

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF APRIL 21TH, 2021
4:30 P.M.

Attendance: Members – Mark Locke, President; Mayor Andreani; Mike Dreger; Kim Henderson; Cheryl Lundgren; Harry Paidas.

Meeting held by telephone/video conference due to COVID-19 pandemic. The meeting was called to order by Locke at 4:30 pm. Also present were Commission Counsel William Morris; Joe Mazzola, Curtis Bungard, Engineer, Andrew Pietrzak, Assistant Engineer; Candice Martin, Eng. Clerk. This meeting streamed live on the City of Alliance Facebook page.

Attendance:

Roll Call. All are present except Goris. Lundgren motions to excuse Goris. Paidas 2nds. Roll call vote. All agree. Henderson excused.

Mark Locke reads meeting notice.

1) Minutes from March 17th, 2021 meeting;

Paidas moves to accept minutes. Henderson seconds. Roll call vote. All are in agreement. Minutes approved.

2) Request for a Waiver of Site Plan for warehouse and assembly facility to be located at 691 S. Sawburg Ave. Alliance, OH 44601 submitted by Mitch Trummer for Filnor, Inc.(2021-22089PC);

Mitch Trummer is sworn in. Mitch Trummer is with LTM Properties. Mr. Trummer is the General Contractor on the project. Mr. Trummer had been speaking with Bungard and Pietrzak about this project. The recommendation from Mr. Bungard was that they have at least 50 ft. of pavement on both driveways to keep the rocks off of Sawburg and 4" of 304 limestone and 7" of concrete for the last 20 ft. Mitch asks Pietrzak if 20 ft. was the right-of-way.

Pietrzak responds that it will be a concrete drive apron to the right-of-way line.

Mr. Trummer also mentions that they were recommended to do some landscaping to improve the property. They are going to put in a nice landscaping island with bushes and annuals. They were looking to take that facility and just put the curb cut in on the second driveway because the semis were jumping the curb before that.

Mr. Trummer also explains a little about Filnor. He says that Filnor has been in business for over 50 years. They have over 60 employees. They have been accident free for over a year and run a very clean facility. They are expanding by purchasing the Sawburg property and have hired 8 new employees and look to add maybe 2 more. He further explains that Filnor has four buildings downtown and they collect all their wastewater and transport it out and do not put any into the City Sewer System.

Pietrzak in Engineering explains that 3 variances will be needed.

1. The first being that the parking lot surface needs to be hard and dustless so a variance will be needed.

2. The second variance is for the sidewalk requirement.
3. The third variance is that storm water calculations are required.

Pietrzak further explains that engineering is also requesting a concrete drive apron extending to the right-of-way line for the Southern entrance and recommends that additional landscaping be provided. He says on the plans it shows six bushes. He will leave it up to the Commission and to Lundgren whether they feel that is sufficient. Engineering recommends conditional approval.

Locke asks Pietrzak if he recommends the three variances. Locke then asks if Engineering is ok with waiving the storm water.

Pietrzak replies yes.

Locke also states that in the past when it comes to parking lots they give them a 2 or 3 year variance and then at that point they are required to do hard surface but that is up to Commission members.

Mazzola in Planning is pleased to see that this will fulfill some of Filnor's expansion needs. He is also pleased to see this happening on Sawburg as it continues to fill in. He recommends approval.

Mayor Andreani says his curiosity is piqued and asks if we have ever not required a 3 year time period for the storm water. He said he does not recall.

Locke said he does not recall that either.

Dreger said he needs clarification. His agenda said they are looking for a waiver of the site plan requirement and asks if that is correct.

Locke agrees with Dreger that is what his agenda says.

Dreger says his understanding is that if they are waiving it then it is under the understanding that we are waiving the site plan but it still has to meet the Engineer's requirements. As they delineate all of that will get corrected. That is not what he hears being asked for but that is what he interprets they are being asked to do. He would like Mr. Trummer to clarify that.

Locke asks Dreger if we are approving a site plan waiver do we still have to do the variances or is that a responsibility given to Engineering.

Dreger said that is a question for Mr. Morris.

Mr. Morris says that variances still need to be granted or denied. The site plan has a number of components. It has a landscaping component, water, topography, and it would include paved surfaces. Therefore, if there is an exception one will need a variance. For example, the landscaping just says 6 bushes. That is pretty vague.

Locke asks Mr. Trummer about the additional landscaping he had mentioned earlier.

Mr. Trummer explains that they were looking at bushes because trees need trimmed and hang over driveways as they get larger. They want something that won't invade into the driveway. They don't want to mow around things so they are planning on built up landscaping islands. He was trying to show on the

drawing where the bushes might be placed. There is quite a bit of yard there already with lots of green space. It is not all blacktop and gravel. They will just be adding to that.

Dreger comments that what they are doing with the motion is basically saying that they trust the Engineering Department understands what they need. Engineering is brave as landscaping is part of the site plan that becomes the record. Engineering is taking on a lot when they get into that. Whether it will meet the board's full standards. He further explains that they count on Lundgren for a lot of input there. His observation is that generally if Lundgren is acceptable to the plan then the rest of them will be ok with it too. Dreger asks if Engineering would like to weigh in on how they would like it handled.

Pietrzak replies that they will default to Lundgren.

Lundgren comments that usually when plans are submitted they have a list of plants that they plan to incorporate into their landscape plan. What was submitted is extremely vague: bushes can be small or rather large and spread out. Lundgren asks what is across the street and next door.

Mr. Trummer explains there is woods across the street. The closest neighbor across the street would be Dr. Warner 's office but that is up the road. To the North is a yellow building with peeling paint.

Lundgren asks if it is mostly industrial.

Locke answers light industrial and professional.

Lundgren says that it would be nice to know what type of bushes.

Mr. Trummer states they were looking at arborvitae.

Lundgren asks if they will be Green Giant Arborvitae.

Mr. Trummer replies yes. They will go in 4, 5 or 6 ft.

Lundgren explains that if Green Giant is used they get big and wide and will fill in the space nicely. It is a gorgeous tree and is recommended as a landscaping asset.

Mr. Trummer said he just showed where the landscaping was going to be. He didn't know he had to also list the plants.

Lundgren says that Arborvitae is an evergreen and not a bush. Lundgren further comments that they are looking at something green all year.

Mr. Trummer responds yes and some annuals too as well as a mulched island.

Lundgren suggest it might be easier with perennials such as day lilies. Annuals will have to be fussed with every year. Lundgren further states she feels that it will look very attractive to do something large like Green Giant Arborvitae. They are not that expensive and it is a great way to go.

Pietrzak also stated that he was just informed by Curtis Bungard the City Engineer that Jim from Filnor said they will be including additional landscaping from what is shown on the plans.

Paidas mentions the storm water issue. Paidas doesn't think an exception should be made for this project if the past indicates we go three years and then go the route that was explained earlier.

Bungard explains that the amount of drive apron and driveway that they are putting in is very small and it is barely over what would require any storm water analysis. The fact that there is hard pack gravel there now and that they are going with concrete for just the one drive and the drive apron means they are not adding much impervious at all. Bungard states that he is very comfortable waiving this requirement for now. If they did a lot of additions in the future they would have to include it in future calculations. Bungard asks if that clears up anything.

Paidas replies that it does and that he trusts his judgement on that.

Locke restates what is on the table. There is a request for a waiver of the site plan; it must also include a variance for the hard surface for the driveway and a variance for the sidewalk. The only facility that he could think of on Sawburg is the assisted living on the East side. They have a sidewalk. He doesn't believe there are any other sidewalks in the area.

Paidas concurs. He runs in the area.

Locke continues by saying they are asking for a variance on the sidewalk requirement and a variance on the storm water. It is also up to commission members whether they are going to give a permanent waiver on the hard surface for the driveway or a variance with a time limit on it and after a certain amount of time it would need to become hard surface.

Paidas comments that waiving the requirement for sidewalks on Sawburg means there will never be sidewalks in the area. Paidas further states that his preference would be that they start requiring sidewalks and make it a safer walk for people. He sees people walking from Buckeye holding their grocery bags down Sawburg with no sidewalks available. He doesn't know if they should start now. If Filnor should be required to have one it may be the sidewalk that leads nowhere. But if the bigger plan for Sawburg and for the City is that people can walk down Sawburg then he thinks we have to start somewhere.

Locke believes that is why they required a sidewalk for the assisted living facility on the East side. They wanted to start that process back then to require sidewalks.

Mr. Trummer adds that speaking on behalf of Filnor if a sidewalk were required Filnor would be happy to put it in but it will go nowhere. Even if the yellow house is required to put one in on the other side it will go into woods. There will maybe be 40 ft. of sidewalk put in between the two driveways and then after that it is going to go nowhere. If later on to the South it was developed down to Columbia Gas and a permanent sidewalk was put in Filnor would be happy to put one in.

Bungard mentions that on the East side he recalls they gave a waiver and it was waived until such time as one of the adjacent properties adds sidewalk. He says that when another site plan comes in or when that area is more developed that might kick in and some of those properties will have to put in a sidewalk. He asks if anyone recalls that.

Locke says he does. He believes that is why there is no sidewalk at the assisted living on the West side of Sawburg because they may be under that agreement that they did not have to put a sidewalk in until others beside them had sidewalks and then they would have to.

Bungard says he believes they would have to go back a ways and check to see what some of the agreements are with all these properties. It would be nice if we were requiring it all along there.

Lundgren mentions a City Commission operating a number of years ago: either a biking trail or a walking trail committee that encourages accessibility by foot or by bicycle throughout the City. She remembers they were hoping to get a pass through for non-cars. If that Commission is still in affect she thinks maybe they would think that it is a good idea.

Mayor Andreani responds that he believes she is referring to a sub Committee of the Green Commission. They have been on hold during COVID. Instead of sidewalks, they were looking at attaching from the City coming up from he does not recall the road. He would have to look it up, but there is a property that if the City could acquire it, it would then run into the dog park. The bicycle trail would then go out and hit Butler Rodman. It would be a connector for the trail that runs along Union Ave. and would be extended out to the West side of the City. That is what they were currently looking at when COVID hit.

Lundgren responds that maybe they should be looking at what Bungard suggested about a number of incidences of businesses not having to put in a sidewalk until such a time as an adjacent property adds a sidewalk. Maybe a list should be provided or created because she did not remember that and it would be nice to have a list and even maybe a map of what we have done so far so that it doesn't have to be discussed as often.

Mayor Andreani agrees that a list could be good because he says that the Western assisted living was probably between 2000 and 2005. If they have that kind of agreement a lot of the members weren't even on the Commission then when that happened. Another issue he sees is that not all particularly the West side but some of the East side is in the City Limits. We have no jurisdiction over those and at some point they may come up with some dead ends. It is a tough thing getting it to work due to where the City boundaries are right now.

Mayor Andreani moves to waive the site plan for the Filnor warehouse and assembly facility located on Sawburg and additionally grant variances for the sidewalk and for the hard surface and storm water with the caveat that at which time additional things happen with the property that the storm water be revisited by the Engineer and at such time as there would be sidewalks connecting that those would occur as well. Paidas seconds. Roll call vote. All are in favor. Motion passes.

3) Request for a Replat of Part Outlot 157 located at 1119 Pike St., Alliance, OH 44601 submitted by Akins Land Surveying (2021-22092PC);

Vanessa Akins Cercone is sworn in. Ms. Cercone is with Akins Land Surveying: Surveyors for the project. Habitat is doing their spring build and is combining 2 vacant lots together to make it a more buildable site. It comes out to be just about a third of an acre which is a nice size for one of their homes.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Mayor Andreani states that he assumes the Chair has to recuse himself. Locke replies that yes he does.

No other comments or questions.

Paidas moves to recommend replat to City Council. Henderson seconds. Roll call vote. All are in agreement. Motion passes.

4) Request for a Replat of Part Lot 447 and Part Lot 448 located at 245 W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (2021-22093PC);

Vanessa Akins Cercone explains that this is for Burden Electric and there will be a name change. The properties are currently in two different names but they are in the process of changing the deed so when it records it will be all in one name. Burden Electric has wanted to do this for a while. She does not know if there are future plans of development for the property. All she knows is that they want to get these lots combined together.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

No other comments or questions.

Lundgren moves to recommend replat to City Council. Henderson seconds. Roll call vote. All are in agreement. Motion passes.

5) Request for Replat of Outlot 592 located at 1010 W. State St., Alliance, OH 44601 submitted by Akins Land Surveying (2021-22094PC);

Vanessa Akins Cercone explains that this is the existing Buckeye Credit Union building. It sits out on W. State and another road that Akins was calling Parkway but officially it is called Carrie Dr. That was one of three changes wanted by Engineering. She added the Zoning and they are also asking to add building dimensions and to add dimensional ties to the property corners. As soon as she can get her guys out there she will get it done and have it added in there on the paper copies but not the mylar for Engineering approval. She wanted to point out that they made sure there was plenty of room off the back of the building should they ever decide to expand. Also, she points out that the buyer of this lot is Mr. Lohnes who is a dentist. At some point in the next 3 or 4 years he is going to be replatting all of this and the three pieces together that she shows on the map and he will be building a new dental office. This is otherwise a standard replat she says and they are just looking to do some more development.

Pietrzak in Engineering explains that they are requiring as they always do on lot splits that the structure be tied to the right-of-way and the property lines and that is more for the Zoning Officer for when he makes setback determinations. Secondly, changing the Western leg of what was labeled as Parkway Dr. to be labeled as Carrie Dr. In addition, another parcel needs to be labeled as B2 and since parcel #115453 is over an acre it needs to be labeled as an out lot and not lot and with that he recommends conditional approval.

Mazzola in Planning recommends approval.

No other comments or questions.

Dreger moves for conditional approval based on Engineering's comments. Mayor Andreani seconds. Roll call vote. All are in agreement. Motion passes.

6) Other business:

None.

Paidas makes motion to adjourn. Henderson seconds. Meeting is adjourned at 5:10 pm.