

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF MAY 15, 2019
4:30 P.M.

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

1) Minutes from April 17, 2019 meeting

Paidas made the motion to accept the minutes from the April 17, 2019 meeting. Lundgren 2nd the motion. All are in agreement.

2) Request for Conditional Use for the Villas at Potters Creek Phase 3, a multi-family development to be located on Outlot 607 at the southwest corner of Brayton Ave. and E. State St., Alliance, OH 44601 submitted by Hettler Engineering (20190589PC). Public hearing scheduled for 4:31pm.

Lundgren made the motion to move into public hearing. Paidas 2nd the motion.

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

No one present to speak in opposition of the conditional use.

The Mayor made the motion to close the public hearing. Henderson 2nd the motion. All are in favor.

Mike Hettler, Engineer for the project, 1225 N. Main St. North Canton Oh, was sworn in. Hettler explained the proposal is for six, 3 unit buildings to be constructed on the west side of Brayton, south of State St. This is a B-2 zone and requires a conditional use.

Pietrzak's notes are as follows:

First Energy's (Raymond Prest) comment:

"I recall some speculation on (5)-8-plex units back in 2016 when I first started working this area when Judy Rae Ave was being installed. I don't have any current prints at my fingertips."

City of Alliance Engineering Department's comments:

1. According to the Planning and Zoning Code Sec.1180.21(iii), (iv) & (c) (vi) (7), a Conditional Use shall prevent adverse impact on adjoining or nearby properties, protect natural resources, and consideration shall be given to the provision of pedestrian traffic. The amount of flooding issues that already exist, the amount of wetland remediation needed, lack of sidewalks and pedestrian access to the site are indications that the code may not be met.

2. The recreation area/open space indicated on the Conditional Use cannot be used as such because it consists of a detention basin that has not been completed and a wetland. Access to "passive" recreational areas must be incorporated for it to count.

3. A Performance Guarantee will be required for this project.

Recommend conditional approval based on all of the above issues being addressed.

Hettler was not aware of these conditions. He was aware the detention basin and walking path need to be completed.

Mazzola is pleased to hear about the expansion. He stated Phase 1 needs to be completed. Mazzola recommends conditional approval.

Paidas is concerned with the completion of Phase 1 and the community center.

Lundgren agrees with Paidas and Mazzola. She feels the drawings are incomplete.

Hettler wanted the committee to understand that this project has a different owner than the owner of Potter's Creek. He stated the water has been reduced by 89%.

Paidas understands, but is still concerned about the water draining to Robertson's Community Center.

Bungard explained the wetlands used to drain at times and now they are a pond all the time. When it rains, it overflows to Robertson's Community property. Even though the developments are separate, they will share the same retention basin as well as the open space and the recreational space. Bungard said with the developments sharing these areas, we need to be sure they are not being double counted. Hettler believes Kevin Price owns these areas so an easement would be needed.

Goris asked about density and units per code. Bungard said they are just starting to discuss that area.

Dreger verified the decision today is simply deciding if the property can be used for triplexes. Locke confirmed that is correct. He also discussed with Hettler how the water flow is going from east to west.

Kim Cox, park director for the City of Alliance, was sworn in. Cox wanted to explain how the development at Potter's Creek has affected the Robertson's Community Center. Cox explained how the lot between Potter's Creek and Robertson's Community Center has become a pond area which flocks of ducks are currently using. The ducks in turn get into the pool in the morning and create a mess and more work opening up the pool. The water flows over the road and parties have been cancelled as cars cannot get to the back parking lot. The water has even flooded the volley ball courts out front which makes them unusable.

Chris Zufall, parks department, was sworn in. Zufall said that since phase 1 has been complete, most of the trees have died. He also talked about the flooding from State St. to 200 yards up the driveway, it is either flooded or a sheet of ice in the winter. There is also a problem with frogs and they get into the pool as well. Locke verified that the road runs along the lot line.

Locke reminded the commission the only thing they are approving tonight is the use of the land. The issues will need to be addressed when the site plan is brought to Planning Commission.

Dreger is ok with the triplex development of the property. He does have a lot of concerns when it comes to the actual site plan.

Paidas thinks this will pass but has deep concerns about this area.

Dreger made a motion for conditional approval contingent on the recommendations of the engineer. The Mayor 2nd the motion.

Goris asked Paidas if the area is unsuitable for this use. Paidas said, "It's tough to turn back the hands of time." It probably was an unsuitable use for this area with the wetlands. He doesn't think when the site plan is presented that it should just be passed. He agrees this is a huge problem.

Lundgren asked if they should even approve the use of the property at this time. Dreger agrees the issues need figured out but he is fine with the triplexes and likes the way they blend in.

Locke said the motion has been presented and asked the commission if they are all in agreement. All are in agreement.

3) Site Plan for the University of Mt. Union – Addition to Wable-Harter Locker Room located at 523 Hartshorn St., Alliance, OH 44601 submitted by Hettler Engineering (20190392PC).

Blaine Lewis, Director of the Physical Plant for UMU, was sworn in. Lewis explained the Wable-Harter locker room is north of the stadium and is adjacent to the Hoover Price Campus Center parking area. It was built in 1996 and accommodates 150 football players. Lewis said they are recruiting more and they need to enlarge the locker room. The space is 1200 sq. ft. and will contain 44 lockers and a storage area. Lewis said no plumbing will be needed. If this is approved they would break ground soon so this area could be used by mid-August.

Pietrzak comments are as follows:

First Energy's (Raymond Prest) comment: "The customer will need to apply for an upgrade of his electric service. I am currently talking to Jim Rhoades from Mount Union & Mike from Pauli Electric regarding upgrading this and several other service locations in preparation for a possible new structure."

City of Alliance Engineering Department's comments:

Recommend approval.

Lewis said they will continue to work with Ohio Edison in preparing for the new structure.

Mazzola recommends approval.

The Mayor made the motion to approve the site plan for The Wable-Harter Locker Room at UMU. Henderson 2nd the motion. All are in agreement.

4) Site Plan for an Addition to Morgan Engineering located at 1049 S. Mahoning Ave., Alliance, OH 44601 submitted by Caplea Studio Architects (20190587PC).

No one was present to present the site plan.

Goris made the motion to table. Lundgren 2nd the motion. All are in agreement.

5). Site Plan for Additional Display Lot for Wally Armour located at 2002 W. State St., Alliance, OH 44601 submitted by Hettler Engineering (20190588PC).

Hettler stated Wally Armour is proposing to add a display lot to the west of their existing facility. The lot will be located on the previous Walter's Heating property. This lot will display 140 cars. The lot will not be striped nor have any islands as the dealership will rearrange the vehicles frequently. Customer parking is located to the east of the building and a walkway will be provided. The detention basin is located at the rear of the property and drains to a natural low area and the small storm sewer runs along the property line. The adjoining property owner is in agreement with this. Hettler said this new lot would adjoin the lot to the east.

Pietrzak's comments are as follows:

First Energy's (Raymond Prest) comment: "From Google maps, it looks like OE is all clear. I don't know if we have pulled the pole by the entrance since it is not shown on the prints provided to me."

City of Alliance Engineering Department's comments:

1. Interior landscaping islands in the parking lot will need a variance or shall conform to Planning and Zoning Code Sec. 1150.06(q).

2. Provide evidence of recorded easements for the three properties affected by the installation of the new storm sewer outfall line. There also appears to be a conflict between the new storm line and the City's existing sanitary sewer which appear to be at the same elevation.

Recommend conditional approval.

Mazzola is pleased to see the gap filled in. He would like to see the front edge landscaped to be consistent with the rest of the lots landscaping. Mazola recommends approval.

Dreger asked Bungard if a variance is needed for the display areas. Bungard will check on that and also screening for customer parking.

Dreger asked Hettler if he would like a variance granted at this time. Hettler said if the commission believes he might need a variance, he is in agreement to have it voted on during this meeting.

Goris said there is nothing really aesthetic about an asphalt lot attached to another asphalt lot. Could an island be put in on the east edge of the new lot with some breaks for the pedestrians to walk through along with some trees to add greenery. Hettler explained the display lot continues to the east. There is an existing display lot and to the east, the new display lot, then a building, and then customer parking. Hettler said islands are required in the parking area. Goris did not realize the new display lot attaches to a current display lot. Hettler said there is a small amount of water that naturally drains to the front.

Henderson asked if this would be the only entrance/exit for the property. The commission told him the customers could drive through. Since there would be no islands, Henderson asked about the lighting.

Wally Armour III was sworn in. He explained they sold the building across the street and in the process, they took down the light poles. They plan on using these light poles and have met with Burden Electric.

The Mayor asked Hettler if the walkway would be striped. Hettler said the walkway would be striped but the lot would not. Armour said the 20ft grass area would be a continuation of what is landscaped in front.

Paidas was curious who the owner is to the south. Hettler said a company out of Cleveland is the owner. It is his understanding there were wetlands but they were destroyed or disturbed. New wetlands have been built and they are

directly behind the detention basin. Bungard agreed, this is his understanding as well. Paidas asked if this lot could be accessed from Beechwood Ave. Armour verified that this new lot could be accessed from Beechwood Ave.

Bungard has an answer regarding the outdoor sales display. For outdoor display areas there should be landscape screening per section 1162.31. The screening portion of this ordinance includes a 6ft. fence or a wall may be required along the rear and side of the lot capable of keeping trash, paper, and other things from blowing off the premises.

Hettler is explaining that the parking is screened by an existing building. The Mayor verified with Hettler that this is an extension of a current display area. Hettler confirmed that is correct.

Bungard said this is the first he has heard of the lighting plan. This should have been on the site plan. Bungard would like to see a plan for what is being done with the lighting.

Dreger made the motion to grant a variance for the island requirement. Paidas 2nd the motion. All are in agreement.

Dreger made the motion for conditional approval based on the Engineer's comments for the evidence of easements, the storm conflict, and the lighting plan to be submitted. Lundgren 2nd the motion. All are in agreement.

6). Replat of All Lot 11672 and Outlot 786 as well as Part Outlot 587 for Central Coated Products located at 2025 McCrea St., Alliance, OH 44601 submitted by Akins Land Surveying (20190594PC).

Robert Akins, Akin's Land Surveying, 776 N. Union Ave. was sworn in. The replat consists of 3 existing lots that are being reconfigured. The lot in the middle has a sanitary sewer line running through it. A good portion of this land is creek land and flood area. The owner would like to break off the useless land from the other property. Then expand the current building.

Akins said there will be a sanitary sewer easement so it can be attached to the existing sanitary sewer.

Pietrzak's comments are as follows:

1. An easement for the sanitary sewer lateral is still needed.
 2. The sewer line running through the properties is a sanitary sewer, not a storm sewer. Please make changes accordingly.
- Recommend conditional approval.

Mazzola recommends approval.

The Mayor made the motion for a conditional approval for the replat of all Lot 11672, Outlot 786, and part of Outlot 587. Goris 2nd the motion. All are in agreement.

7). Other Business

The Mayor made the motion to remove from the table the plan review for 1305 Freshley Ave. Paidas 2nd the motion. All are in agreement.

Troy Mellot, owner of the business, was sworn in.

Akins is addressing the issues that were presented in April's meeting for the waiver of site plan. He gave the Stark Soil & Water report to Andy this afternoon. Akins also mentioned the ADA parking is no problem as well

as sidewalks throughout the property leading to the office, parking area, and display area. He does have a question about the material to be used in the display area. Originally crushed asphalt was mentioned or grindings. Akins reminded the commission that the buildings are continually being sold and moved. To put anything else in the area would be a waste of money. Another question is the 50 ft. paved area in the driveway. Mellot's concern with paving this area are the trucks going in and out constantly; the paving will be destroyed.

Pietrzak's comments are as follows:

1. The first 50 feet of the driveway off of Freshley Ave. will need to be asphalt.
2. It appears that over an acre of earth-disturbing activity has taken place. For sites over one acre a permit with the EPA for stormwater pollution prevention must be obtained. A copy of the NOI (Notice of Intent) and the EPA's approval letter must be submitted to the City. The City must receive a letter from the Stark County Soil and Water Conservation District stating that a SWP3 plan has been reviewed and approved for this project prior to the City's approval.
3. An approved SWP3 Plan still needs to be submitted. All sites (more or less than one acre) must comply with City stormwater regulations. The following note must appear on the plan: "The contractor shall prevent and/or reduce and control soil erosion resulting from the proposed improvements. The use of silt fencing, jute matting, temporary seeding, silt checks, inlet protection around all catch basins, stabilized construction entrance(s), etc. will be required. Sediment control structures/devices shall be installed in accordance with the latest edition of the manual **Rainwater and Land Development – Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection**. Sediment control devices must be installed prior to beginning any construction activity. The contractor shall be responsible for continued inspection and maintenance of all sediment control devices. The contractor shall follow the requirements set forth on the approved stormwater pollution prevention plan if applicable, or as detailed on the construction plans, as specified by the City of Alliance."
4. A sidewalk must be constructed from the parking lot to the display area and office building. As previously stated at other meetings, Planning and Zoning Code Sec. 1162.31 contains other necessary requirements in regards to setbacks, sidewalks, performance standards, landscaping and screening which will need to be reviewed by the Board of Zoning Appeals.
5. The site is not currently ADA accessible or ADA compliant. Approved handicap parking must be provided and the required number of parking spaces needs to be calculated.
6. Provide the design thickness of the parking lot. Codes require it not to be less than 18" of gravel on a compacted sub-grade without the use of geogrids. The parking lot shall incorporate adequate slope and subgrade drainage.
7. What is meant by "crushed asphalt" for the display area?
The site will be required to address all of the above comments.

Pietrzak recommended to move this from Planning Commission with the exception of the paved driveway, most of these items will need to go to BZA.

Mazzola agrees with Pietrzak's requests. He would like to see the area look more organized and professional. Mellot said in less than a month it will look a lot nicer.

Bungard recommends not waiving the ADA parking, the 50 ft. access (gravel will get onto the street), and a gravel parking lot is permitted.

Dreger asked what exactly was tabled. Locke said it was for the waivers. Bungard said the plans were lacking some information on the sidewalks and the handicap parking. The only waivers that the Planning Commission will need to decide on are the sidewalks on Freshley Ave. and the 50ft. driveway paving.

Henderson asked to be excused from the voting. The Mayor made the motion to excuse him. Dreger 2nd the motion. All are in agreement.

Dreger made the motion to waive the sidewalks along Freshley Ave. and provide adequate site plans per the engineer's requirements and concerns. The Mayor 2nd the motion. All are in agreement.

There is no waiver for the 50ft asphalt entrance. Dreger would be prepared to see some moderation of the 50 ft. asphalt entrance. He would be open to a 30ft. asphalt entrance if it is ok with engineering.

Dreger made the motion to adjourn. Lundgren 2nd the motion. All are in agreement. Meeting adjourned at 5:40pm.