

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF APRIL 19, 2023
4:30 P.M.

Attendance: Members – Mayor Andreani; Mike Dreger, Safety Service Director; ~~Elayne Dunlap (absent)~~; John Gross, Secretary; Mark Locke, President; ~~Cheryl Lundgren (absent)~~; Harry Paidas.

Meeting held at Alliance Senior Center, 602 West Vine St. Alliance, OH 44601. The meeting was called to order by Mark Locke at 4:30 p.m. Also present were Commission Asst. Counsel William Morris; Joe Mazzola, City Planning Director; Andrew Pietrzak, City Asst. Engineer; Kim Palmer.

Mayor Andreani moves to excuse Elayne Dunlap and Cheryl Lundgren. Harry Paidas seconds. All agree. Motion passes.

1. Minutes from March 15, 2023 meeting:

Gross moves to accept minutes. Mayor Andreani seconds. All agree. Motion passes.

2. Replat of Part Outlots 587 and 636 for the Alliance Commerce Park located 1,000' +/- West of S. Sawburg Ave. on the North Side of W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (2023159PC);

Mayor Andreani motions to table until the May meeting. Dreger seconds. All in favor; motion passes.

3. Request for a Waiver of Site Plan for a Motor Storage Building and Warehouse to be located at 232 N. Lincoln Ave., Alliance, OH 44601 submitted by Carnation Electric Motor/James Wyman (2023162PC);

James Wyman, owner of the property and Carnation Electric Motor, is sworn in. He intends to build a storage facility on one of the parcels. There is an existing slab from a previous business and will build a new 40'x80' warehouse.

Pietrzak recommends conditional approval based on the below comments.

- 1. The minimum setback from the eastern property line is 10'.*
- 2. Please direct all downspouts onto your own property.*

Mazzola recommends approval.

Mayor Andreani motions for approval based on the Engineer's comments. Paidas seconds. All are in favor. Motion is passed.

4. Site Landscape Plan for the University of Mt. Union Parking Improvement Project located at 1945 S. Union Ave., Alliance, OH 44601 submitted by Hettler Largent Engineering (2023165PC);

a. Variance Request for Screening Required by Chapter 1136.06 as follows:

- Eliminate opaque screening
- Eliminate intermediate visual obstruction
- Reduce buffer width from 25' to 10'

Michael Hettler of Hettler Largent Engineering and Lee Smith with the University of Mt. Union are sworn in. Large drawings are passed around to the commission members. Lee explains the University intends to combine two lots, remove some of the parking on the corner lot (NW corner of State St. and Union Ave.) and convert it into green space. They will also add more ADA compliant spots and improve lighting.

Pietrzak recommends approval.

Mazzola compliments the University and recommends approval.

Mayor questions if the street vacation has been approved by City Council yet. It is confirmed the request will go to Council on May 1st. It is discussed and confirmed this will need to be a stipulation of approval.

Paidas questions the closing of Penn Ave. and if the only exits will be Hartshorn onto Union and Clark onto State. Lee confirms but states the drive cutouts from Miller and Penn will remain. Paidas then asks about traffic flow for the church at Hartshorn and Union. Lee explains UMU was originally going to vacate Hartshorn however they met with the church and found no value in vacating. Therefore Hartshorn will remain the same. Paidas also questions the long-term plan for the E-Sports facility. Lee cannot give details but says there is a long-term plan.

Gross asks for the timetable for the site plan being submitted. Lee states they hope to start May 15th and finish in mid-August.

Pietrzak explains the variances requested for screening. While there is an R-1 district abutting a B-2 site, both are owned by UMU. A plat was also found that is not on the current zoning map that would show all as B-3. Therefore, the variances were requested to clear up any discrepancies. Locke confirms with Pietrzak this is okay with Engineering.

Gross motions for approval with variances and on condition of City Council vacating the streets. Dreger seconds. Hettler asks for verification that the variances are included in this motion. All agree. All are in favor of the motion. Motion passes.

5. Other business:

Locke declares adjournment. Meeting adjourned at 4:45 p.m.