

CITY OF AMHERST PLANNING COMMISSION

206 Main Street
Amherst, Ohio 44001

March 28, 2018

MINUTES

City Hall 6:00 p.m.

Members Present:

John Jeffreys
Dave Andrews
Charlie Marty
Mike Ireland
Mayor Costilow
Dale Rosenkranz
Gordon Brown

Members Absent:

Other City Officials
Frank Carlson
David Macartney

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

1. Mr. Shaun Brady representing Cambrad Developments requesting Final Development approval for Phase 3 at The Preserve at Quarry Lakes. Mr. Brady stated that Phase 1 and 2 have been through Council and have been approved and he wanted to go ahead and finalize Phase 3. Mr. Brady stated they wanted to get the subdividers agreement to the City and get started on it now. Mr. Brady stated nothing has changes from the original approval and submittal that the Planning Commission approved previously. Mr. Brady stated the house colors, green space or layout of parcels has not changed. Mr. Brady stated he is aware of the comments from the City and City Engineer and Polaris Engineering has been working with Mr. Appell from Bramhall Engineering. Mr. Brady stated they will be tying the water line and electric lines all the way out to North Main Street which will help if there is a power outage. Mr. Brady stated the only outstanding comments are where the property dead ends. Mr. Brady stated the dead end street has overhead wiring. Mr. Brady stated it is about 70 to 80 feet from the intersection. Mr. Brady stated Mr. Macartney suggested doing some kind of turn around. Mr. Brady stated they are open to suggestions regarding the turn- around from the Planning Commission. Mr. Brady stated by putting in this development they have increased the storm water retention which makes a huge relief to the ponds. Mr. Brady stated the ponds are absolutely doing their job. Mr. Brady stated the ponds are incredibly bigger than they have to be. Mayor Costilow stated in one of the other phases where a gravel access drive was proposed for rear yard service access, the City negotiated a dollar amount the developer would pay for a machine access the rear yards which has been paid. Mayor Costilow stated the City will benefit as a whole instead of just the developer or that subdivision. Mayor Costilow stated he would like to make one comment about the dead end road. Mayor Costilow stated he has spoken with the street foreman and the Fire Chief and they would be willing to have a "T" turn around. Mayor Costilow stated he did not know what the cost difference would be. Mr. Brady stated he would do whatever the Planning Commission wanted. Mayor Costilow stated the streets department would use it during snow plowing season. Mr. Brady stated he would have the engineers figure out the turn around. Mr. Brady stated the dead end street was left so if the city wanted to run

the street all the way to North Main. Mr. Brady stated council was split on the road so they left it a dead end street. After further discussion Mr. Jeffreys asked Mr. Macartney for his comments. Mr. Macartney stated revisions based upon the comment letter from Bramhall Engineering are being completed by Polaris Engineering. Mr. Macartney stated he would prefer to see a cul-de-sac over a "T" turn around and not see a dead end street. Mr. Macartney felt the dead end street would just be a parking space for cars. Mr. Macartney asked about the proposed mounding along Rt. 2. Mr. Brady stated the elevations are not causing issues on the highway and the mounding will help buffer any noise from Rt. 2. After further discussion Attorney Carlson suggested the Developer might want to table this item until next month to determine what they have decided to do about the dead end street. Mr. Brady agreed to table for a month so his engineers could revisit the site and see if they could come up with a better solution for the dead-end.

Mr. Andrews motions to table this item, seconded by Mr. Jeffreys. Approved 7-0

2. Approval of Minutes January 31, 2018: Mr. Marty motions to approve the minutes, seconded by Mr. Ireland. Approved 7-0.
3. Next scheduled meeting will be held on Wednesday April 25 28, 2018 at 6pm. Approved 7-0.
4. Motion made by Mr. Andrews to adjourn at 6:31pm, seconded by Mr. Rosenkranz. Approved 7-0.



John Jeffreys, Chairman

4-10-18

Date



Tammy L. Paterson, Sec

Date