

AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

July 30, 2025

Minutes

6:00pm

Members Present:

John Jeffreys
Mayor Costilow
Dale Rosenkranz
Terry Tomaszewski
Charlie Marty
Dave Andrews

Excused:

Other City Official
Attorney Patrick Ward
David Macartney
Tammy Nixon
Steve Bukovec
Chuck Winiarski

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

1. Ms. Kelly Schweiterman, project director for Cesco. Ms. Schweiterman stated Valvoline is seeking a Final Development Plan approval for a new 3 bay Valvoline Oil Change building to be located at 1116 Cooper Foster Park Road. Ms. Schweiterman stated Valvoline was established in 1986 and has currently over 2000 established businesses. Ms. Schweiterman stated they are on-demand services performed which means there is no overnight parking and low traffic impact which is supported by the traffic study. Ms. Schweiterman stated they reviewed the department comments and made changes accordingly. Mr. Macartney stated he did receive the changes today and all items except the easement agreement have been completed and approved. Mr. Macartney stated the easement will be worked on between Cane's and Taco Bell. Mr. Marty asked if the existing Valvoline would stay open. Mr. Jacob Eisenhauser stated yes, at this time they will both be open at the same time. Mr. Eisenhauser stated they currently, on average, service 81 vehicles daily and will be able to stabilize each other. Mr. Tomaszewski asked about the traffic study and thoughts are when the easement could be completed and if they plan on closing any of the entrance/exits. Mr. Macartney stated they will need Taco Bell and Cane's to agree and ultimately, they would like the access road to go to the streetlights in front of the funeral home. Mayor Costilow stated the city has plans to do the stretch of road on Cooper Foster in 2028 and this will fall in that stretch we plan on working on. Mayor Costilow stated it makes sense that they would have their own entrance right now. Mr. Andrews asked about setbacks. Ms. Schwieterman stated she does not know the designed setback distance. Mr. Macartney stated they meet the minimum setback requirements. Ms. Schieterman confirmed the building will be closer to the street than the abutting funeral home.

Motion made by Mayor Costilow to accept the Final Development Plan, seconded by Mr. Andrews.

Mr. Brent Myers from Cesco stated they understand the city's position on the easement but currently there is no easement in place for us to go onto or cross onto private property. Mr. Myers stated they are not permitted without an easement or approval to direct their customers onto any private property.

Roll call: Motion passes 6-0

2. Mr. Mike Cloud, Great Lakes Property Development, requests a Final Development Plan approval for a new 10,000 sq. ft. unheated storage facility. This requested is in an I-1 Industrial zoned district and will also need to be forwarded to Council for approval. Mr. Cloud stated he also works for North Coast Design Build, and they currently have a building located at 335 Rice Industrial. Mr. Cloud stated this proposed building is for storage of materials for projects and will not be manned daily. Mr. Cloud stated this building will be finished and will meet the required setbacks. Mr. Cloud stated this proposed building will match the existing. Mr. Cloud stated they reviewed the department comments along with the engineering comments and have no objections. Mr. Cloud stated they will need to add an underground chamber for storm water. Mr. Cloud stated there will be minimal traffic flow. Mr. Macartney and Attorney Ward had no other comments or questions.

Mr. Charlie motions to approve the Final Development Plan and recommend to Council, seconded by Mr. Tomaszewski.

Mr. Macartney informed the Board that while waiting on Amherst City Council to approve or deny, Mr. Cloud, at their own risk, may begin construction of the new building which as permitted.

Roll call: Motion passes 6-0

3. Approval of minutes from January 29, 2025: Mr. Andrews' motions to approve, seconded by Mr. Marty. Approved 6-0
4. Next scheduled meeting: Wednesday, August 27, 2025, at 6pm. Approved 6-0
5. Adjourn: Mr. Marty motions to adjourn at 6:25pm, seconded by Mr. Rosenkranz. Approved 6-0


John Jeffreys, Chairman


Date


Tammy Nixon, Secretary


Date