

PLANNING COMMISSION
MINUTES OF MEETING
March 18, 2020
4:30 pm

Attendance: Members Mark Locke, President; Alan Andreani; Mike Dreger; Brad Goris; Kim Henderson; Cheryl Lundgren; Harry Paidas.

Meeting held by telephone conference due to COVID-19 pandemic. The meeting was called to order by President Locke at 4:35 pm. Most members participated by telephone conference. Locke and Dreger were present at 504 E. Main St. All other members were present by telephone. Also present by phone was Commission Counsel William Morris, Vanessa Akins-Cercone, and Herb Smith. The meeting remained open to the public, in the second floor conference room of 504 E. Main St. *(an attendance sheet for persons attending in person is attached, as well as a copy of the notice posted at the entrance to 504 E. Main St. notifying the public of the meeting's continuation.)*

Locke announced that all voting for this meeting would be done by roll call.

1. Minutes from the February meeting:

Paidas made a motion to approve the minutes from the previous meeting. Henderson seconded the motion and the motion was approved unanimously.

2. Public Hearing to discuss the request for Conditional Use for Circle K to be located at the NE corner of N. Union Avenue and E. Wayne St., Alliance, Ohio 44601 submitted by Wellert Corporation (20200244PC):

Goris moved, Lundgren seconded to move into a public hearing on a request for Conditional Use for Circle K (20200244PC). The motion was approved unanimously (6-0).

No one appeared to speak in favor of the conditional use.

Herb Smith of 45 E. Wayne (by phone) was sworn in. Mr. Smith testified that he did not want the store on his street as many customers of the current store are "undesirable".

Nicole Brosnatch of 553 N. Union Ave did not attend due to concerns with the pandemic, but submitted her concerns via email, which were read aloud and are attached.

Marybeth Rose and Todd Bosley, who own 553 N. Union Avenue, did not attend due to concerns with the pandemic, but submitted their concerns via email. The email was read aloud and is attached.

There were no others wishing to comment, and the Public Hearing was closed.

Request for Conditional Use for Circle K to be located at the NE corner of N. Union Avenue and E. Wayne St., Alliance, OH 44601 submitted by Wellert Corporation (20200244PC):

Savanna Van de Kamp-Peet of 935 E. Tallmadge Avenue, Akron Ohio 44310 was sworn in as the proponent for this request. She said that Circle K considers this location to be its own separate market, that it is a strong store but that they are a tenant at the current site which limits their control and as a result this is currently not a store she is proud of. The investment they will be making will be over \$3,000,000 and the tax impact will be in the hundreds of thousands of dollars.

Dreger provided an accounting of the past and current uses for the properties at the N. Union and Wayne St. intersection, including a gas station and convenience store. Lundgren commented that the proposed use is appropriate. Paidas advised that when Sheetz was proposed there was concern from neighboring properties initially and that it worked well with communication. Andreani requested advice from Morris on Andreani and Dreger being recused due to the proposed site being a City owned property. Morris recommended they be recused.

Lundgren moved, Henderson seconded to recuse Andreani and Dreger. The motion passed unanimously (4-0).

Lundgren moved, Henderson seconded to approve the conditional use. The motion passed unanimously (4-0).

3. Preliminary Site Plan for Circle K to be located at the NE corner of N. Union Avenue and E. Wayne St., Alliance, OH 44601 submitted by Wellert Corporation (20200245PC):

Locke informed Savanna Van de Kamp-Peet that the commission does not approve preliminary plans and asked her to clarify what she was seeking. Van de Kamp-Peet indicated they wanted to get clarification and feedback on their plans before moving forward with additional design, referencing the high cost for this work. Areas of particular concern to her were signage, the E/W alley off of N. Union Avenue, and the need for any variances.

Andrew Pietrzak was asked to go over the Engineering Department's comments (attached) on the preliminary plan that had been submitted.

Joe Mazzola was asked for the Planning Department's opinion of the project. He noted that it has been an extremely long time since the City has seen this scale of investment in its north corridor, and that he hoped the project would act as catalyst to further investments here.

Goris commented that the City is lucky to have this investment coming into our community.

Paidas asked if the store would be open 24/7. Van de Kamp-Peet confirmed such and indicated that Circle K is much safer to be open 24/7, and that this affords less local disruption because they can resupply at night when traffic is low. Paidas asked if they would be designing the lighting to avoid light spillage off sight. Van de Kamp-Peet affirmed they would, and Pietrzak added that a lighting design is required as part the site plan. Paidas concluded that he felt it was a great project.

Lundgren inquired as to whether there would be outside speakers playing music. Van de Kamp-Peet did not believe there would be. Lundgren complimented the amount of green space included in the preliminary plan and requested they consider more or larger trees toward residential areas.

No further action was taken.

4. Replat of Outlot 607 located at the SW corner of Brayton Avenue and W. and E. State Street, Alliance, OH 44601 submitted by Akins Land Surveying (20200289PC):

Vanessa Akins-Cercione of 776 N. Union Avenue was sworn in as proponent for this request. The request would replat the open space portion of the recently approved plans for this site.

Andreani moved, Henderson seconded to recommend the replat to City Council. The motion passed unanimously (6-0).

5. Other Business:

Pietrzak informed the Commission that Goat Hill Realty is wanting to build an additional phase of a previously approved project, and since the time allowed to act after approval has expired the developer is asking for the approved plans to be reapproved.

Goris moved, Henderson seconded to reapprove the plans. The motion passed unanimously (6-0).

The meeting adjourned at 5:36 pm.