

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

July 31, 2024

Minutes

6:00pm

Members Present:

Charlie Marty

Mike Ireland

Dale Rosenkranz

Dave Andrews

Excused:

Terry Tomaszewski

John Jeffreys

Other City Official

Attorney Patrick Ward

David Macartney

Tammy Nixon

Tim Gates

John Kuhl

Chuck Winiarski

Matt Nahorn

Chris Niehart

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

Mr. Kerry Dickson represents Vermilion Ohio Acquisitions LLC. Mr. Dickson reviewed a little of their back story. They are a Chicago based company. Mr. Dickson stated they have several assisted living developments in Illinois and Indiana and are looking forward to bringing their brand to Amherst. Mr. Dickson stated they also have multi-family units along with public/private housing with the University of Illinois and University of Wisconsin Systems. Mr. Dickson stated Silver Birch will be their 3rd development in Ohio. Mr. Dickson stated they have one in Bedford Heights and Mansfield and have contracts in Columbus, Canton and Boardman. Mr. Dickson stated these facilities are for those seniors needing daily assistance but are able to live independently in their own apartment suites. Mr. Dickson stated they will have 120/130 units. Mr. Richard Choi stated they received all the department comments and concerns. Mr. Choi stated they spoke to the Fire Department and have added the suggested fire lane. Mr. Choi stated they are showing to accommodate 70 parking spaces and have 2 entrances. Mr. Choi stated one entrance is off Hollstein Blvd and the other off Cooper Foster. Mr. Choi stated their sanitary connection will be off Cooper Foster and the water connection off Hollstein Blvd. Mr. Choi stated there will be a courtyard in the back of the property, full dining room, activity room and a bistro. Mr. Choi stated there is space on the corner of Hollstein Blvd and Cooper Foster for a small retention pond. Mr. Macartney stated he met with the civil engineer and the City's consulting engineer to discuss the project prior to submittal. Based upon the City's comments of

the submittal, it seems they have made the suggested changes. Mr. Macartney stated this is a General Plan Review and they will need to come back for a Final. Mr. Macartney stated they have done a traffic count which is in your packets. Mr. Ireland asked to review the traffic study. Mr. Andrew Pierson from TMS Engineers stated they went by ODOT requirements and since the impact was low, they only did a traffic count. Mr. Pierson stated the count showed 23 trips in the am and 30 trips in the pm. Mr. Pierson stated they are not concerned about the Cooper Foster ingress/egress since the site distance was 250 feet and would give any vehicles the time to slow down. Mr. Dickson stated they pushed the drive as far West as they could and found it to be the best location. Mayor Costilow stated some of their residents might be healthy and would like to walk to the health center. Mayor Costilow asked if they thought about adding a sidewalk/crosswalk or if they would consider doing so. Mr. Dickson stated they will investigate the sidewalk/crosswalk. Mayor Costilow also suggested a "Right turn only" sign for the ingress/egress onto Cooper Foster. Mr. Andrews asked if a buffer zone would be required. Mr. Dickson stated only a portion would require a buffer zone and it is already wooded. Mr. Dickson stated they have not completed their landscape plan, but they will have a dumpster enclosure. Attorney Ward had no comments or questions at this time. Mr. Matt Nahorn stated his initial concern is that part of this property (parcel #05-00-020-000-019) is under the Breckinridge deed restriction and only single-family homes can be built. Mr. Nahorn stated if approved this would not fall in line with the restrictions and he is worried there would be a domino effect with other properties to the east. Mr. Nahorn stated he also has a concern about traffic coming in and out of the Cooper Foster entrance. Attorney Ward requested a copy of the deed restriction so he can review. Mayor Costilow asked the developers to call his office after they review this information. Mr. Dickson stated they will speak to the Amherst Fire Department on the placement of the fire hydrant.

Mayor Costilow motions to approve the General Development Plan for parcel #05-00-020-000-118, seconded by Mr. Ireland. Approved 4-0

2. Approval of minutes from June 18, 2024: Mr. Andrews motions to approve the minutes as submitted, seconded by Mr. Marty. Approve 4-0
3. Next Scheduled meeting: September 25, 2024, at 6pm. Approved 4-0
4. Adjourn: Mr. Rosenkranz motions to adjourn at 6:30pm, seconded by Mayor Costilow. Approved 4-0

 
Charlie Marty, Vice-Chairman Date Tammy Nixon, Sect Date