

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

June 28, 2017

MINUTES

City Hall 6:00 p.m.

Members Present:

John Jeffreys

Dale Rosenkranz

Gordon Brown

Charlie Marty

Dave Andrews

Members Absent:

Mike Ireland

Mayor Costilow

Other City Officials

Frank Carlson

David Macartney

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

1. Mr. Britt Lilley requesting a preliminary approval for lot splits, private drive and proposed improvements located on Spruce Tree Lane. Mr. Lilley stated he would like to have a private driveway with 4 housing units and the fifth lot will be used for the driveway. Mr. Lilley stated each home owner will own part of the lot and will have the responsibility of maintaining it. Mr. Lilley stated the layout of the new houses have not yet been determined. Mr. Macartney stated there are some items on his check list but did not do a full process due to this being a preliminary plan. Mr. Macartney stated the proposed plan did not show the storm sewer plan or indicated the connection plan. Mr. Macartney stated the water and sanitary connections required to be 8" minimum. Mr. Macartney asked if the road would be city dedicated or private. If city dedicated, Mr. Macartney reminded the developer it must meet city requirements. Mr. Macartney also reminded the developer that a fire hydrant will be required at 500 foot intervals. Mr. Lilley stated he has spoken to the Utilities Department regarding all the city required connections. Mr. Marty asked if the fire department had any required issues. Mr. Macartney stated once the plans come back for a General or Final Approval the Fire Department will review the plans along with all other city departments. Mr. Marty stated behind the houses the land slopes down. Mr. Lilley stated yes but nothing major. Attorney Carlson asked about the co-ownership of the driveway and asked how that would work. Mr. Lilley stated he would deed that over the homeowner. Mr. Carlson asked why not make it a Home Association. After further discussion between Attorney Carlson and Mr. Lilley, Mr. Lilley stated if the city would prefer the HOA he has no issues with changing his plans. Mr. Marty asked the advantage of private to public street. Mr. Lilley stated the city specifications.

Mr. Jeffreys motions to approve the preliminary plan contingent that all city and engineering department review prior to a General or Final Plan., seconded by Mr. Andrews. Approved 6-0

2. Mr. Britt Lilley requesting a preliminary approval lot splits, proposed new and improvements off of North Dewey. Mr. Lilley stated the end of the road stops by the Thomas property and the Mobile Home Park and he would like to extend the asphalt from there to his new parcels. Mr. Lilley stated these lots are large and wider the normal city lot and he would be extending utilities

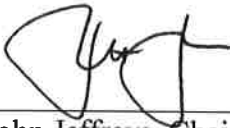
back to each home and road. Mr. Macartney stated his comments are similar to the Spruce Tree Lane review. Mr. Macartney stated there were not connections indicated on the plan and the connections required are to be 8" minimum. Mr. Macartney asked if the road would be private or city dedicated. Mr. Lilley stated the road would be city dedicated. Attorney Carlson stated all new road per city ordinance must be concrete. Mr. Macartney stated he would need to look into the road and verify who owns the road. Attorney Carlson suggested that the Board table this item until road verification can be determined.

Mr. Marty motions to table this request, seconded by Mr. Rosenkranz. Approved 3-2 (Mr. Marty & Mr. Rosenkranz voting no)

3. Approval of Minutes: Mr. Andrews motions to approve the March 29, 2017 minutes, seconded by Mr. Marty. Approved 5-0

7. Next meeting: July 26, 2017 at 6:00pm. Approved 5-0

8. Adjourn. Mr. Rosenkranz motions to adjourn at 6:28pm, seconded by Mr. Andrews. Approved 5-0



John Jeffreys, Chairman

6/29/17

Date



Tammy Paterson, Sec

6/29/17

Date