

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF FEBRUARY 15, 2017**  
**4:30 P.M.**

Attendance: Mark Locke, Kim Henderson, Cheryl Lundgren, Harry Paidas, Mike Dreger, Curtis Bungard and Theresa DeUnger.

**1) Minutes from January 18, 2016 meeting**

Harry Paidas made the motion to accept the minutes from the January 18, 2016 meeting. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**2) Conditional Use for a Multiple Family Development located at the SW Corner of Brayton Ave and State St, Alliance OH 44601 Parcel #113889 submitted by Hettler Engineering (20170155PC). Public hearing at 4:31pm.**

Lundgren made the motion to move into a public hearing. Paidas 2<sup>nd</sup> the motion. All are in agreement.

No one to speak in favor of the conditional use.

No one to speak in opposition of the conditional use.

Move back to the regular meeting.

Mike Hettler, civil engineer for the project, was sworn in. Hettler stated the owner is proposing to build four 2 story units (for a total of 8 family units) located on Brayton St. across from the triplexes currently being built. Four of them will have 1 bedroom and 4 will have 2 bedrooms. The owner, developer, and company is the same as Potter's Creek. There will be carports on the ends and parking between the buildings. Access will be from Brayton Ave and also the proposed storage units.

Bungard stated there are a lot of variances being requested at the zoning meeting next week. The variances are for 12 units of density per acre to 19 ½ units of density per acre, waive the requirements for the curb and gutters along the drives, waive installing concrete sidewalks along the streets, waive the market study, and they do not want the 15% of open space on their site as the owner feels the wetland on the site is considered as their recreational area. Bungard stated it looks like they want to encroach on the wetlands area. The way this conditional use is being presented and with the number of variances the owner is asking for, Bungard does not recommend the conditional use for approval. The options the commission has are: to approve it, reject it, or conditionally approve the conditional use.

The commission is having a discussion as to how to handle this as the zoning meeting is not until February 21<sup>st</sup> to address all of the variances.

Mazzola is fine with the proposed use but shares the concerns with Bungard with the site plan.

Dreger doesn't feel there is enough information to make him comfortable with making a decision.

Goris stated the use makes sense but they will need to work out the plan for the city codes.

Henderson thought the property gets pretty wet. He disagrees with doing away with the sidewalk but realizes that is part of the site plan.

Lundgren suggested tabling this conditional use and let it go through BZA first.

At 4:46pm, Lundgren made the motion to move into public hearing for the conditional use for the self-storage warehouses located at the SW corner of Brayton Ave. and E. State St. Goris 2<sup>nd</sup> the motion. All are in agreement.

No one present to speak in favor of the conditional use for the self-storage warehouses.

No one present to speak in opposition for the conditional use for the self-storage warehouses

Moved back to regular meeting.

Paidas has more comments about the site plan so he will withhold those comments until the appropriate time. He agrees with Lundgren that this conditional use is a victim of the calendar and agrees to table this for now until it goes through BZA.

Locke confirmed with Bungard that they will need to come back with a site plan and a replat this into 2 different sites.

Hettler stated the property is splitting for financing purposes. If it was one parcel, the wetland area would be used for the recreation area. Some of the variances he will take to the BZA meeting are; the density, market studies, curbs in front of the buildings, and sidewalks.

Lundgren made the motion to table the conditional use until such time there is a report from the BZA meeting showing the variances. Paidas 2<sup>nd</sup> the motion. All in favor of tabling this conditional use.

**3) Conditional Use for Self-Storage Warehouses located at the SW Corner of Brayton Ave and State St, Alliance OH 44601 Parcel #113889 submitted by Hettler Engineering (20170156PC). Public hearing at 4:46pm.**

Hettler explained the owner is proposing to construct storage units adjacent to the proposed multi-family units. The storage units would be north of the multi-family units across Brayton Ave. on the west side across from the apartments being built by Kevin Price. There would be two storage units with the front one possibly having climate control as well as an office. One of the concerns is the location of the unit in regards to the front right of way. The front face of the unit will look like the multi-family unit. The storage units would be open for the public to rent. Dreger verified with Hettler on the north side of the building there would be some sort of doors.

Bungard is concerned with the look of the storage units. He recommends not approving based on the appearance.

Mazzola doesn't feel the storage units fit in at all with the multi-family units.

Paidas is concerned with the appearance as well as he wants State St. to be an attractive street. Lundgren agrees with Paidas' remarks.

Henderson agrees that this is not a good idea.

Goris verified that the parcel is not split. If this conditional use is granted before the split, the owner could change their mind and put in more storage units.

Dreger does not care for this idea having a storage unit in with the multi-family neighborhood.

Hettler wanted to state the owner is conscious of how this will look and also the storage unit is so far back, it cannot be seen from State St. The owner could have put more multi-family units in but he felt there is a need for more storage.

Goris made the motion to deny the conditional use for self storage. Henderson 2<sup>nd</sup> the motion. All are in agreement to deny the conditional use for self storage.

#### **4) Other business**

Goris noticed the old Builders Supply Co. on Auld St. is packed with cars that makes it look like a junkyard. Dreger clarified this is not a city impound lot. Bill Hawley will look into the situation and will also check on the screening.

Lundgren made the motion to adjourn. Henderson 2<sup>nd</sup> the motion. All are in agreement. Meeting adjourned at 5:20 pm.