

**ALLIANCE CITY PLANNING COMMISSION  
MINUTES OF FEBRUARY 17, 2016 MEETING  
4:30 P.M.**

**Attendance:** Mayor Andreani, Mark Locke, Brad Goris, Kim Henderson, Cheryl Lundgren, Mike Dreger, Curtis Bungard, and Theresa DeUnger.

**1) Minutes from January 20, 2016 meeting**

Henderson made a motion to accept the minutes from the January 20, 2016 meeting. Goris 2<sup>nd</sup> the motion. All in agreement.

**2) Replat of Part Outlot 600 located at the NE corner of W Beech St and Ridgehill Ave., Alliance, OH 44601 submitted by Akins Land Surveying (201600118PC).**

Vanessa Akins, Akins Land surveying, was sworn in. Akins explained Dr. Bitonte currently owns the property. The property is being split between Dr. Bitonte and The First Presbyterian Church. The church wants to build on the eastern portion of the property and Dr. Bitonte will retain the western portion of the property. Lundgren made the motion to approve the replat of Outlot 600. Henderson 2<sup>nd</sup> motion. All in agreement.

**3) Rezoning of Lots 7341, 7342, 7343, 7344, 7345, 7346, 7347, 7348, 7349, 7350, 7351, 7352, 7353, 7354, 7355, 7356, 7620, 8155, 10862 and 10863 located on the south side of Hartshorn St between Parkway Blvd and S Rockhill Ave, Alliance, OH 44601 from R-1 single family residential to B-2 thoroughfare commercial referred by Alliance City Council, Ordinance #73-15 (20152316PC).**

Larry Dordea, city councilman, explained that the rezoning came about last fall when the Alihassan Group wanted to build a development on State St. which had a small portion of property on Hartshorn St. The property owners are concerned if this would be rezoned as a B-2, their property values would go down. Dordea feels this will increase the property value if it is rezoned and this would give the property owners options if they decide to sell.

Mazzola stated Alliance is for investments in all its forms. He is wondering what people who want to invest in the area are saying. This would be where the money wants to move. The property owners could possibly maximize an investment payback if or when they want to sell. Mazzola recommends approval.

Bungard supports the project but has some concerns. If there would be development on the south side of Hartshorn, type C screening would need to be in place against the homes on the north side. If both sides are changed to a B-2 zone, the buffers or screening would not be needed. The lots on the north side are only 120 ft. deep which would be a short lot for a bigger

commercial business. Bungard suggested a step down to a R-2 which would allow multi-family, apartments, or home occupation businesses. In a B-2 zone, the residential living would be considered as conditional use. Overall he supports this, he just wanted to suggest a step down.

Henderson asked if the setback requirement from the street is 15ft. Bungard verified yes there are setbacks. Henderson's concern is the size of the lots as they are so small. He recommends rezoning the whole street not just a section.

Lundgren recognizes promoting business but respects the residential property. When businesses purchase property, they need to thoroughly check the zoning and other information as this creates their own hardship. If this rezoning is approved, Lundgren is wondering what would stop the other State St. businesses between Parkway and Lilly Ln. and various other R-1 zones, from making the same request. When people buy in an R-1 zone, they expect to stay in an R-1 zone. Lundgren said the Commission members need to keep consistency. How can you say yes to one area and no to another area. She would like to table this until there is further information or data.

The Mayor asked Bungard about the step down zone. Bungard recommended the step down to be either a R-2 or a B-3. The Mayor verified the buffer against an alley is a type 3 screening which is 10 ft. no 6ft fence is needed but 20 ft. trees would be.

Dreger asked concerning the egress issue. Could a business on State St. have an egress onto Hartshorn if the zoning was changed? Bungard stated a site plan would need to be presented before the board.

Goris stated the residents he has talked to are content with the way the neighborhood is and they do not favor the zoning change. If the city would like this to be a larger business area, they should buy all of the properties and turn into a business park of some kind. Goris does not believe the residents should be treated this way. He recommends going ahead with the vote.

Various residents spoke giving their concerns and opinions.

Lundgren made the motion to deny the rezoning of the lots listed. Goris 2<sup>nd</sup> motion. Goris, Lundgren, and Henderson voted to deny the rezoning. The Mayor and Dreger voted in favor of the rezoning.

#### **4) Other Business**

The next meeting will be March 16, 2016. The Mayor did explain to the residents that council will need to set another hearing, probably April 18, 2016. City Council would need to confirm Planning Commission's decision. This would take 6 votes from city council.

Lundgren made motion to adjourn. Henderson 2<sup>nd</sup> motion. Meeting adjourned at 5:25 pm.