

**ALLIANCE CITY PLANNING COMMISSION
MINUTES OF MAY 18, 2016 MEETING
4:30 P.M.**

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

The Mayor made the motion to excuse Brad Goris from the meeting. Henderson 2nd the motion. All are in agreement.

1) Minutes from April 20, 2016 meeting

Lundgren made a motion to accept the minutes from the April 20, 2016 meeting. Paidas 2nd the motion. All are in agreement.

2) Conditional use for an outdoor eating area at Pucci's Pub located at 2012 Tanglewood Ave, Alliance, OH 44601 submitted by Akins Land Surveying (201600953PC); Public hearing scheduled for 4:31pm.

The Mayor made the motion to move into a public hearing. Henderson 2nd motion. All are in agreement.

Mark Reifsnyder, 2300 W. State St. Alliance, stated he is fine with Pucci's Restaurant. Reifsnyder asked if operations that are going on inside the building, would be going on outside the building. For example: food, drinks and entertainment if this conditional use is approved. The other concern is the operational hours as he is concerned with lighting and noise.

No one to speak in opposition to the project.

Moving back to the regular agenda.

Robert Akins, 776 N. Union Ave., was sworn in. Akins surveyed the property for the conditional use plat. The proposed seating area is 27' x 18'. There will be a fence around the exterior and also a door will replace an existing window to access the seating area.

Mazzola, recommends approval. Alliance Ventures will make parking upgrades that have not been finished at this time.

Bungard spoke with Alliance Ventures about the parking lot. They have lined up a contractor to start in mid-June. The patio is similar to others in the city. Bungard would like to remind whoever makes a motion for this conditional use, to please adhere to the state and local noise, alcohol, and smoking ordinances. Any major sight changes, for example light changes, would need approved through the building department. Bungard recommends approval.

Karen Pucci, owner of Pucci's Restaurant, was sworn in. Pucci stated there will be a fence around the seating area. The hours of operation will not change. They are not open very late and she stated the night before they left the restaurant by 9:00pm. No bands would be playing outside. Pucci stated she would be happy to address any problems/concerns as they want to be good neighbors.

Dreger asked about parking loss. Bungard stated there would only be 2 spaces lost and there would still be enough parking spaces.

The Mayor verified with Akins that a fence with a panic gate would be installed around the outdoor eating area. He also verified with Pucci that the latest the area would be in use is 9:00 pm weeknights and 10:00pm on Friday and Saturday nights, or they would abide by any restrictions Pucci's would be given. The Mayor also commented on the state law concerning the restaurant being within 1,000 ft. of a park, school, or hospital. This would be because of the liquor license. He believes this was approved back when Dawson's occupied the building and has carried on since then. The noise ordinances would always be in effect.

Lundgren verified with Reifsnnyder that his questions have all been addressed. Reifsnnyder agreed that they were.

Mike Hettler, Hettler Engineering, 1225 N. Main St. N. Canton, OH, was sworn in. Hettler explained to have a liquor license the state will come out and do an inspection. For example, you cannot have an indoor liquor license and serve liquor outside. The state would give you a specified license. Hettler stated it never seems to be a problem to get a license.

The Mayor made motion to grant conditional use for outdoor eating area for Pucci's Pub to include that they comply with all state and local alcohol, noise, and smoking regulations. Henderson 2nd the motion. All are in agreement.

3) Conditional use for a truck terminal and distribution facility/wholesaling and truck operations/truck storage to be located on Lots 11685 & 11686 adjacent to the northwest corner of McCrea St and S Sawburg Ave, Alliance OH 44601 submitted by Hettler Engineering (201600974PC). Public hearing scheduled for 4:46pm.

a. A traffic impact study will be required with site plan 1162.45 (b).

The Mayor made motion to move into a public hearing. Lundgren 2nd motion.

No one to speak in favor of the project.

No one to speak in opposition of the project.

Move back to the regular agenda.

Hettler is requesting conditional use for the property located on McCrea St. west of Sawburg. The conditional use would be for a truck terminal and for trucking operations.

Mazzola is pleased this is coming to the city. Recommends approval and when the site plan is presented, Mazzola is requesting the curb appeal be enhanced.

Bungard explained the voting today is for the truck parking and the maintenance building. They are conditional use in the I-1, which is a light industrial zone. It would be permitted in an I-2 but here it is a conditional use. He recommends approval.

Scott Powers, 12743 Beech St. Alliance, owner of Power's Oil and Propane, was sworn in. Powers answered Paidas' question concerning the type of trucks they use. Powers stated they are all single axle trucks with one double axle truck. There are no semis. He would like to move here to grow his company. Semis would only come onto the property for delivery.

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Lundgren asked if the driveway is existing or proposed. It is proposed. She thanked Power's for bringing his company to the city.

Lundgren made motion to approve the conditional use for a truck terminal and distribution facility/wholesaling and truck operations/truck storage. Paidas 2nd motion. All are in agreement.

4) Conditional use for the Villas at Potters Creek a multi-family development to be located on Lot 608 & Part of Lot 607 at the southeast and southwest corner of Brayton Ave and State St, Alliance OH 44601 submitted by Hettler Engineering (201600982PC); Public hearing scheduled for 5:01pm.

Lundgren made motion to move into public hearing. Paidas 2nd motion.

No one to speak in favor of the project.

No one to speak in opposition of the project.

Move back to regular agenda.

Hettler is requesting the conditional use to construct multi- family units in a B-2 zone.

Mazzola recommends approval.

Bungard has concerns with the conditional use. Agrees the multi-family units are a good thing, but is concerned about the variance for sidewalks through BZA. For the conditional use, there are parts in section 1162.09 that deals with multi-family. There is a section that says there should be sidewalks and the pedestrian traffic should be reviewed. Bungard did say that the curbs and sidewalks were waived for Judy Dr. and not necessarily along Brayton Ave. Bundgard does not feel BZA should waive street design or safety issues as these are topics that should come to Planning Commission. Bundgard does not recommend conditional use if the sidewalks and curbs will be upheld.

Hettler asked for a 1 minute recess. Meeting has moved to a recess.

Hettler apologized to Bungard. He stated he was directed to go to BZA first. Hettler is under the impression that the sidewalks were waived all together. The owner is proposing to put sidewalks on the west side of Judy. Then when the recreation area has been determined, there will be sidewalk access to that. Hettler said at this point no sidewalks would be on Brayton.

Dreger moved to approve the conditional use for lot 608 and part of 607 at the southeast and southwest corner of Brayton to be used for a multi-family development. Paidas 2nd motion. All are in agreement.

5) Replat of Lot 12970 and Outlot 692 located at the intersection of Conca St and Quality Dr, Alliance OH 44601 submitted by Akins Land Surveying (201600899PC).

Akins explained property is out behind Concord Therapy. The property line runs southwest and proposes a problem with the property that lies to the east. This needs to be reconfigured so the new project is able to continue.

Bungard and Mazzola recommend approval.

The Mayor made a motion to recommend the replat to council. Lundgren 2nd the motion. All are in agreement.

6) Site Plan for Washington Commons, an under 10,000 square feet commercial building to be located on Lot 12970 and part of Outlot 692 at the intersection of Conca St and Quality Dr, Alliance, OH 44601 submitted by Hettler Engineering (201600952PC).

- a. **A variance to wave required 20' tall intermittent visual obstruction from Type B Screening along south property line 1136.06 (b) (ii) (2).**
- b. **A 16' variance from 25' buffer required for Type B Screening along south property line 1136.06 (b) (ii) (3)**

Hettler is submitting site plans for a 9,300 sq. ft. building located on Conca St. behind Sports Zone. This would be very similar to the existing building located to the west. There will be 6 units that can be divided out to 6 tenants or 1 tenant could occupy the building. There would be paving around it including handicap parking. The development was done back in 2005 and a detention basin was designed to the west. This is a regional basin and provides both storm water detention and water quality and was designed for the entire development.

Mazzola and Bungard recommend approval.

Lundgren made motion to approve the site plan for Washington Commons to include a variance to wave the required 20' tall intermittent visual obstruction from Type B Screening along the south line property and also a 16' variance from 25' buffer required for a Type B Screening along the south property line. Paidas 2nd motion . All are in agreement.

7) Site plan for expanded parking for the Alliance Christian Center located at 670 W Main St, Alliance OH 44601 submitted by Hettler Engineering (201600951PC)

- a. **A variance to wave required 20' tall intermittent visual obstruction from Type B Screening along south property line 1136.06 (b) (ii) (2).**
- b. **A 16' variance from 25' buffer required for Type B Screening along south property line 1136.06 (b) (ii) (3).**

Hettler explained Alliance Christian Center just finished their expansion project and would like to expand the parking lot. They are located on W. Main St. between Bonnieview and Parkway. There are 2 ways to access the property, one on W. Main St. and one on W. Columbia. The location of the new parking will be at the back of the property. An existing mulch area with 2 trees will need to be removed. There will be some modified landscaping to replace the mulch and the trees. The area will be 90' x 8 -12' wide and will hold trees and low lying vegetation. This adds 48 parking spaces to the sight.

Mazzola recommends approval.

Bungard is concerned with the drainage. When it is directed at the ditch it will increase the run off. Bungard believes this issue can be worked out and recommends conditional approval based on the drainage problem.

Lundgren asked about the property along the south border that has grass with brushy tree line on either side. She is concerned what is being done for this particular property to give it a protective screen. Hettler said nothing at this time has been proposed.

Paul Dykshoorn, Associate Pastor for Alliance Christian Center was sworn in. Dykshoorn explained that a neighbor, Mr. Kirksey, likes to play golf and uses their area. He feels the neighbor would be upset if they put screening up.

The Mayor made a motion to approve the sight plans with the stipulations made by the engineer. Paidas 2nd motion . All in agreement.

8) Site plan for the Villas at Potters Creek to be located on Lot 608 and Part of Lot 607 at the southeast and southwest corner of Brayton Ave and State St, Alliance OH 44601 submitted by Hettler Engineering (201600985PC)

- a. Variance to wave curb and gutter requirement along a private drive 1162.09 (b)**
- b. Variance to wave sidewalk requirement for this development 1162.09 (c)**
- c. A market support study will be required 1162.09 (g)**

Hettler first apologized to the Planning Commission as there were some issues at the sight that they were not aware of. The area to the west is not low enough to serve the site properly. Hettler brought a copy of the updated site plan. Because of the drainage, the detention basin will need to be relocated to the northwest corner which allows an outlet to the storm sewer under State St. The new site plan shows the units on the east side being 24' apart instead of 25' apart. Judy Lane will be concrete with an inverted crown. There would be concrete drives and sidewalks for each unit. There will also be patios for each unit along the back. Half of the units will have 2 bedrooms, 1 bathroom, and 1 car garage. The other half will be 2 bedroom, 2 bathrooms, and a 2 car garage. All units will be single story and on a slab. The owner would like to start on the North side and continue to the South side. They would like to use unit 1 and unit 2 as spec units. The sanitary sewer would tie onto an existing sanitary sewer along the west side of Brayton. The storm sewer would tie into the detention basin with an outlet to the 36 in. storm sewer going under State St. The water would be run in a loop and connect onto the east side of Brayton. The east side will have 24' driveways and the west side will have 28' driveways.

Mazzola is fine with waiving the market study. He is opposed to waiving the sidewalk variance.

Hettler stated the owner has given authorization to put sidewalks on the west side of Judy Lane. Hettler also would like to extend screening over to the cemetery. They will save as many trees as possible. Hettler is also working on screening around the AT & T box.

Bungard recommends sidewalks on the east side of Judy Lane because of the overflow parking. Also, he received a call from zoning and the sidewalk was not waived on Brayton. Bungard recommends at least one side of the street to have a sidewalk. Another concern is the 15% recreation area/ open space that is required for multi-family developments, this is not provided with the basin that has been relocated.

Dreger asked if there would be any on street parking since off street parking is provided. Hettler stated there would be no on street parking.

Henderson asked if there would be a sidewalk from Judy to State St.? Hettler stated not one currently.

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The Mayor asked if the new plan addresses the engineers concerns. Bungard explained his concerns came from the new plans that were just submitted. The Mayor also inquired about the sidewalks being presented at the BZA meeting. Bungard thought the sidewalks were going to be presented at the planning commission meeting.

Bill Morris stated that there could potentially be a conflict with the sidewalk issues since they were voted on at the BZA meeting on May 17th. Sidewalks are specifically mentioned in Zoning Manuel chapter 1162.

Lundgren has concerns with the sidewalk being on the same side of the offsite parking areas. She suggests the sidewalks should be moved to the east side for safety reasons and continue on to State St. She also mentioned there are no provisions for handicapped or impaired persons. Lundgren would like to know where the recreation area is to be located. She recommends coming back to Planning Commission as she feels there is not enough information on this project.

Paidas verified the patios will be cement slabs and will also have privacy fences.

Hettler said it would be possible to extend the overflow parking so the sidewalks could be put in. The grading slopes are steep on the cemetery side so they would not be able to put sidewalks on that side. Hettler made a suggestion on adding walking paths with the central location for the recreation area. He also suggested that drive aprons look nicer and would not need a curb cut for ADA.

Dreger wanted the developer to understand the effort and risk that Bungard takes when he is rushed looking at the plans as items could be missed. Dreger would only make a motion providing that it includes anything else the engineer may require. He wants to be sure the developer is ok with that condition. The developer is in agreement with the condition.

Dreger made a motion for a conditional approval. The conditions are to include sidewalks on the east side from the south property line to State St.; the 15% recreation space needs to be resubmitted for the engineer's approval which is to include the sidewalks along Brayton; the landscaping along State St. is subject to the approval of both the engineer and the planning director; review fees to be paid; sidewalks on the west side of the private drive with a provision the off road parking to be moved back 4' to accommodate the sidewalks; anything else the City Engineer may require. Paidas 2nd the motion. All in agreement with the conditional approval.

9) Other Business - None

The next scheduled meeting will be June 15, 2016.

Lundgren made motion to adjourn. Paidas 2nd motion. Meeting adjourned at 6:04 pm.