

**ALLIANCE CITY PLANNING COMMISSION  
MINUTES OF JUNE 15, 2016 MEETING  
4:30 P.M.**

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

Lundgren made the motion to excuse Harry Paidas and Kim Henderson from the meeting. Goris seconded the motion. All are in agreement.

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

Goris made motion to accept the minutes from the May 18, 2016 meeting. Lundgren seconded the motion. All are in agreement.

**2) Replat of Part Lot 3777, Part Lot 3779 and All Lot 3778 located at the SW corner of S Lincoln Ave and W Cambridge St, Alliance OH 44601 submitted by Akins Land Surveying (201601138PC);**

Vanessa Akins Cercone, Akins Land Surveying, 776 N Union Ave, Alliance, OH sworn in. Stated this project is to reconfigure three lots into two lots, one with a building and one without.

Dennis Clunk, 2040 S Union Ave, states the vacant front parcel once contained gas tanks. They have since been removed with permits according to law. The owners have a person interested in purchasing the lot however lenders are hesitant about lending on properties that may have any issues. They are going to do a level 1 and he has all the legal and EPA paperwork. The holes containing the tanks were filled with limestone. Clunk states things will move along much quicker with the lender if the new owner only has to take out a loan on the parcel with the building. The vacant property would not be able to be built upon.

Bungard notes that he sent out the list of variances that would be required to pass through the Board of Zoning Appeals next week. Wants to point out that numbers 1, 2 and 5 on the list are new variances required because of the splitting of this lot and the way it is being done. They are making two lots that are non-conforming as well as half the size of what a lot should be; the side setback is becoming 1' instead of 5' on the north side; they are covering way more of the lot than what is allowable. He asks if the lot where the tanks were located will be bought by the same person purchasing the lot with the building.

Clunk states the lot formerly containing the tanks will be purchased simultaneously with the other lot but it will not be purchased through a mortgage. Only the lot with the building will go through a lender.

Bungard feels the commission's purpose is to bring properties more in compliance. He asks if there is a way to link the two properties together as well as stating that one cannot be sold without the other.

Clunk says this absolutely can be done and can be stated on the deed.

Bungard originally felt that due to the number of variances the replat should not be passed. However, as long as the two lots are forever linked together it makes much more sense.

Mazzola also did not originally approve of the replat prior to the meeting. Upon hearing the explanation, he understands the necessity, concurs with the city engineer and is fine with the proposal.

Dreger asks for William Morris' opinion and if he is comfortable with the agreement. Morris states as part of the motion the members want to ensure the commission is saying the following: This request is only approved on the condition of restrictive covenants imposed on those parcels so that they can never be sold separately. The statement should appear on this record as well as the deeds.

Goris confirms the tanks are gone and asks if the paperwork from the EPA includes some type of release.

Clunk states there is no release as the tanks were removed before BUSTR. They have no knowledge of any spill or any gas.

Mayor Andreani confirms there will be a phase one and possibly a phase 2 of project. Clunk confirmed. The Mayor questions the fact this is an R-1 zoned property with a conditional use. Will the conditional use transfer to the new property owner? Members confirm the area would have to sit vacant for 1 year before the conditional use is voided. Clunk states the property has been in continuous use and has been verified by William Hawley. The Mayor would like to confirm this conditional approval is conditional to the Board of Zoning Appeals approval next week. It is confirmed.

Lundgren confirms that the two properties must be linked at this time and that this is acceptable with the owner. It is confirmed.

Bungard states the city has confirmation that the tanks were removed in 1988 and had all required permits. There are no notes after this time.

Mayor Andreani moves to recommend to council the replat with the conditions of 1) the two lots be forever linked by the restrictive covenants and 2) the conditions apply to the actions by the Board of Zoning Appeals. Motion seconded by Dreger; all are in favor.

### **3) Other Business:**

Locke states everyone should have received a package in the mail for changes to the Kay Jewelers. This is not an item that requires approval, just an update.

Bungard states there were changes made in response to suggestions offered by the Planning Commission in regards to enhanced landscaping and treatments to the façade facing State Street. The architect sent in some very nice plans accomplishing the concerns. Although something of this nature is usually not sent back through the Commission, the changes were fairly major and Bungard wanted to make sure everyone saw them and was aware of them.

Mazzola states the new submittal is wonderful with the front facing State Street. The landscaping plan goes way beyond what he normally sees. Locke asked the architects from Visoni Companies if they had anything to add. They had nothing but thanked everyone for reconsidering and for their time. Lundgren thanked the architects for listening to what the Commission had to say and for coming up with a really wonderful plan. The landscaping speaks to the quality of the store. Locke states the change with the frontage now on State Street will be much nicer.

The next scheduled meeting will be July 20, 2016.

Lundgren made motion to adjourn. Goris seconded the motion. Meeting adjourned at 4:46pm.