

**ALLIANCE CITY PLANNING COMMISSION
MINUTES OF APRIL 20, 2016 MEETING
4:30 P.M.**

Attendance: Mayor Andreani, Mark Locke, Brad Goris, Kim Henderson, Cheryl Lundgren, Harry Paidas, Mike Dreger, Curtis Bungard and Kim Palmer.

Kim Henderson made the motion to excuse Brad Goris from the meeting. Harry Paidas 2nd the motion. All are in agreement.

1) Minutes from March 16, 2016 meeting

Paidas made a motion to accept the minutes from the March 16, 2016 meeting. Henderson 2nd the motion. All are in agreement.

**2) Site plan for a new detail/service building at Wally Armour, Inc to be located at 1950 W State St, Alliance, OH 44601 submitted by Hettler Engineering (201600764PC).
a. Variance for 15' buffer from Type B screening along south property line.**

Mike Hettler, Hettler Engineering, 1225 N. Main St. N. Canton, OH, was sworn in. Hettler is the civil engineer for the project. Hettler stated the new building will be west of the old Quincy's directly behind the center building. It will be half way between Beechwood and the west property line in an east/west direction approximately 70-80' north of the south property line. The building will be a 104'x76' detail shop with vehicle entrance on west side and exit on east. There will be garage doors and service bays on north side until future plans are completed. There are no garage doors on back side only 2 man doors. There will be handicap parking space along south side of building with parking space behind the asphalt drive coming from the old Quincy's.

Asking for Type B screening variance for reduced width of buffer to 10' in lieu of 25'. Also asking for a variance for the intermittent 20' visual screen.

Bungard concerned with wanting to blacktop and park closer than required rear setback as well as concerns with gravel areas that were paved and have not been accounted for. A revised plan was submitted adding grass spaces moving the parking 10' on L-shaped parcel to meet setback. Bungard feels this is appropriate as well as improves site and run-off. He feels the proposed screening is appropriate.

Both Mazzola and Lundgren agree with the engineer's opinion.

Mayor Andreani asked for clarification on the fencing. Hettler confirmed the chain link fence will remain for security but will be filled in to make solid.

Concerns were voiced regarding the compliance of the existing surrounding parcels. Bill Hawley stated the owner is moving towards compliance with this parcel. In regards to the other parcels, they are grandfathered in however future improvements would require the owner to bring all areas up to code.

Dreger questions the grandfathering of the parcels as they are vacant right now. Does the City have the authority in the future to enforce the codes if used for anything other than vacant land? Hawley stated there are ordinances that could be enforced if necessary. Hettler stated that as future improvements are done corrections will be made to comply.

Henderson made motion to approve the variance with the different proposed screening. Bungard suggests to approve site plan for parcel #7701089 only. Henderson amends his motion to approve parcel #7701089 only, with amendments. Paidas seconded.

Hettler interjected asking for adjacent property owner to be permitted to speak. All members are in favor.

Mark Milstein, managing partner for the entity owning the adjacent property to the south, has concerns with the buffer and fencing. Wants to make sure these items will be in compliance and will not affect any future projects on their lots.

Henderson questioned the wetlands located on the lot behind Armour's. Milstein stated they do own the wetlands however most of them have been filled all along the property bordering Beechwood Ave. Currently the wetlands have all been concentrated to the location directly behind the lot Armour plans to build on. The remaining property has no wetlands. Dreger asked if Milstein intends on the land staying as is (in regards to the wetlands location). Milstein responded that it was not his choice. It was dictated by the EPA and Corps of Engineers. It was determined everything east of the property adjacent to the line of parcel #7701089 will remain wetlands.

Locke asked for approval of motion from the members; all are in favor.

- 3) Site plan for site improvements for vacated Rice St and parking improvements at Alliance Community Hospital to be located between Union Ave and Arch Ave, Alliance, OH 44601 submitted by Hettler Engineering (201600765PC)**
 - a. 266 square foot interior landscaping variance from the 950 square foot required.**
 - b. Two of the landscaping areas to be less than the required 125 square foot with two areas having minimum dimension of less than 8', section 1150.06(q).**

Mayor Andreani made motion to excuse Paidas and was seconded by Henderson. All in favor.

Blaine Lewis, Lewis Project Management, 11275 McCallum Ave NE sworn in. He is the consultant to Alliance Community Hospital for the parking and street improvement project. He submitted an aerial view and condensed version of engineering drawing showing the improvements. The project has 2 parts: first to take the area where the old hospital used to sit and create a 95 space parking lot parallel to Rice St with multiple entrances/exits; secondly to improve a portion of the existing Rice St east to Arch Ave. The project will improve the asphalt, replace catch basins, add a sidewalk to the north side of the street and include new curbs. This is to support the hospital and UMU only. It is not intended for use by Stark State.

The drawings show two alternates. One of which would expand the improvements to Rice St all the way to Union Ave including a new intersection at Union Ave.

Bungard and Mazzola recommend approval of variances and plan.

Locke asked Lewis to explain the variances. Lewis stated they want to minimize the size of the islands on south side closest to Rice St. in order landscape a 12-1/2' strip along Rice St. as well as the north side of the project.

Lundgren commented on 25% reduction to required landscaping and asked if the 12' strip would be grass. Lewis stated the area would be landscaped and offered to provide landscape drawings once completed. Lundgren also questioned the green space on either side of the exits being reduced to 6' vs. the required 8'. Lewis explained they are trying to landscape on the outside of the parking lot, not on the inside.

Mayor Andreani moved to approve the site plan with the variances. Henderson seconded. All in favor.

4) Revised plans for the Preliminary Plat for Part of the Southwest Quarter of Section 4, Part of the Southeast Quarter of Section 4 and Part of the Northeast Quarter of Section 4 located in Washington Hills, Alliance OH 44601 submitted by John Walsh of GBC Design, Inc (20151599PC)

Locke confirmed there will be no vote on this project as it is just an update. Bungard agreed and stated the changes proposed meet his requirements.

5) Preliminary Plat/Informal Review of Conceptual PRD Plan (section 1126.06) for a Planned Residential Development for Brayton Park located at the corner of Brayton Ave and State St, Alliance, OH 44601 submitted by Akins Land Surveying (201600756PC).

Bob Akins, Akins Land Surveying 776 N Union Ave Alliance, OH sworn in. Stated this project will be a learning process for all involved which is starting with a conceptual plan. The area has long

narrow lots along Brayton Ave on the south side of State St. The idea is to have a private road to service numerous triplexes. In the northwest part of the area there is a wetland that will remain untouched and/or used for open areas.

Mayor Andreani questioned if the buildings will be rental units. Akins stated they would be. Henderson questioned if they would be town houses or modular. Akins then referred the question to the developer, Kevin Price.

Kevin Price, owner of project, 6515 Loretta St, Hartville OH sworn in. Price referenced the Carnation Villas on Glamorgan St as a project they finished 5-6 years ago. These are all one floor living units with single garages, two bedrooms and one bath. These units are constantly full with a waiting list to get in. The new development will be slightly different resembling a development being built in Salem, OH right now. The Salem units have two-car garages, two bedrooms and two baths with one floor living. They are enhanced in regards to more amenities.

Bungard was asked for his comments and stated a revised plan was received just shortly before the meeting and he therefore wasn't able to fully review it. He questioned if the presenters wanted to submit the revised plan or continue with the conceptual plan.

Hettler displayed submitted revision. Based on PRD codes, there is a 30% open space requirement. The intent of the requirement is to provide a designated area, not just back or side yard space. The submitted plan shows an area of approximately 3.5 acres for green/open space. The east side of Brayton Ave will have units with additional parking for guests, larger driveway setbacks and the units will have anywhere from 25' to 45' between them. On the west side of Brayton there will be four 8-unit apartments.

Dennis Clunk of 2040 S Union Ave, Alliance OH was sworn in. He is representing Price and praised the similar units being built in Salem. They would like to get the project moving along as soon as possible and wants to know what can be done to expedite the process.

Bungard stated the Planned Residential Development requires a preliminary plan with a public hearing, a final plan with public hearing and both must go to council. He pointed out numerous items, such as storm sewers, water line extensions, EPA approvals need to be worked out. Therefore no formal action can be taken today but a public hearing should be set for May. He recommends everyone look over section 1126 for more information regarding the project.

Mazzola appreciates proposal and the economic value. He is concerned how the 1st two buildings have the back facing State St. Another concern is the view when driving down Brayton Ave. Henderson asked if landscaping could be required to solve this. The answer was yes.

Dreger asked if the street would be considered public or private. Hettler stated it would be private. Dreger also questioned Hettler on the water and sewer lines. Dreger felt the owner should own those lines and be considered private.

Henderson questioned garages vs. carports. The initial 8 units are enclosed garages and are stick-build.

Lundgren is concerned with setbacks towards Robertson Community Center. Hettler states there will be a buffered area. Setback will include 20' on the south side as well as a rear setback/parking setback of 10'. Akins presented a drawing showing a green space between the development and the Youth Center.

Paidas echoes Mazzola's concerns about the appearance from State St. He also agreed with Lundgren in regards to the need for some sort of separation between the Youth Center and the housing.

In regards to appearances, Hettler answered that a planting already exists along State St which could be enhanced to improve appearance. Additionally, a patio will be located at the rear of the buildings.

Hettler asks what the feelings of the Planning Commission and the Engineer if the project is changed from a Planned Residential Development to a Multi-Family Development with a variance on curbing. Bungard feels this would be appropriate however some of the items such as varying the building appearance would be a concern. Hettler answered, with agreement from Mr. Price, no changes would be made to the overall plan.

Hawley stated changing to a Multi-Family Development would require a conditional use with a public hearing as well as a variance for the curbing. The curbs and other requirements would be obtained through the Board of Zoning Appeals.

Mayor Andreani moved for tabling the project and was seconded by Henderson. All are in favor. Locke asked for a motion to schedule a public hearing at 4:31pm May 18, 2016. The Mayor motioned with Henderson seconded. All are in favor.

6) Other Business - None

The next scheduled meeting will be May 18, 2016.

Henderson made motion to adjourn. Paidas 2nd motion. Meeting adjourned at 5:55 pm.