# AMHERST PLANNING COMMISSION

206 Sout Main Street
Amherst, Ohio 44001

September 30, 2026 **Minutes** 6:00pm

Members' Present:
John Jeffreys
Mayor Costilow
Dale Rosenkranz
Terry Tomaszewski
Dave Andrews
Tim Sebastian

Excused:
Charlie Marty

Other City Officials
Atty Rachel Reinbolt
David Macartney
Tammy Nixon
Chuck Winiarksi
Matt Nahorn

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

Pledge of Allegiance

1. Mr. Richard Sommers representing Dewey Development LLC. Mr. Sommers stated he is asking for an amendment to Phase 3 of the Dewey Development making the triplex building into a duplex with two car garages. Mr. Sommers stated the current phase shows seven (7) triplex buildings with a one car garage, and their marketing shows residents wanting a two-car garage. Mr. Sommers stated there are no changes in site plan or approved color. Mr. Macartney stated in all the Planning Commission packets is a map showing where the amended change would be to which buildings. Mr. Macartney stated this would be a reduction in density based on their marketing research. Mr. Macartney stated North Pointe started with a 4-plex and after more research changed those as well. Mr. Macartney stated he felt this was a positive change for the development. Mr. Sommers stated they have worked with the neighbors on any issues and felt it went well. Mr. Tomaszewski asked if Rockridge was also duplex and if they all had two car garages. Mr. Sommers stated yes. Mayor Costilow asked if this is Phase 3 if the safety bridge would be constructed. Mr. Sommers stated yes. Mayor Costilow stated he would support this amendment.

Mayor Costilow motioned to approve the amended plan change of seven (7) triplex buildings to reduce all buildings to a duplex with two-car garages and to forward to Council for their review and approval, seconded by Mr. Rosenkranz. Approved 6-0

2. Mr. James Yorks representing Parkway Commons located on Rice Road. Mr. Yorks is seeking a General Development Plan review for a proposed I-1 Industrial development. Mr. Yorks stated they appeared before the Planning Commission late 2023 early 2024 for approval for a mini storage unit without outdoor storage. Mr. Yorks stated since then they have revised their plans due to other storage units in the area and believe the updated plans were needed. Mr. Yorks stated there are three stages: Thie first is a 10,000 sq. ft. office warehouse and eleven storage units. Mr. Yorks stated this office warehouse space is for those contractors needing office space and storage space for equipment. Mr. Yorks stated Phase 2 is similar to Phase 1 and Phase 3 would be their outdoor storage. Mr. Yorks stated they would have cameras installed for security and landscaping. Mr. Yorks stated they wanted to keep the buildings clean but simple in colors. Mr. Yorks stated the outbuildings in the back storage would be 11'x28' and could house large vehicles. Mr. Yorks stated they did receive all the comments from the departments and engineering, and they will comply with all I-1 requirements. Mr. Yorks stated they will need to apply for a variance for the outside parking since they would like to use crushed stone instead of concrete. Mr. Yorks stated they previously had an environmental study, and the traffic study will need to be updated since the plans have changed. Mr. Yorks stated the engineering department commented that the dumpster will need to be enclosed. Mr. Yorks stated at this time they do not know how many dumpsters will be needed and would like to not to be required to have the enclosure, same as the Habitat store across the street from their site. Mr. Macartney stated a General Plan Review does not require full engineering but if Mr. Yorks submits a Final Development Review it will be required. Mr. Tomaszewski asked if the detention pond will handle any runoff from the outside storage if concreted. Mr. Yorks stated it has the capacity to handle any runoff. Mayor Costilow stated he applauds the new revision and believes this is a better fit for the city, a lot nicer than just storage. And he would support this revision.

   Mayor Costilow motions to approve the General Development plan review, seconded by Mr. Jeffreys. Approved 6-0

3. General discussion: None

4. Approval of minutes from July 29, 2026: Mr. Tomaszewski motions to approve July 29, 2026, minutes as submitted, seconded by Mr. Rosenkranz. Approved 6-0

5. Next scheduled meeting: Wednesday, October 28, 2026, at 6pm. Approved 6-0.

6. Adjourn: Mr. Rosenkranz motions to adjourn at 623pm, seconded by Mr. Dave Andrews. Approved 6-0

John Jeffreys, Chaiman 10/5/26 Date

Tammy Nixon, Secretary 10/5/2026 Date