

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF June 16th, 2021
4:30 P.M.

Attendance: Members – Mark Locke, President; Mayor Andreani; ~~Brad Goris~~ (absent); Mike Dreger; Kim Henderson; Cheryl Lundgren; ~~Harry Paidas~~ (absent).

Meeting held at the Firehouse Theater, 450 E. Market St. Alliance, OH 44601. The meeting was called to order by Locke at 4:30 pm. Also present were Commission Counsel William Morris; Joe Mazzola, City Planning Director; Curtis Bungard, Engineer; Candice Martin, Eng. Clerk.

Attendance:

Goris and Paidas absent. Mayor moves to excuse Goris and Paidas . Henderson seconds. All in favor. Motion Passes.

1) Minutes from May 19th, 2021 meeting;

Lundgren moves to accept minutes. Henderson seconds. All are in favor. Minutes approved.

2) Request for a Replat of Lots 7837, 7838, 7839, and Part of Outlot 324 located at 837 W. Main St. Alliance, OH 44601 submitted by Akins Land Surveying (20210565PC);

Vanessa Akins Cercone is sworn in. Ms. Cercone is with Akins Land Surveying: 776 N. Union Ave. Alliance, OH; Surveyors for the project. Double W Properties purchased this property in addition to two other properties that they already had. They have chosen to exclude lots 7840 and 7841 as there is a building on there that they are going to use for a separate purpose. They plan on building another building. In order to do so, they are going to get rid of the interior lot lines on these four pieces. She is unsure what they are building; that will be turned in next month. They want to combine it together to make building a little bit easier.

Bungard in Engineering explains that while reviewing the plans there were some missing dimensions, a closure statement needs to be provided, and they need to sign and seal plans but with those corrections he recommends approval.

Locke asks what a closure statement is.

Bungard replies all the bearings and distances have to add up and end up in the same spot.

Ms. Akins Cercone replies that they will have all that. They have already made the corrections and all of that will be corrected on the final.

Mazzola in Planning recommends approval.

No other comments or questions.

Mayor Andreani moves to recommend the Replat to council with corrections outlined by the Engineer. Henderson seconds. All are in favor. Motion passes.

3) Request for a Replat of Lots 2523 and 2524 located at 748 Pike St., Alliance, OH 44601 submitted by Akins Land Surveying (20210566PC);

Ms. Akins Cercone explains that the Harris' purchased the Northern lot from the Stark County Land Bank Reutilization. They are looking to fence it in and wanted to do a survey. They decided to do a Replat as well so that in the future if they decide to build a garage at some point they could do so. They made all the changes per the Engineers recommendations including the notation about the easement. They have worked that out a little while ago.

Bungard explains that Engineering looked at this lot and found that there is a 24" storm sewer across the Northwest corner. They could not find an easement for it in City records. That doesn't mean it doesn't exist but the sewer is 130 yrs. old. They didn't research it back that far. Bungard addresses Dreger and says that as part of the side lot programs he sometimes says that we should require an easement as part of our approval and he is not sure if we do that. They determined that she can at least show that there is a storm sewer there but asks if we want to require that an easement be added to this Replat.

Dreger states that we do require them. Dreger further says that they didn't as part of this agreement and feels it might be kind of late to do so. The City hasn't done it a lot of times because we are either granted the easement or we disallow the sewer itself because it wasn't City installed. If it wasn't part of the agreement he is not sure what we can do about it. He says they would certainly want to do it if they want to build a garage over it.

Bungard says if they build a garage over it and it needs repaired it that would be a problem.

Dreger agrees. He says that it would need to be pointed out during the building process.

Bungard asks if no easement will be required as part of this.

Dreger replies no. He doesn't feel we have a position to require it. The purchase would have been the time to make that requirement. At the purchase we could have said you can buy it but we want an easement. But we've already made the agreement and they own it now. He asks Mr. Morris if we have anything that can allow us to require it. He doesn't think we can deny a Replat because we want an easement.

Mr. Morris responds that he agrees. We can at least make the land owner aware that it is there.

Mazzola in Planning recommends approval.

Dreger explains the side lot program: the land reutilization. One of the goals is to take these vacant lots and have residents combine them with another lot. A lot of these older lots are not attractive anymore. They are 60 x 100 and are very small. The City likes it when residents Replat them because then it makes it more permanent. Normally, it is not a condition because surveying is so expensive. He is very happy in that aspect that it will be combined into a more modern lot that people want.

Locke comments that a couple of lots received by Habitat were only 50 ft. wide.

Dreger further says that is why a lot of homes are not bought and become desolate and need torn down. People do not want a 50 ft. x 80 ft. lot.

Lundgren asks who the land owner is.

Ms. Akins Cercone replies Terrance Harris. He is the land owner and received it through the side lot program.

Lundgren explains that the detail about the side lot program is what she did not get.

No other comments or questions.

Mayor Andreani moves to recommend Replat to Council. Henderson seconds. All agree. Motion passes.

4) Other Business:

Locke says that he assumes we will continue to meet at the Firehouse Theater.

Mayor Andreani replies yes and says if anyone has any health concerns he will see how they can accommodate it.

No other business.

Lundgren makes motion to adjourn. Henderson seconds. Motion passes. Meeting is adjourned at 4:44 pm.