

CITY OF AMHERST PLANNING COMMISSION
206 S. MAIN STREET
AMHERST, OHIO 44001

MINUTES

March 29, 2017

Members present:

Mark Costilow

Dale Rosenkranz

Mike Ireland

Gordon Brown

Charlie Marty

Dave Andrews

Members Excused:

John Jeffreys

Other City Officials:

Frank Carlson

David Macartney

Mayor Costilow opened the meeting at 6pm.

1. Mr. Randy Schafer from Janotta & Herner representing Buckeye Investments. Mr. Schafer stated they are requesting final approval to build a new car wash adjacent to the Friendship Mart gas station located on Cooper Foster Park Road. Mr. Schafer stated there would be no new access to Cooper Foster and will be utilizing all the existing ingress/egress openings. Mr. Schafer stated they will comply with all storm water retention requirements per City and Bramhall Engineering. Mr. Schafer stated there will be no new dumpster; they will share the one with the gas station. Mr. Schafer stated the new building will have their own utility connections. Mr. Schafer stated the new building will match the existing gas station with some changes to colors. Mr. Schafer stated this will have a single slop roof to the west with parapet walls on three (3) sides and will have no rooftop systems. Mr. Schafer stated this will not run 24/7. Mr. Schafer stated he believed the hours to be 6am to 9pm with one to two attendants working. Mr. Schafer stated the vacuum area will only be available when the building is open. Mr. Macartney stated when the gas station was initially proposed back in 2015 the original plan was to build a car wash. Mr. Macartney stated that all comments from the city and Bramhall Engineers must be met and up to date. Mr. Macartney stated he did not feel any issues should hold up this project that can't be cleared up prior to releasing building permits and verifying in the field. Mr. Rosenkranz asked about the plans showing two lanes. Mr. Schafer stated they will have an express lane for those who have a monthly plan but there will be a gate which allows cars through one at a time. Mr. Schafer stated the detention basin ditch was filled in but the new detention will be on Buckeye property not the cities. Mayor Costilow stated he wanted to make sure that no permits are given until all requirements have been met.

Mr. Ireland motions to approve the final development plan contingent that the builder meets all requirements from the city and Bramhall Engineering, Seconded by Mr. Andrews. Approved 6-0

2. Mr. Shaun Brady representing The Reserve at Beaver Creek. Mr. Brady stated they have two approvals they are requesting. The first is to have their property rezoned to the PDD district. Mr. Brady stated they felt this rezoning best fit with the new development of houses they wish to build in the city. Mr. Zeremick from Lorain County Metro Parks spoke regarding the slight modification they have made to the walking trail. Mr. Zeremick stated they will no longer be crossing Beaver Creek but will have an outlook at the creek. Mr. Brady stated they had marketed this property as commercial for some time since 2005 but based on community development they found this property would best be used for residential homes. Mr. Brady stated they have 109 single family homes planned for this subdivision. Mr. Brady stated this development would be architecturally controlled with limited house plans. Mr. Brady stated this would be a private development with the houses ranges from 1200-1700 sq. ft. with a 2 car garage. Mr. Brady stated the home owner would have an option for a full basement. Mr. Brady stated the HOA will monitor and manage all road maintenance, storm water system and all green space. Mr. Brady stated they would like to have 45 lots completed by the end of 2017, 25 lots completed by the end of 2018 and 39 lots completed by the end of 2019. Mr. Macartney stated he has had discussions with Mr. Brady and also feels the PDD is the appropriate use for this land. There were discussion and concerns regarding this new development being private and the responsibility of street repair. Mr. Brady stated there would be a capital reserve set aside directly for this use. Mayor Costilow stated this was a beautiful piece of property and liked the plan.

Motion made by Mr. Ireland to approve the PDD rezoning and recommend to council contingent that the developer is in compliance with ACO Chapter 1114.08 and meets all city and engineering requirements, seconded by Mr. Charlie. Approved 6-0

3. Mr. Shaun Brady stated he originally was asking for a Final Development Plan approval for the new subdivision but would like to change that to a General Plan Approval. Mr. Brady stated he received the preliminary review by the Building Department after collecting comments from the other city departments. Mr. Brady stated the auto-turn program is in the process of being reviewed. Mr. Brady stated they have designated an area for a dog park and that sidewalks run down one side of the street so all units have access to walk on concrete. Mr. Brady stated all the streets and storm water management will be private. Mr. Macartney stated there were comments and questions regarding public utilities on private roads. Mr. Macartney stated there were concerns on where the liability would fall if the City had to make repairs. Mr. Brady stated the city will be indemnified for street repair due to utility issues. Mr. Brady stated they would also make sure this is written in the subdividers agreement.

Motion made by Mr. Marty to approve the General Plan Development, seconded by Mr. Andrews. Approved 6-0


4. Approval of minutes: Mr. Andrews motions to approve minutes from January 25, 2017, seconded by Mr. Ireland. Approved 6-0

5. Next scheduled meeting: April 26, 2017. Approved 6-0

6. Adjourn: Mr. Ireland motions to adjourn at 6:58pm, seconded by Mr. Rosenkranz. Approved 6-0



Mark Costilow, Vice-Chairman 4/13/17 Date



Tammy L. Paterson, Sec 4/13/17 Date