

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF JUNE 20, 2018**  
**4:30 P.M.**

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Cheryl Lundgren, Joe Mazzola, Andy Pietrzak, Curtis Bungard, Bill Morris, and Theresa DeUnger.

Members, Paidas, Henderson, and Goris are absent. The Mayor made the motion to excuse them. Dreger 2<sup>nd</sup> the motion. All are in agreement.

**1) Minutes from April 18, 2018 meeting**

The Mayor made the motion to accept the minutes from the April 18, 2018 meeting. Lundgren 2<sup>nd</sup> the motion. All are in agreement.

**2 )Replat of Part Lot OL-322 and All of Lots 8168, 8169 and 8170 located at 567 W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (20180694PC).**

**a. Revision: To now include all of lot 8167 in addition to the above**

Bob Akins, Land Surveyor, prepared paper work for Alliance Bearings on W. Main St. Akins is requesting a replat of these lots for the expansion of Alliance Bearings. There is a larger storm sewer that cuts through the northwest quadrant of the property. Akins stated they cannot find any recorded easement that runs across this property for the storm sewer. When Akins discussed this with Bungard before the meeting, a conditional part of the approval would be a granting of an easement across this property for this sewer. This will interfere with the size of building the owner wants to build. Akins feels there should be no problem with granting the easement, but there may be a side set back variance that might be required to reach the maximum use of the property. Akins stated a 30ft. wide easement would be necessary as this is a larger sewer being 15 – 20ft. deep. If there is a building close to the easement, there is a concern with the structure of the foundation.

Pietrzak, stated since there was no easement, a 30 ft. easement needs assigned over the storm line to assure the city can maintain the pipe as a public sewer. If not, the sewer may be considered a private sewer and the maintenance would be the responsibility of the property owner. Also, label the basis of bearing. Lastly, on the map, items, I, H, G, and F are not zoned as I-2 and should be zoned as R-1. Recommends conditional approval.

Mazzola recommends approval including conditions.

Dreger stated the storm sewer is actually a natural water way. This water way does need to be maintained and it would be in the property owner's best interest to dedicate this to the city. He is asking if a condition is necessary at this point. Akins said they ran into this problem 30 years ago with South Lincoln School. When the school wanted to extend the east side of the building there was a natural water way and a 60 inch round brick storm sewer and filled it in. Akins explained this was an example of a situation that had happened years ago and he doesn't believe anybody tried to find an easement.

Dreger made the motion to approve the replat of part lot OL-322 and all of 8167 – 8170. The Mayor 2<sup>nd</sup> the motion. All are in agreement.

**3) Replat Lots 13007 and 13008 located on Park Commons Circle, Alliance, OH 44601 submitted by Howells & Baird, Inc (20180717PC).**

Les Koehn, builder for the new home was sworn in. Koehn would like to merge 2 lots into 1 lot so a new home could be built.

Pietrzak stated part OL 777 is zoned as I-1 not R-1. He also asked about a 2<sup>nd</sup> city monument and was a 2<sup>nd</sup> monument used and not shown? Koehn is not sure of the monument question. Pietrzak recommends approval based on the condition of the zoning being R-1 and not I-1.

Mazzola recommends approval.

Lundgren clarified what the lots are zoned as.

The Mayor made the motion to approve the replat as noted on the document from the engineer. Dreger 2<sup>nd</sup> the motion. All are in agreement.

**4) Other business**

Bungard explained the area of condos called The Vinings, located by the country club, had a site plan approved a long time ago possibly as far back as 1994. The condos are slowly being built but the developer would like to change from 2 double condos to 4 singles being 15ft. apart. Bungard said he would present it to the planning commission for their approval. He is asking the commission if they are comfortable with the splitting of these condos with no formal site plan. Bungard feels this is a minor change since previously, they have taken doubles and turned them into singles. The issue is, if they submit a set of new site plans, which set of rules would be needed? The commission is comfortable with the minor change to the existing site plan.

Lundgren updated the commission with the Canton Airbnb. She brought in an article that was published in the Canton Repository regarding Canton City Council and their limits on the Airbnb. The second article is an opinion published on the Editor's Page June 10, 2018.

The next Planning Commission meeting is July 18, 2018 at 4:30pm.

The Mayor made the motion to adjourn. Lundgren 2<sup>nd</sup> the motion. All are in agreement. Meeting adjourned at 4:56 pm.