

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF FEBRUARY 21, 2018**  
**4:30 P.M.**

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Brad Goris, Cheryl Lundgren, Harry Paidas, Kim Henderson, Joe Mazzola, Curtis Bungard, Bill Morris, and Theresa DeUnger.

**1) Minutes from January 17, 2018 meeting**

Goris made the motion to accept the minutes from the January 17, 2018 meeting. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**2) Site Plan for the First United Presbyterian Church of Alliance to be located at 265 W. Beech St., Alliance, OH 44601 submitted by AODK, Inc. (20180100PC).**

John Swidrak, Architect with AODK Inc., was sworn in. Swidrak explained the proposed project is a brand new facility with a 250 seat sanctuary, small office space, and education wing. There are 72 parking spaces but there is an expansion plan when the time comes. They have calculated one parking spot per every 4 people. Currently, Swidrak stated there is plenty of parking.

Bungard reviewed the plans and received a call from the consultant to go over the items that will need corrected. He believes the items can be worked through. Bungard said one of the main things is a separate plan submittal which will be needed for the water line extension that will run along Beech St. The sewer force main from this sight to the northwest will need a separate plan submitted as well. Bungard said there should be type B screening but it would be appropriate to grant a variance for that as there is a lot of open space. He recommends conditional approval based on all of his comments. Swidrak showed the west area that includes trees that will be maintained. The north property line and part of the east property line will not have anything removed or added to this space. Locke asked if Swidrak received a copy of the comments from the engineer. Swidrak believes they are getting ready to resubmit. Bungard had recommended to the civil engineer that if there were future phases to this project, to size the pond according to these additional phases. With the plans that are being submitted, the size of the pond only covers the first phase.

Mazzola agrees with Bungard regarding the landscaping. Recommends approval.

Lundgren likes the choice of landscaping materials. The plants chosen will attract birds and butterflies and will also look nice for the various seasons. She recommends the drawing be to scale due to the size of some of the plants and to allow for their future growth

Goris verified the sewer hook-up is on Gaewood Ct. The water extension will go across the entire property.

Swidrak had questions about signs. Bungard explained the signs are submitted separately from the site plan and he can contact our zoning code officer, Bill Hawley.

Lundgren made the motion to approve with the screening variances and conditional on the comments from the engineer. The Mayor 2<sup>nd</sup> the motion. All are in agreement.

**3) Variance request for Screening at the University of Mt. Union Physical Plant located at 906 S. Union Ave., Alliance, OH 44601 attributable to the Iron Horse Trail Center project. (20180118PC).**

Blane Lewis, Director of Physical Plant at UMU, 906 S. Union Ave. was sworn in. He is happy to be celebrating UMU's 10<sup>th</sup> anniversary at this location. On the east side of the property the screening that was originally put in, met the Zoning and Planning Commissions requirements at the time. Currently, they would like to cooperate with the Stark Parks bike trail. Since the screening is wide, Lewis explained if it was reduced, the bike trail would fit without imposing on the neighbors. Lewis feels this is a good project and would like to welcome the Iron Horse Trail through their campus.

Bungard sent photos out to everyone regarding the area Lewis was referring. Bungard is taking the role of a proponent for the project instead of an advisor for the project. The city partnered with Stark County to have the bike trail come into the city from Cenfield St., past the ballfields and ending at the front door of UMU on State St. Bungard explained this past summer, the Iron Horse Trail was expanded one mile on the northern end of the city. This section was mostly concrete and asphalt and runs from Prospect Ave to Early Hill Park, which connects to the Deer Creek trail. Currently the middle section of the trail is being worked on. Bungard explained the requirement for type B screening is a fence and tall trees. He noted the neighbor's pool and sheds (to the east) are right up to the property line if not over a little bit. The Iron Horse Trail comes up behind the fraternity houses and they would like to use this 25 ft. buffer area for the trail. Bungard would like to remove the one row of pine trees and the fence. This will create plenty of room for the trail and there would still be a row of mature trees. Bungard stated this would create enough room for an alley and the screening for an alley is 10ft and no fence. Having less screening will make this area more visible which will help deter graffiti, vandalism, and garbage. Bungard explained the variance is on the width of the buffer (using one row of trees) and no fence. The one corner would be 8ft. but he is trying not to have the owner move the sheds or the pool. Lewis stated the pinch point Bungard is talking about is behind UMU's salt storage. He is going to build a small retaining wall which would keep the bike trail at 10ft wide.

Lundgren complemented Bungard on a nice job.

Lewis explained to Paidas how the trail will run through the campus. Lewis said the trail will come into Clark turning right on Hartshorn, then going down the parallel path of Miller Ave. which will have a separate asphalt bike path parallel to UMU's 8 -10 ft. sidewalk. Both will have landscaping between them. Before coming to Simpson, there is a diagonal walk that goes towards Cope(a parallel bike path there as well), cross intersection of Union and Simpson, pick up Iron Horse intersection on Simpson behind the art center.

Mazzola went over this plan with Bungard and recommends his proposal.

Henderson asked what would happen if there was an emergency on the trail, are emergency vehicles allowed to drive on it? Bungard explained every entrance from the street to the trails has 3 wooden bollards. They can be easily unlocked and layed down or since they are made of wood, they could be knocked down.

The Mayor made the motion to approve the screening variance. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**4) Other business**

No other business. The next meeting will be on March 21, 2018. Goris made the motion to adjourn. Henderson 2<sup>nd</sup> the motion. All are in agreement. Meeting adjourned at 5:00 pm.