

ALLIANCE CITY PLANNING COMMISSION

MINUTES OF June 17, 2020

4:30 P.M.

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

Meeting held by telephone/video conference due to COVID-19 pandemic. Also present were Commission Counsel William Morris; Joe Mazzola, Planning & Development; Andrew Pietrzak, Asst. Engineer; Curtis Bungard, Engineer; Shane Howard, Zoning; Kim Palmer; Candice Martin; This meeting streamed live on the City of Alliance Facebook page.

Locke asks for roll call to reaffirm votes to comply with the sunshine law. Read requirements.

Paidas made the motion to move into public hearing. Mr. Henderson seconded the motion. All are in agreement.

1) **Public hearing, set for 4:16 p.m.** for a Request of a Conditional Use for Temporary Pandemic Outdoor Seating by A-Town Burgers and Brews located at 1975 W. State St., Alliance, OH 44601 submitted by Frank Minear (20200460PC);

No one speaks in favor or in opposition of.

2) Re-affirmation of action taken on the below listed appeals from the May 20, 2020 Planning Commission meeting:

a) Request of a Conditional Use for Temporary Pandemic Outdoor Seating by A-Town Burgers and Brews located at 1975 W. State St., Alliance, OH 44601 submitted by Frank Minear (20200460PC); Frank installed car stops as requested. Motion to reaffirm the vote to approve from last month. Mayor Andreani made the motion to reaffirm the vote to approve Conditional Use. Paidas seconded the motion. All are in agreement.

b) Reaffirm of site plan review for Blue Devil Plaza to be located at 1390 S. Sawburg Ave., Alliance, OH 44601 submitted by Douglas K. Berry Architect, LLC (20200458PC);

No additional comments. Motion to reaffirm the site plan review from last month. Mayor Andreani made the motion to reaffirm and Paidas seconded the motion. All are in agreement.

July 6th Council meeting is discussed.

Regular meeting called to order. Role call. All commission members present

Paidas makes motion to move into public hearing. Lundgren seconds the motion. All are in agreement.

3) **Public hearing, set for 4:31 p.m.** for a Request of a Conditional Use for Temporary Pandemic Outdoor Seating by Tailgaters Sports Bar & Grill located at 1490 E. State St., Alliance, OH 44601 submitted by Adam Burton (20200544PC);

No one present to speak in favor or in opposition of conditional use.

4) Paidas makes the motion to accept the minutes from the May 20th, 2020 meeting. Henderson seconds the motion. All are in agreement.

5) Request of Conditional Use for Temporary Pandemic Outdoor Seating by Tailgaters Sports Bar & Grill located at 1490 E. State St., Alliance, OH 44601 submitted by Adam Burton (20200544PC); Adam Burton is sworn in. Area will be on sidewalk. Bumper stops will be placed where the diners are located.

Pietrzak, Assist. City Engineer comments:

1. According to Sec. 1150.06 of the Planning and Zoning Code, "Bumper stops, curbing or wheel chocks shall be provided in parking spaces adjacent to a wall, sidewalk, or fence to ensure proper pedestrian access and avoid property damage or injury. Bumper stop, curbing or wheel chocks shall be placed a minimum of four feet from the element intended to be protected."
2. A Temporary Conditional Use permit shall only be valid until August 31, 2020.
3. Safety issues are a concern; please make sure to comply with all other applicable Planning and Zoning Code requirements as well as all city, state and/or federal laws.

Planning recommends approval.

Dreger explains that there is no such a thing as temporary conditional use. We are approving this for a two month period.

Henderson wants to know about the businesses that are putting patio furniture outside without coming to us first. Locke explains that that is an enforcement issue and not something that the planning commission handles. Mayor Andreani explains that many of them that he is aware of either have previously been approved by the planning commission or they were grandfathered prior to the zoning laws. Henderson says the ones he has seen are new restaurants. Mayor Andreani states that if Henderson can submit a list he would be more than happy to discuss that with those buildings.

No one had further comments.

Paidas makes the motion to approve the conditional use for temporary pandemic outdoor seating for Tailgaters Sports Bar & Grill that will expire 08/31/20 and meet the conditions of the Alliance City Engineer. Lundgren seconds the motion. All are in agreement. Motion Passes.

6) Request for an Alley Vacation for the Proposed Circle K to be located at the NE Corner of N. Union Ave. and E. Wayne St., Alliance, OH 44601 submitted by the Wellert Corporation (20200545PC); Savanna Van de Kamp-Peet of 935 E. Tallmadge Avenue, Akron Ohio 44310. She has been working with the adjacent property owners to get their approval which are the City of Alliance and LAMAR Company. They both signed off on it and she is now looking to get the city's help to vacate that alley to make their site plan work in terms of access off of N. Union Ave.

Pietrzak with Engineering Comments:

1. Include alley vacation notes on the final plat.
2. Label the zoning categories for the site and all of the adjacent properties.

He recommends conditional approval.

Planning recommends approval

Dreger and Mayor Andreani request to be recused from the vote. No other discussion. Role call vote. Motion passes.

7) Site Plan review for Catalyst Brewing Company to be located at 120 W. Chestnut St., Alliance, OH 44601 submitted by Douglas K. Berry Architect, LLC (20200565PC);
Doug Berry is sworn in. Architect for the project located at 120 W. Chestnut St.

Engineering recommends conditional approval based off of comments submitted by email.

Mazzola in planning explains that this is an ambitious project and recommends approval.

Mr. Berry has received engineer's comments and he is looking at what needs to be done. No objections to comments.

Goris notes that the amount of parking shown is on the skinny side. Pietrzak explains that in comments he addresses the parking, the number of spaces, the isle widths, the dimensions, and also that the gravel / asphalt would either be asphalt or concrete. They are going to be submitting some revised plans possibly showing some 45 degree parking out front. They submitted plans he believes showing 27 or 28 spaces and Mr. Berry stated that he needs 35. If they are short they are going to need to get a variance for the amount they are short. Goris asks Pietrzak if he concurs with the 35 they require based on the floor plan. Pietrzak says yes calculations were done. Originally more were needed but the plans have been modified: less square footage and therefore less parking.

Goris also asks about the slab proposed for the parking. It appears to drain to the west. Will it be caught by a storm sewer before it drains onto adjacent properties? Pietrzak explains there is a storm sewer system in the alleyway. It will need some field verification to find the size and how far it goes in the alley. That was one of engineering's concerns. If adding asphalt, how the storm water runoff might be affected. Revised plans when submitted should give them a better idea of this.

Henderson asks with the building being as old as it is: are they tearing down the brick back section and building new or are they using the existing building? Mr. Berry, explains that they are taking down the front part and restructuring it with split faced block.

Lundgren asks if the front door is in its current location and the parking is in the back or is the new front door going to be in the back of the building facing the parking? Mr. Berry states that the main entrance will be in the back where the bar will be located. There will only be two people at a time in the processing area – which is the concrete portion located in the front. In the back there will be a deck and a ramp system and a new set of stairs as the main entrance to the bar area.

Lundgren also asks about the landscaping plan. Mr. Berry explains that they are revising their landscaping plan. There will be more landscaping up against the building. This part will be handled by other individuals. Mr. Berry states that new plans will be submitted with several larger planters. There will be shrubbery up alongside the building as you drive up. There will be a new planter where the sign is and some up along the front of the building also. Size is yet to be determined. No time line as of yet as to when they will receive the landscaping plan.

Mr. Locke swears in Constantini Economos, one of the two owners of the proposed brewery. He explains that he is in contact with the previous owner and plans on getting some of the older pictures of the mill and historical data to incorporate into the project. Project will blend in very well with the city. It will be beautiful. Incorporating the history into this project is very important to us.

Paidas noticed the name changed. Mr. Economous explained that the name was taken by a brewery in Nebraska so they decided to come up with a new one instead of having to go the litigious route. Aeonian Brewing Co. It means eternal and everlasting in Greek.

Paidas motions for conditional approval based on conditions put forth by the engineer's office for the Site Plan for Catalyst Brewing Company. Henderson seconds. Role call vote. All are in agreement. Motion passes.

8) Site Plan review for the University of Mt. Union Oak Hall Expansion located at 1700 Miller Ave., Alliance, OH 44601 submitted by Hettler Engineering (20200440PC) tabled at the May 20, 2020 meeting; Mayor Andreani motions to remove from the table. Padais seconds. All are in agreement.

Locke swears in Mr. Blane Lewis Director of the physical Plant at 906 Union Ave., Alliance, OH. He explains that the Oak Hall Addition is 6,200 sq ft. The addition is on the North side. It is three classrooms: a technology rich classroom, collaborative space, and fabrication and engineering lab. They would like to break ground this summer if approved.

Pietrzak with Engineering states that a new sanitary sewer connection request will need to be submitted before any alterations to the building take place. He recommends conditional approval.

Planning recommends approval

Goris recuses himself of the vote.

Lundgren asks if the international garden is going to be relocated. The grounds supervisor has already begun the relocation effort for some of the significant plants to the north. This is closer to the campus lakes.

Paidas noticed that Lamborn plaza is being relocated and also noticed that Tolerton and Hood Hall is not being identified from the outside. Mr. Lewis said he will look into that and rectify the situation.

Paidas moves to conditionally approve the Site Plan for the University of Mt. Union Oak Hall Expansion based on engineering's comments. Lundgren seconds. Role call vote. All are in agreement. Motion passes.

9) Request for a Waiver of Site Plan for the Alliance Early Learning School Parking Lot located at 285 W. Oxford St., Alliance, OH 44601 submitted by the Alliance City Schools (20200606PC);

Mr. Locke swears in Mr. Nick Cowles, Director of Alliance City Schools. Alliance Early Learning School is requesting a waiver in the aspect of time. The building is land locked and only place for teachers to park is a very small parking lot or on the street. Over the last 12 years there have been close calls with pedestrians, students and vehicles because of the traffic pattern around the building. One thing they are trying to do is create additional parking space on the lot to free up space off the road. As well as create more space for cars to sit while they are dropping off and picking up their students so they are not doing that on the roadway. The waiver being requested is to allow them to work directly with the City Engineer and their architect Mr. Hettler to try to expedite the project due to time constraints.

Pietrzak Comments:

1. According to Planning and Zoning Code Section 1180.16, a site plan is required for changes to parking facilities, including the addition or subtraction of parking spaces, and/or adding, removing or relocation

curb cuts. Roughly 13,000 square feet of new asphalt is proposed as well a new drive apron and an elimination of an existing drive apron.

2. Show a revised lighting and landscaping plan.

3. More information may be requested after the information requested above is submitted and the plans are revised.

Engineering recommends that a complete site plan is submitted.

Mazzola with Planning concurs with engineering in the necessity for a site plan.

Mayor Andreani asks since this is critical, is there a way that we can work on this so that this project can get started? He also states they may want to be careful setting a precedent about waiving a site plan but he has empathy being put in situations like this before as a school administrator.

Dreger explains that Mr. Morris drafted a motion on the waiver of the site plan. It says that they have to submit a site plan but it is the engineering department that reviews it. And this is to save time. We would make that as part of our motion. They would still need to submit a site plan it would just take us out of it.

Bungard, City Engineer explains that this is a 13,000 sq ft parking lot with no plans for drainage or retention being proposed. And a new parking entrance right next to a bus pull off is concerning. We are going to require a site plan.

Locke said we will take the planning commission out of the process and leave it up to engineering and staff.

Bungard said that he is comfortable with that as long as that is part of the motion.

Goris makes the motion to approve waiver of site plan by the commission but condition is that proponent has to provide what the engineering department requires. Dreger seconds motion. Role call vote. All are in agreement. Motion passes. Site plan is waived but the engineering department is still requiring one.

10) Other Business:

a) Proposed form for a Conditional Use of Temporary Pandemic Outdoor Eating Area(s).

Bungard explains that he doesn't believe that we need this form now. It's his understanding that we don't have an ability to provide a temporary conditional use. We are providing a restriction to conditional use. It can be set aside.

More discussion took place regarding zoning changes that will be discussed at the July 6th Council meeting. No other business.

Henderson made the motion to adjourn. Goris seconded the motion. Role call vote. Meeting adjourned at 5:33 pm.