

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF JUNE 19, 2019
4:30 P.M.

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Brad Goris, Kim Henderson, Joe Mazzola, Andy Pietrzak, Jennifer Arnold, and Theresa DeUnger.

The Mayor moved to excuse members Cheryl Lundgren and Harry Paidas. Henderson 2nd the motion. All are in agreement.

1) Minutes from May 15, 2019 meeting

The Mayor made the motion to accept the minutes from the May 15, 2019 meeting. Paidas 2nd the motion. All are in agreement.

2) Site Plan for an Addition to Morgan Engineering located at 1049 S. Mahoning Ave., Alliance, OH 44601 submitted by Caplea Studio Architects (20190587PC); tabled at the May 15, 2019 meeting.

The Mayor made the motion to remove item from the table. Goris 2nd the motion. All are in favor.

Ken Hoopes with Caplea Studio Architects was sworn in. Hoopes explained the current office building is off of Mahoning Ave. They have been exploring the idea of restoring it for the past two years but it is more cost effective to create a new building. The same entrances will be used off of Mahoning Ave. and be gated. There will be a separate entrance for the corporate offices. There will be a landscaped area with nice curb appeal. This building will be a 14,000 sq. ft. one story office building with a retractable roof. Hoopes showed the commission an example drawing of the building. The far west building will be updated to a high bay structure addition for the larger crane projects. This project is also included in the site plans being presented.

Pietrzak's notes are as follows:

First Energy's (Raymond Prest) comment: "OE may have a pole line at or very close to the southerly most portion of their project. I didn't see these marked on any of the prints provided me. I will also need additional information on the entrance sign due to it's proximity to our overhead lines."

City of Alliance Engineering Department comments:

1. The railroad track that crosses Mahoning Ave. needs to be maintained or abandoned if it is not in use anymore.
2. All plan sheets must be stamped and signed by a Professional Engineer licensed to practice in the State of Ohio. (The Existing/Demolition Plan can be stamped and signed by a Professional Surveyor licensed to practice in the State of Ohio.)
3. The "Proposed High Bay Addition" is shown to be constructed over a 48" storm sewer. We believe this storm sewer is a private line to be maintained by the owner. Please label it as such.
4. Show the required number of parking spaces along with the actual number of parking spaces. Show how the required number was determined. The parking space dimensions shall be 9.5' X 19' or 10' X 18', not 9' X 18' as shown.
6. A new Sanitary Sewer Connection Request will need to be completed before any work is performed.
7. There must be a shut-off valve installed at the R/W as well as on the domestic and fire lines.

8. 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.
9. Provide a drainage area map (or maps) for the pre-developed and post-developed sites showing CN numbers and path for time of concentration. A 10 year critical storm was calculated, and the 10 year storm shall be restricted up to the 2 year storm outflow rates. Also, label the ponds clearly to match the details.
10. The embankment for the detention basin(s) shall be set at an elevation at least 12 inches above the emergency spillway and at least 18 inches above the peak 100 year pond elevation. Is the plan for two ponds to remain in perpetuity?
11. Show the City's catch basin information along Mahoning Ave. that the ponds will be tied into.
12. Once clarifications are made, additional storm runoff calculations may be required from our department.

Recommends conditional approval.

Mazzola asked if the façade improvements will be similar to the ones on Auld St. Hoopes verified that it would look the same. Mazzola is thrilled to see these improvements and signify a world class company. The presence of a 150 year old company is significant. Recommends approval.

Goris asked Hoopes if there was anything in the Engineer's comments that would hinder proceeding with the project. Hoopes does not see anything that would cause a problem.

Hoopes is hoping to be done with the drawings in 2-3 weeks so the job can be put out to bid. He is hoping this project will be done next spring.

The Mayor made the motion for conditional approval based on the Engineer's comments. Henderson 2nd the motion. All are in agreement.

3) Request for a Waiver of Site Plan for a Storage Building at the First Baptist Church located at 1059 W. State St., Alliance OH 44601 submitted by Michael Wise (20190671PC).

Michael Wise, First Baptist Church moderator, Planning Board Member for the project, was sworn in. Wise is requesting a waiver of site plan for a minor structure next to the existing facility.

Pietrzak and Mazzola recommend approval.

Dreger made the motion to waive the site plan based on any requirements the Engineering Dept. may have. Goris 2nd the motion. All are in agreement.

4). Other Business

Jennifer Arnold received the opinion from The Court of Appeals regarding the Bed and Breakfast matter. The Court of Appeals upheld the approval of the conditional use permit. Locke verified they may proceed with the 3 bedroom Bed & Breakfast. Arnold said whatever the request was on the conditional use permit, that is what they may proceed to do.

Locke made the motion to adjourn. Dreger 2nd the motion. All are in agreement. Meeting adjourned at 4:50.0pm.

