

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

September 25, 2024

Minutes

6:00pm

Members Present:

John Jeffreys

Mike Ireland

Mayor Costilow

Dave Andrews

Terry Tomaszewski

Excused:

Charlie Marty

Dale Rosenkranz

Other City Official

Attorney Patrick Ward

David Macartney

Tammy Nixon

Chuck Winiarski

Matt Nahorn

Chris Niehart

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

Mr. Choi representing Silver Birch of Amherst seeking a final development plan review. Mr Choi stated since the last meeting, they reviewed, took in all the comments and suggestions and turned the building. Mr. Choi stated the Amherst Fire Department requested a hydrant to be installed in one of the islands which has been moved. Mr. Choi stated they have also removed the entrance off Cooper Foster and will have a single main entry and a service entry off Hollstein Blvd. Mr. Choi stated they will have an emergency access off Cooper Foster. Mr. Choi stated in the last meeting it was suggested that a sidewalk be installed and connected to across Hollstein Blvd. Mr. Choi stated they have included a sidewalk in their plans. Mr. Macartney stated he did receive the comments back from Bramhall Engineering and most comments are typical and more administrative. Mr. Macartney stated they will work through the comments and no building permits will be released until satisfied. Mr. Macartney stated they will review the storm water calculations. Mr. Macartney stated the developer took the comments to heart when they said they would review the suggestions. Mr. Macartney stated the developer did their due diligence and the deed restriction has expired. Mr. Macartney stated the developer may do a lot combination, but the building will not encroach on the property where the retention basin is located. Mr. Macartney stated the building abuts up to a commercial zoned property so no additional buffer is required but they will clean up the property. Attorney Ward had no comments or questions at this time. Mr. Tomaszewski ask if the monument sign on the corner will be coming down. Mr. Choi stated at this time it will remain until they finalize their discussion about utilizing the sign to place their name or logo on it. Mr. Tomaszewski stated they move

their detention pond and asked if they had plans on installing anything around it. Mr. Choi stated not at this time. Mr. Tomaszewski asked if there will be a gate installed on the access road. Mr. Choi stated they had not made that decision but will speak to the Amherst Fire Department if that were something they would like. Mr. Choi stated there will be "No enter" signs placed. Mr. Tomaszewski stated he still has traffic concerns. Mr. Tomaszewski stated the cars are backed up on all streets going to the intersection of Cooper Foster and Oak Point Road. Mr. Tomaszewski stated he is unsure how they came up with their totals. Ms. Beverly Salerno who resides at 315 Pebble Creek stated this is a beautiful development and thinks this is a great fit for the neighborhood. Ms. Salerno stated she is worried about the water pressure if the development is connected to the main along Cooper Foster. Mayor Costilow stated the City is currently getting prices to upgrade but the City continues to fix any water main breaks. Mayor Costilow stated they are hoping to have it replaced in the next few years. Mayor Costilow stated the Amherst Utility Department has no fear this project will affect the pressure. Ms. Salerno stated she was happy to hear no access off of Cooper Foster but asked if there are any plans to install a light? Mayor Costilow stated only if they feel in the future, it requires one. Councilman Matt Nahorn stated he feels this a perfect fit and he appreciates the developer for listening and making updates from the last meeting. Councilman Nahorn stated he too has a concern regarding the traffic study and thinks an area wide traffic study should be done but this is not on the developer but the city.

Motion made by Mayor Costilow to accept the final development plan contingent on complying with Bramhall Engineering, seconded by Mr. Ireland. Approved 4-1 (Mr. Tomaszewski- No)

2. Approval of minutes from July 31, 2024: Mr. Andrews motions to approve the minutes as submitted, seconded by Mr. Ireland. Approve 4-0
3. Next Scheduled meeting: October 30, 2024, at 6pm. Approved 4-0
4. Adjourn: Mr. Tomaszewski motions to adjourn at 6:31pm, seconded by Mr. Andrews. Approved 4-0


John Jeffrey, Chairman Date 9/30/24


Tammy Nixon, Sect Date 9/30/24