



Industrial Zoning Advisory Board

FIRST MEETING AGENDA

Date: Oct. 20, 2026 Time: 7:00 pm

Location: City Hall

Members: Chuck Winiarski, Chair; Brian Dembinski; John Mowcomber; John Horm.

Invited guests: Dave McCartney, Building Department; Rachel Reinbolt, Assistant Law Director.

1. Call to Order, Roll Call and Introductions

Welcome board members and invited guests; review the agenda.

2. Define the Board's Purpose and Scope

Discuss and establish the board's mission: review Amherst's existing industrial zoning ordinances and zoning map, identify needed updates, and develop recommendations for City Council. Clarify expected deliverables and the board's advisory role.

3. Law Department: Authority, Limitations and Process

Rachel Reinbolt: Explain what the board may recommend and who has authority to adopt changes. Discuss the process for ordinance and map amendments, required notices and hearings, and the roles of Council, the Planning Commission and the Board of Zoning Appeals.

Example question: Can the City rezone an I-1 district to R-1? What procedures, property-owner rights, existing-use protections and legal considerations would apply?

Review meeting procedures, public records, communications between members, and requirements for any participation by Zoom. Board questions.

4. Building Department: How Zoning Works in Practice

Dave McCartney: Explain current industrial districts, permitted and conditional uses, variances, zoning review and enforcement. Review the zoning map and how it relates to existing land uses. Identify unclear language, outdated provisions, map concerns and changes the department would recommend. Board questions.

5. Board Discussion: Priorities and Work Plan

Identify initial issues to study, materials needed and additional expertise to invite. Discuss compatibility with nearby homes, development standards and emerging industrial uses. Assign research tasks and outline a schedule for recommendations.

6. Public Comment

Receive comments and questions under the meeting procedures established by the Chair with Law Department guidance.

7. Next Meeting and Adjournment

Confirm assignments, requested materials, next meeting date and proposed topics; adjourn.

Livestream and archived videos: amherstohio.org/city-council/live-stream-and-archived-videos/

Guest Zoom access: Link pending from IT; to be provided when available.