

ALLIANCE CITY PLANNING COOMMISSION
MINUTES OF APRIL 18, 2018
4:30 P.M.

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

1) Minutes from March 21, 2018 meeting

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

2) Site Plan for UMU Rockhill Athletic Fields Artificial Turf Project located on the NE Corner of Rockhill Avenue and Hartshorn Street, Alliance, OH 44601 submitted by Hettler Engineering (20180388PC)

Blaine Lewis, Director of the Physical Plant for UMU, 906 S. Union Ave. Alliance, was sworn in. Lewis presented pictures of the area they wish to renovate. The proposal is to build an artificial turf practice area the size of a field and a half. They would like to utilize this space by making it an all sports venue. They hope to have it open by July 1 as this would allow summer football camps to use the field.

Pietrzak, filling in for Bungard, recommends approval.

Mazzola recommends approval.

Paidas asked if the lines would be sewn in or painted. Lewis explained they would be sewn in. Paidas also asked if grass would remain on Montgomery Field. Lewis verified the grass will remain and no lights will be installed in the new area.

Lundgren made the motion to approve the site plan for the UMU Rockhill Athletic Fields Artificial Turf Project pending the condition of the Ohio EPA approvals. Henderson 2nd the motion. All are in agreement.

3) Other business

Review of change from carport to pole construction for the Holiday Inn Express pavilion located at 2341 W. State St., Alliance, Oh 44601

Craig Bolog, All Phase Builders, represents Holiday Inn Express. Bolog explained the metal car port was approved back in the fall but, there were some problems with the manufacture getting engineering stamps. Now he would like to change the structure to a pole building. This will be the same structure, look, and size. Bolog stated the poles for the building will now be wood instead of metal.

Pietrzak and Mazzola recommend approval.

The Mayor made the motion to approve the change to a pole construction instead of a car port for the Holiday Inn Express. Paidas 2nd the motion. All are in favor.

AIRBNB Update:

Lundgren shared an update on AIRBNB. She passed out copies of articles that were printed in The Repository. The City of Canton council thought this would be an easy subject to address but found out it was more complicated than they realized. Neighbors are complaining about what happens in their neighborhood now

that homes are being rented. The article Lundgren was referring to printed on Monday, April 9, 2018. Goris asked if there was anything stated in the article on how the city would police it. Lundgren replied that is the whole idea and Canton City Council wants to limit AIRBNB rentals to multi-family residential (R-3). She suggested to the committee to read the article since it applies to our city's situation.

Montrose Ford Update:

Lundgren also gave an update on Montrose Ford. She said a lot of money is being spent on this case. Montrose lost at the Common Pleas level as Common Pleas Judge Kristen Farmer ruled in favor of the mall. Then in later 2017, The Stars of Cleveland appealed that decision to the Court of Appeals. When this happened, Montrose wrote a brief and then the Mall wrote a brief in response to that. Then Montrose writes their final brief. The next court date is Tuesday, April 24, 2018 in the Court of Common Appeals. There will be a 3 judge panel that will have received the briefs and know the Court of Common Pleas has ruled in favor of Carnation Mall. The decision could take months. The Mayor added that Elder Beerman's is closing and he isn't sure if that will impact this situation. Lundgren stated there are 7 points that are being argued between Montrose and Carnation Mall.

Review: Change in location for the First United Presbyterian Church. Original site plan was approved during the February 21, 2018 meeting.

John Swidrak, with AODK Inc., explained the location change for the church. Because the building would be touching some wetlands, Swidrak is proposing a new location. He would like to shift the building over 50 ft and towards the road 30 ft. Nothing will change with the engineering of the building. Everything about the building will remain the same: the parking lot, the landscaping, and the setbacks are still good. The whole building just shifted to the east.

Goris made the motion to approve the change in location for the First United Presbyterian Church with the condition of the engineer's approval. Dreger 2nd the motion. All are in agreement.

No other business. Goris made the motion to adjourn. Paidas 2nd the motion. All are in agreement. Meeting adjourned at 4:55 pm.