn: Mr. Andrews motions to adjourn at 6:26pm, seconded by Mr. Tomaszewski. Approved 5-0

   
John Jeffreys, Chairman                      Date                      Tammy Nixon, Sect                      Date