

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

January 29, 2025

Minutes

6:00pm

Members Present:

John Jeffreys

Mike Ireland

Mayor Costilow

Dale Rosenkranz

Terry Tomaszewski

Charlie Marty

Dave Andrews

Excused:

Other City Official

Attorney Patrick Ward

David Macartney

Tammy Nixon

Matt Nahorn

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

1. Mr. Greg Sommers representing Sommers Development. Mr. Sommers stated they are seeking general/preliminary plan approval for a new development off Tower Lane that consists of 37 single-family homes. Mr. Sommers stated most lots are 65x130 and about 14 lots will be 55x130. Mr. Sommers stated after speaking with builders, they found homeowners would like larger houses with a multi-car garage. Mr. Sommers stated their 65x130 lot can accommodate a three-car garage. Mr. Sommers stated they will not be building on some parcels since there is a gully and that view would be nice for the property abutting up to those parcels. Mr. Sommers stated they will get more into the design of the houses after reviewing the feedback from the Planning Commission and the city. Mr. Macartney had no questions or comments at this time. Attorney Ward had no comments at this time. Mr. Marty questioned the development name change from Stonebridge Estates to Woodland Creek. Mr. Sommers stated after receiving the department's feedback regarding the name, they thought it was in the best interest of the homeowners and emergency services to rename the development. Mr. Marty asked what school district. Mr. Sommers stated Firelands School District. Mr. Rosenkranz asked if the streets will be private or public. Mr. Sommers stated they will be public, but the development will have an HOA. Mr. Tomaszewski asked about the 2nd roadway that was mentioned by the Fire Department. Mr. Sommers stated they are not able to install a secondary roadway since they have the gully. Mr. Niehart stated it's nice to have two ways to enter and exit but one way is acceptable. Mr. Niehart stated it does not seem possible with the layout of parcels and property. Mr. Sommers

stated they will comply with the auto-turn radius for the fire trucks. Mayor Costilow asked about the sizes of houses they were looking at building. Mr. Sommers stated 2,400 sq. ft. to 4,000 sq. ft. Mr. Jeffreys asked if there would be sidewalks in the development. Mr. Sommers stated yes on both sides of the street. Mr. Sommers stated they felt this would be more aesthetically pleasing and more people were walking. Mr. Tomaszewski asked what the PDD Development advantage was. Mr. Macartney went over the advantages with lot sizes and setbacks, reducing the right-of-way. Mr. Macartney stated they placed the PDD approval since there was no housing information but if found they were not needed could be removed. Mayor Costilow stated that a PDD also holds the developer to their plan and cannot change it without the approval of the Planning Commission and City Council. Mr. Marty stated that the development is next to the turnpike if there were plans for any type of buffers. Mr. Sommers stated there is a strip of land that is not owned by them so they cannot alter that, but they do plan on leaving green space at the back of the properties that should help buffer the noise. Mr Sommers stated if needed, they will also look at adding additional buffers. Mr. Nahorn thanked the developers coming into the city and building and keeping some green space.

Mayor Costilow motions to approve the General Plan Review and the PDD Development approval, seconded by Mr. Andrews. Approved 7-0

2. Mr. Andy Comer from TMS Engineering representing Amherst Plaza. Mr. Comer is requesting final approval of a revised site plan that was previously approved by the Planning Commission on October 30, 2024. The revised plans show an ingress/egress design change onto Cooper Foster Park Road. Mr. Comer stated the traffic study carried out has not changed and they are following the study guidelines. Mr. Comer stated a full access driveway would meet the level without issues between the two intersection lights. Mr. Comer stated the study shows they needed to be 250 ft spacing and their entrance would be 600 ft and 450 ft respectively from the west and east signalized intersections. Mr. Comer stated they reviewed the site distance and there would be no obstructions. Mr. Macartney stated this came before the Planning Commission in October 2024 and was approved. Mr. Macartney stated there was miscommunication between the ownership group and their engineers with the last submittal including a small island making the entrance and exit a right turn only. Mr. Macartney stated this was not conducive to the business they were looking at and needed a full access ingress/egress. Mayor Costilow stated these kinds of plazas don't get built very often and he hopes new businesses are coming in. Mayor Costilow stated he likes this plan and believes it is good for the City of Amherst. Mr. Tomaszewski stated they were very happy with the right in and out and he has concerns with all the other driveways on the North side of Cooper Foster. Mr. Comer stated they did review all drives and felt this would not be impending since there is a turn lane in the center of Cooper Foster. Mr. Marty asked if the gas station plans on changing their driveway. Mr. Comer stated at one point they were in talks with them but there are no plans to change that he is aware of. Attorney Ward had no comments.

Mr. Tomaszewski motions to approves the Final Development, seconded by Mr. Ireland. Approved 7-0

3. Approval of minutes from October 30, 2024: Mr. Marty motions to approve, seconded by Mr. Tomaszewski. Approved 7-0
4. Next scheduled meeting: February 26, 2025, at 6pm. Approved 7-0
5. Adjourn: Mr. Rosenkranz motions to adjourn at 6:36pm, seconded by Mr. Aandrews. Approved 7-0



John Jeffreys, Chaiman

2/3/25

Date



Tammy Nixon, Secretary

Date