

Amherst Zoning Board of Appeals
206 South Main Street
Amherst, Ohio 44001

February 28, 2024

6:30pm

Present:

Don Anderson
Terry Tomaszewski
Al Berezney
Heather Knoble
John Jeffreys

Excused:

Other City Officials:

Atty. Ward
David Macartney
Tammy Paterson
Councilperson Winiarski

Mr. Tomaszewski opened the meeting at 6:30pm.

Mr. Tomaszewski swears everyone in that will be speaking at this meeting.

1. Mr. Michael Allen representing Amherst Armory is seeking a variance to operate a firearm component manufacturing/assembly business in a C-1 zoned district located at 315 N. Leavitt Road Amherst, Ohio 44001.

Mr. Allen stated they assemble parts but do not mass produce. Mr. Allen stated customers will order and bring to their business to help assemble or modify. Mr. Allen stated they come to them if they want to change the colors of their guards, items like that. Mr. Allen stated they are looking to move to a more secure location. Mr. Allen stated where they are currently the front is all glass. Mr. Allen stated they have been broken into twice, but nothing was taken since they are very secure. Mr. Allen stated there is limited cameras they can place on the building since it is a plaza. Mr. Macartney had nothing to add at this time. Mr. Jeffreys asked if they are leasing the whole building. Mr. Allen stated yes at this time but would like to buy the building. Mr. Allen stated the first floor would be the property management company and they would occupy the second level. Mr. Jeffreys asked what their plans for safety/security in the new building. Mr. Allen stated this new location has smaller windows and more solid doors. Mr. Allen stated they would also have their roll down door. Mr. Allen stated they will be able to put up more cameras and the bank has lights that light up the whole back of their building. Mr. Allen stated they would also be placing bars up on the windows. Mr. Jeffreys asked if the

residential neighborhood behind their building caused any issue or concerns. Mr. Allen stated no. Mr. Berezney asked if they could add additional cameras and light at their current location. Mr. Allen stated they have some, but they are not permitted to install them down the building since they are in the Plaza. Mr. Berezney asked what percentage manufacturing was. Mr. Allen stated about 80%. Attorney Ward asked Mr. Allen to expand and explain what modifications or assembly their business does. Mr. Allen stated it is like if you have a Harley Davidson and you want different foot pegs or want a radio attached or if you want different hand grips. Mr. Allen stated that is the type of help they provide. Mr. Allen stated some parts the customer must buy from a gun shop but then they bring the item they picked up at the store for us to assemble. Mr. Allen stated sometimes it's as easy and placing two bolts. Mr Anderson asked if these items have serial numbers. Mr. Allen stated all components bought from a gun store have serial numbers, but the items they change for the customer will not. Mr. Tomaszewski asked for clarification of the zoning district. Mr. Macartney confirmed that the property is zoned C-1 as a few parcels in that area on SR58 are zoned C-1 not C-2. Attorney Ward stated he is asking questions to determine if a variance is required and if the Amherst Zoning Board would consider tabling so he can do his research.

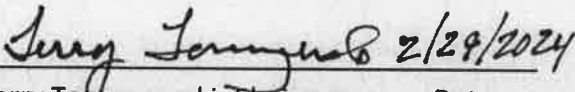
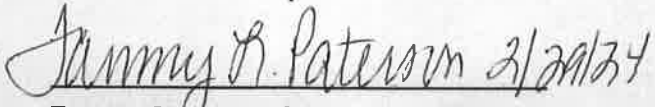
After deliberations, the Board made the decision to table this request until March 27, 2024, at 6:30pm to allow the Amherst Law Department to review and determine if a variance request is needed.

2. Mr. Berezney motions to move not deliberative session, seconded by Mr. Jeffreys. Approved 5-0

3. Mr. Berezney motions to move back into regular session, seconded by Mr. Jeffreys. Approved 5-0

4. Next scheduled meeting will be March 27, 2024, at 7:00pm. Approved 5-0

5. Adjourn: Motion made to adjourn at 7:12pm by Mr. Anderson, seconded by Mr. Berezney. Approved 5-0

 2/29/2024  2/29/24
Terry Tomaszewski, Chairman Date Tammy Paterson, Sec Date