

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

October 30, 2024

Minutes

6:00pm

Members Present:

John Jeffreys

Mike Ireland

Mayor Costilow

Dale Rosenkranz

Terry Tomaszewski

Charlie Marty

Excused:

Dave Andrews

Other City Official

Attorney Patrick Ward

David Macartney

Tammy Nixon

Matt Nahorn

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

1. Mr. Bob Yagersz of Polaris Engineering stated they are seeking the final development plan approval to construct a new road into the retail center at the Amherst Plaza. Mr. Yagersz stated they received all comments back from the city departments and have spoken to Aaron Appell from Bramhall Engineering. Mr. Yagersz stated most of the comments have been addressed. Mr. Macartney stated after the general plan was approved, they went forth with the lot splits for some out parcels to redevelop the plaza. Mr. Macartney stated the lot splits were reviewed by Bramhall Engineering and were approved administratively and did not require coming before the Planning Commission. Mr. Macartney stated not a lot has changed from the general plan approval, a slight shift of the road and they are waiting on final engineering approval. Mayor Costilow asked if the new design will require signage upgrades. Mr. Yagersz stated yes, they would like to have a sign at the entrance. Mr. Yagersz stated the only change on the entrance is it will be right in, right out with no left turns and will have signs indicating the turns. Mayor Costilow asked if there were any plans to change the existing drive down at the east end of the plaza. Mr. Yagersz stated not that he is aware of. Mayor Costilow stated he likes these changes and is happy they are bringing life back into the development. Mr. Tomaszewski stated he was happy to see the change in the driveway, the traffic was a big concern. Attorney Ward had no comments at this time.

Mayor Costilow motions to approves the final development plan contingent on approval from Bramhall Engineering, seconded by Mr. Ireland. Approved 6-0


2. Mr Daniel Cwalina, President and CEO of Lormet Community Federal Credit Union is requesting a final development plan approval to create a private parking area within the Amherst Plaza. Mr. Cwalina stated when they first opened for business, they had around \$100 million in assets, currently they have around \$250 million in assets. Mr. Cwalina stated they bought this part of the parking lot back in 2023. Mr. Cwalina stated TSC business model has changed, therefore creating a little "eye clutter" in the parking lot. Mr. Cwalina stated at any given time, TSC has a green house tent outside and lines the parking lot with trailers. Mr. Cwalina stated the space they are using takes over their employee parking spaces and Lormet would like to clean that up by installing a fenced in parking lot. Mr. Cwalina stated they bring in high school student groups to educate on finances, they also have continuing education classes in the bank for other outside groups. Mr. Cwalina stated they are a hometown credit union, and they like to give back to the community and love being in Amherst. Mr. Cwalina stated there is an easement for the driveway that runs in the development and our parking lots are divided. Mr Macartney stated Lormet would like to create a parking lot with columns and fencing around the parking lot with one entrance in and out off Amchester Drive. Mr. Mr. Macartney stated they would like to install a monument sign which is on the Zoning Board of Appeals agenda after the Planning Commission meeting. Mr. Macartney stated due to the long history that Bramhall Engineering has with Lormet, they were granted permission by the City for consulting and design of the parking lot. Mr. Marty asked if there will be a gate at the entrance of the parking lot. Mr. Cwalina stated there will not. Mayor Costilow stated he believes this will also help alleviate some traffic on Kresge Drive. Mr. Cwalina stated the outside aesthetics are very important to Lormet and they will be installing some bushes and will keep that area well maintained. Mr. Tomaszewski asked if this will affect the parking requirements. Mr. Macartney stated they have adequate parking per code.

Mr. Ireland motions to approves the final development plan, seconded by Mr. Marty. Approved 6-0

3. Approval of minutes from September 25, 2024: Mr. Tomaszewski motions to approve, seconded by Mr. Jeffreys. Approved 5-0 (Mr. Marty recused himself as he was not in attendance at the September meeting)
4. Next scheduled meeting: Mr. Tomaszewski motions to move the November meeting to November 20, 2024, at 6pm due to Thanksgiving, seconded by Mayor Costilow. Approved 6-0
5. Adjourn: Mr. Marty motions to adjourn at 6:27pm, seconded by Mr. Tomaszewski. Approved 6-0


John Jeffreys, Chairman

11-1-2024
Date


Tammy Nixon, Secretary

11-1-2024
Date