AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

July 29, 2026 **Minutes** 6:00pm

Members' Present:
John Jeffreys
Charlie Marty
Dale Rosenkranz
Terry Tomaszewski
Tim Sebastian
Mayor Costilow

Excused:
Dave Andrews

Other City Official
Attorney Tony Pecora
Attorney Rachel Reinbolt
David Macartney
Tammy Nixon
Councilman Winiarski
Council at Large Nahorn

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

Pledge of Allegiance.

1. Mr. Michah Hatley from Foresite Group located at 51 12th Street South Birmingham, Alabama 35233, representing TWP Acquisitions LLC. is seeking Final Development Plan approval to build a new 1008 sq. ft. commercial building to be located at 215/219 N. Leavitt Road. Mr. Hatley stated there are currently two houses on the properties that will be taken down and those lots will be combined. Mr. Hatley stated surrounding areas are primarily commercial. Mr. Hatley states they will have twenty-three (23) parking spaced and their access road will connect at the light. Mr. Hatley stated their business will have a double-drive lane that will cut down to one so this will eliminate car back up. Mr. Macartney stated plans were distributed to the city departments along with Bramhall engineering for any comments or concerns. Mr. Macartney stated other than the comment regarding the required 8" main change, there were no major issues. Mr. Macartney stated they are still waiting on the comments from Bramhall but is positive they can work through those administratively. Mr. Macartney stated the traffic study was complete and

was happy to see they were not requesting two separate ingress/egress. Mr. Macartney stated they will work with the abutting property owners to south regarding easement. Mr. Macartney stated he did not see any red flags on this project. Law Director Pecora had no comments or questions at this time. Mayor Costilow asked if this was approved tonight, what is their timeline on breaking ground and opening. Mr. Hatley stated they would like to break ground as early as September and be open within 5 months. Mayor Costilow asked if the sidewalks and access road will be continued to traffic light. Mr. Hatley stated yes. Mayor Costilow asked how many employees there would be. Mr. Hatley stated he is unsure of the exact amount, but they run like Chick-fil-la with employees outside the building handing out orders to move their customers faster through the line. Mayor Costilow asked if there would be any need for variances. Mr. Macartney stated until they received complete plans, the only items might be their wall sign. Mr. Marty stated there are few other coffee shops in the area and it seems like the cars block up and block up in the street/intersection. Mr. Marty stated he has concerns about traffic. Mr. Hatley stated the way they are building; they have enough room for stacking. Mr. Hatley also said they will have extra parking spaces. Mr. Marty asked about the access road in front of Enterprise Rental. Mayor Costilow stated Enterprise was aware the access road would be only temporary and if the abutting property was developed, they would need to remove their cars. Mr. Tomaszewski asked if the egress road would line up with Drug Mart. Mr. Hatley stated yes. Mr. Tomaszewski asked about the study of traffic. Mr. Hatley reviewed the traffic study along with the trip generation calculations. Mr. Hatley stated the traffic study was prepared specifically for this location. Mr. Macartney stated he had not received any comments back from Bramhall Engineering, but he sees no red flags and would support the Planning Commission approval with contingencies so the developer can have a notice to proceed. Mr. Jeffreys asked if the Planning Commission is reviewing the lot combination. Mr. Macartney stated the lot combination would be handled administratively. Mr. Macartney stated Dutch Bros. Coffee is in the process o buying both lots and the city does not allow them to build over two lots. Mayor Costilow asked if this submittal was approved tonight, they would need to increase the water line and would need to be part of the contingent approval.

Mayor Costilow motions to approve the final development plan contingent on the increase of the water line and contingent on Bramhall Comments, seconded by Mr. Sebastian. Approved 6-0

2. Approval of minutes from March 25, 2026: July 30, 2025: Mr. Terry Tomaszewski motions to approve the minutes, seconded by Mr. Dale Rosenkranz. Approved 5-0

3. Next scheduled meeting: Wednesday, August 26, 2026, at 6pm. Approved 6-0.

4. Adjourn: Mr. Charlie Marty motions to adjourn at 6:21pm, seconded by Mr. John Jeffreys. Approved 6-0

John Jeffreys, Chairman — Date: 8/5/2026

Tammy Nixon, Secretary — Date: 8/5/2026