

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

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

Paidas made the motion to excuse Mayor Andreani and Kim Henderson. Goris 2nd the motion. All are in agreement.

1) Minutes from February 21, 2018 meeting

Paidas made the motion to accept the minutes from the February 21, 2018 meeting. Lundgren 2nd the motion. All are in agreement.

2) Replat of Lot 3073 and Part Lot 3075 located on 411 W. Main St., Alliance OH 44601 submitted by Akins Land Surveying (20180215PC).

Bob Akins with Akins Land Surveying was sworn in. Akins explained this is one whole lot and part of another lot on W. Main St. The owner would like to combine them so there will not be any building issues. There possibly could be zoning issues that will be taken to BZA before they build. Bungard and Mazzola recommend approval. Dreger made the motion to approve the replat of lot 3073 and part lot 3075. Lundgren 2nd the motion. All are in agreement.

3) Replat of Lot 8705 and Lot 8706 located on the North side of Washington St 250' +/- West of McKinley Ave, Alliance, OH 44601 submitted by Akins Land Surveying (20180216PC).

Bob Akins explained this is a similar situation with 2 small lots that need to be combined to create a larger lot for building. This will be a Habitat home that would be built this year. Bungard & Mazzola recommend approval. Paidas made the motion to approve the replat of lots 8705 and 8706. Goris 2nd the motion. All are in agreement.

4) Site Plan for New Truck Garage at Robertson Heating located at 2155 W. Main St., Alliance, OH 44601 submitted by Hettler Engineering (20180263PC).

Mike Hettler, civil engineer for the project, was sworn in. Robertson Heating Supply Co. is located on W. Main St. They are proposing to build a 152 ft. X 75 ft. truck storage building for tractors. The building would be at the rear of their existing site by the railroad tracks adjacent to the sanitary sewer. The original construction site drawings, from the early 2000's, show the proposed building but it was never constructed. The original building was slightly smaller than the one that is being proposed now.

Bungard said the 2002 original site plan did show this building. However, the current zoning book now includes stricter storm water calculations as well as water quality requirements. Since Hettler over designed the pond, the flood requirements almost meet the current standards. Bungard is requesting a survey of the pond since the basin has been sitting for over 10 years. He wants to be sure the pond is at the same volume as when it was designed. Bungard also requested since there was no water quality done, to put inserts in the catch basins to filter out any sediment. There is a bag that can be put in with charcoal that takes out any gas and oil from the truck site. Bungard also requested that the oil separator/interceptor be moved out of the easement. Hettler is fine with moving this back from the easement as well as the down spouts. The detention

basin will be cleaned of the trees and brush. Hettler said this will be cleaned when the area either freezes or it dries out.

Hettler explained the majority of the truck and trailer traffic comes from their own vehicles. He noticed their concrete is very clean, there are no stains. There would be no public, unmaintained vehicles in the parking area. The owner was wondering if they could try to go without the inserts, but they are ok if the inserts are required.

Bungard said the inserts should be put in the back 3 or 4 drainage basins that drain into the retention pond. He does realize what they are putting in is less than an acre, but as a trade-off he is asking for the inserts. This way they won't have to redo retention calculations or have a new pond. It is necessary to make sure the pond has the volume it was designed to have back in 2002. The inserts are nice but he is not insisting on them but he is highly recommending them. Bungard recommends approval with these recommendations.

Goris asked about the location of the trucks currently. Akins said they are currently stored at the old plant on Rockhill Ave. He discussed with Hettler on the time frame on which the inserts should be checked. Hettler said to start every 6 months. Depending on how much they are needed it could be more often or less often.

Dreger asked about the prehistoric area. Hettler verified there is a pipe that outlets into the prehistoric area. Dreger asked if there is an area to flow through after it leaves the pond. Hettler believes it would be important to see if there is pollution on the pavement. If there is, it would need stopped before it leaves the detention basin. Bungard said there is no mechanism for this now, so he is suggesting the inserts. Dreger asked if the area did not have the catch basins, would it be monitored so that if there was a problem it would be addressed. Hettler assured it would be. Dreger asked if there was a condition on the engineer's recommendations or a formal agreement, would that be acceptable. Hettler said the owners are willing to do what is needed.

Bungard explained that a modern detention basin would have a couple extra feet in the bottom with gravel covering perforated pipe which slowly over a 48 hour period lets the last part of the storm out. Those are the ones that normally carry the oil, grease, and etc. Dreger asked Hettler if this is approved with the recommendations, is he willing to work out what is necessary. Hettler is in agreement. Bungard suggested once the trees and brush are cleaned out, there might be room for a little forebay.

Lundgren asked who would be monitoring the site for pollutions. Dreger said the motion would include Bungard's recommendations which would include the inserts.

Dreger made the motion to approve the site plan for the new truck garage with the conditions/comments of the engineer. Goris 2nd the motion. All are in agreement.

5) Request for a Waiver of Site Plan for Additional Parking at Crawford Dental located at 2460 S. Union Ave., Alliance, OH 44601 submitted by Hettler Engineering (20180264PC).

Hettler explained there was an addition put on the building in 2010. The owner would like to add 4 parking spaces out front; basically an extension of the parking area that is currently there. The spaces will be on the north side of the current parking area.

Bungard stated that since this is so small of an area, no water retention is necessary. His only concern is with the grading as he does not want water running off to the neighbors. He recommends approval.

Mazzola recommends approval.

Goris made the motion to waive the site plan. Paidas 2nd the motion. All are in agreement.

6) Other business

Lundgren requested an update on Hartshorn being rezoned from residential to commercial. The neighborhood was not in favor of the rezoning. Locke asked if anyone had heard of any updates. It was mentioned that no site plan was ever resubmitted. Mazzola explained that the zoning committee is looking at the rezoning for this area. Lundgren wanted to mention that the residents were not in favor of the street being rezoned. Mazzola encouraged the Zoning Committee to wait to enter into a detailed discussion. He anticipates that happening next week.

Goris asked about an update on Montrose Ford-Lincoln Dealership. Locke believes the Mall and Montrose are back in court. The site plan was passed and would have put the issue back into court. Lundgren remembered they were going back to court before planning commission made their decision. No one knows of a decision at this time.

Bungard is proposing a change in the code for riparian setbacks. This type of setback would leave an area untouched next to a river, stream, or lake. A common buffer is 25 – 30 ft. in a class 1 which is mostly found in the city. Class 2 and 3 are nicer wetlands and there are only 2 or 3 of those found in the city. These classes require a buffer 75 – 100 ft. He said that would be something to think about with Robertson's new truck garage.

No other business. The next meeting will be April 18, 2018. Paidas made the motion to adjourn. Lundgren 2nd the motion. All are in agreement. Meeting adjourned at 5:02 pm.