

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

July 26, 2017

MINUTES

City Hall 6:00 p.m.

Members Present:

Members Absent:

John Jeffreys

Charlie Marty

Dave Andrews

Dale Rosenkranz

Gordon Brown

Mike Ireland

Other City Officials

Frank Carlson

David Macartney

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

1. Mr. Britt Lilley requesting a preliminary approval lot splits, proposed new and improvements of f of North Dewey. Mr. Lilley stated this was tabled from June because more information was need ed as to the ownership of the road. Mr. Lilley stated nothing has changed on his plans and is he see king preliminary approval for the 5 new houses. Mr. Jeffreys asked Mr. Macartney to address this i tem before the conversation is open to the Members and public. Mr. Macartney stated this project is strictly for North Dewey Road and will affect no other subdivision. Mr. Macartney stated the Sp ruce Tree Lane preliminary approval was granted at the last meeting. Mr. Macartney acknowledge d the residents from Rock Creek Run and reaffirmed that this subdivision will have no impact on t heir neighborhood. Mr. Macartney stated there would not be any traffic impact since there will not be any road that connects the properties. Mr. Macartney stated he did his research and the asphalt road is maintained by the city and the city would allow Mr. Lilley permission to construct the road extension in a manner consistent with that of the existing portion of North Dewey based upon desi gn specifications provided by the City's consulting engineer if approval is granted by the Plannin g Commission. Mr. Macartney reminded everyone in attendance that this is only a preliminary app roval and that Mr. Lilley would need to come back to the Planning Commission and then be sent to Council for their approval. Mayor Costilow stated he received many phone calls within the week a nd was able to return some calls and received voice mails on other calls he returned. Mayor Costilo w stated these 5 houses will not interfere with Rock Creek Run. A resident from Rock Creek Run a sked what if the developer decides to add a bridge. Mr. Lilley spoke up and said it is not cost effec tive for him to build a bridge and he has no intention on building a bridge. Mr. Rollings from Nort h Dewey Road stated he would like to see the plans and spoke about the city vacating the road. Ms . Cindy McGuire stated her mom was unable to attend the meeting who lives on North Dewey Roa d and is concerned that the road is not large enough to handle more traffic. Mayor Costilow stated this has been reviewed by all city departments and no one had concerns that possibly 10 more cars would make a huge difference. Many concerns from the residents from Rock Creek Run were hear d but it was reaffirmed that this would not affect their neighborhood from North Dewey Road.

Mr. Ireland motions to approve the preliminary plans as submitted, seconded by Mayor Costilow.
Approved 5-0

2. Mr. Shaun Brady requesting Final Development Plans for The Reserve at Beaver Creek. Mr. Brady stated back in April 2017 he went before Council to get approval for the rezoning the property for The Reserve at Beaver Creek and was given approval in May 2017. Mr. Brady stated very little has changed with the plans since last submitted to the City. Mr. Brady stated all issues of concerns that the City stated has been addressed. Mr. Brady stated they have revised their plans so the package station pumps are above ground as required by the City. Mr. Brady stated they have been going back and forth with the Engineers and the traffic study has been submitted to the City. Mr. Brady stated the City Engineer sent out a letter stating the majority of the review comments have been addressed and they recommend approval contingent upon the plans being revised to comply with City and Engineering Department comments with any unresolved issues. Mr. Macartney stated there were a number of items on the check list that were still unresolved as a few weeks ago but the last few days things have been coming in. Mr. Macartney stated they do have their legal description and the subdividers agreements have been forwarded to our law department for review. Mr. Macartney stated they did receive the auto-turn for our fire trucks, although it will be a tight fit it appears it will still be able to turn. Mr. Macartney stated the one issue which can be handled at a later time is the development sign and placement. Mr. Macartney stated at the last meeting there was a question proposed about jurisdiction for the Metro Parks trail with our Police Department. Mr. Brady stated the Metro Parks trail that comes through this subdivision is completely in Amherst so there should be no jurisdiction issues. Mayor Costilow stated he did speak with Metro Parks and they will be placing signs up when you enter Amherst or Lorain and leave Amherst or Lorain. Mayor Costilow stated this should also help with the jurisdiction confusion. Mr. Macartney stated the city is still waiting on the HOA documentation. Mr. Brady stated this HOA will be almost the same as the Preserve at Quarry Lakes but The Reserve at Quarry Lakes will have additional responsibilities. Mr. Macartney stated he is still leery about city dedication vs. private. Mr. Macartney asked to be walked through who has what responsibility. Mr. Brady stated the City will have sewer, water and electric and the HOA will have all responsibility of the storm sewers and private roads. Mr. Brady stated the HOA will have capital set aside to pay for any replacements needed. Mr. Macartney stated for confirmation that until the HOA is solvent the developer will be responsible for the private roads and storm sewers. Mr. Brady stated yes. Mr. Macartney stated the traffic study showed no improvements recommended for this new development. Mr. Macartney stated at this time as long as all the legal documents can be worked out he sees no reason not to approve the final development plan. Attorney Carlson gave a suggestion about the ownership of the private vs. city streets. Attorney Carlson stated if the developer insists that the streets are private the city will need easements granted to maintain their responsibilities. Mayor Costilow stated he has confidence if the developer wanted to keep the streets private that they will work out all the legal wording. Mr. Brady stated their goal was to take away some of the impact on the city but if the city really wanted the streets they would make them public. Mayor Costilow stated private is good.

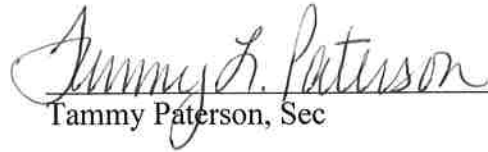
Mr. Andrews motions to approve the Final Development Plan for The Reserve at Beaver Creek contingent on all issues being resolved including approval of the subdivider agreement, seconded by Mr. Ireland. Approved 5-0

3. Approval of Minutes: Mr. Andrews motions to approve the June 28, 2017 minutes, seconded by Mr. Ireland. Approved 5-0

7. Next meeting: August 30, 2017 at 6:00pm. Approved 5-0

8. Adjourn. Mr. Andrews motions to adjourn at 6:44pm, seconded by Mr. Ireland.
Approved 5-0


John Jeffrey, Chairman 7/28/17
Date


Tammy Paterson, Sec 7/28/17
Date