

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF JULY 18, 2018
4:30 P.M.

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

Member Harry Paidas was absent. The Mayor made the motion to excuse him. Dreger 2nd the motion. All are in agreement.

1) Public hearing at 4:31pm: Request for Conditional Use for a Columbarium (Item 7)

Goris made the motion to move into public hearing. Henderson 2nd the motion.

No one to speak in favor of the Columbarium Project.

No one to speak in opposition of the Columbarium Project.

Moving out of the Public Hearing and back into the regular agenda.

2) Minutes from June 20, 2018 meeting

Dreger made the motion to accept the minutes from the June 20, 2018 meeting. Henderson 2nd the motion. All are in agreement.

3) Waiver of Site Plan for Alliance Equipment located at 1000 N. Union Ave., Alliance, OH 44601 submitted by Michael D. Yeagley and Associates. (20180794PC)

Matthew Antonosanti, business owner of 1000 N. Union Ave., was sworn in. Antonosanti explained this building is only for storage of overflow product. No employees would work at the building.

Pietrzak explained the original site plan was for a completely different site, a sports practice facility. The engineering department feels a full set of site plans need to be submitted due to the lack of information and discrepancies. The Mayor pointed out the names on the plans do not coincide with the correct names on the project.

Locke explained normally the architect is here to present the project. The Mayor suggested tabling this until the next meeting.

Goris moved to table the waiver of site plan for Alliance Equipment located at 1000 N. Union Ave., until the next meeting, August 15, 2018. Henderson 2nd the motion. All are in agreement.

4) Site Plan for Stark Federal Credit Union located at the corner of Parkmont and S. Sawburg Ave., Alliance, OH 44601 submitted by PW Campbell (20180839PC).

Carlin Campbell, Design Build Co. was sworn in. Campbell explained Stark Federal Credit Union is planning to move to this location, the corner of Parkmont and S. Sawburg Ave., from Johnson Ave. The property is just under 4 acres and their building will use just under one acre.

Pietrzak's comments for the Engineering Department are as follows:

1. Label all of site and surrounding lot's parcel numbers.
 2. Show the acreage of earth disturbing activity on SWP3 Plan.
 3. Show calculations supporting time of concentration for both pre and post-developed conditions.
 4. Show the location and state the elevation of the emergency spillway(s).
 5. Provide the print-out of the detention pond criteria.
 6. Show the 4" orifice elevation as well as a detail showing the "CDS Water Quality Unit" structure.
 7. Reconnect any existing sanitary sewer laterals with an approved wye connection to the new sanitary sewer line.
 8. ODOT MH-3 is to be used for the proposed sanitary manhole.
 9. On the sanitary sewer plan, the general notes refer to the City of New Carlisle throughout; the revision should be changed to the City of Alliance where applicable.
 10. The sanitary sewer plan should include the following notes:
 - "All sanitary sewers, 8 inches in diameter and larger, shall pass an internal television inspection. The contractor shall provide complete internal inspection videotape to the City of Alliance Engineering Department. The videotaping procedure shall be in accordance with City of Alliance Engineering Department Specifications."
 - "A deflection test shall be required for all flexible pipe of 8 inches in diameter and larger. The test shall be conducted at least 30 days after completion of backfill and shall be in accordance with City of Alliance Engineering Department specifications. The allowable deflection rate shall not exceed five percent (5%). Testing shall be in accordance with APPENDIX C of the Stark County Sanitary Engineering Department specifications."
 - "All sanitary sewers must pass a low pressure air test, which shall be conducted in accordance with City of Alliance Engineering Department specifications. The maximum allowable test leakage shall be 100 gal/inch of diameter/mile/day. This test shall conform to ASTM F-1417."
 - "Manhole construction shall meet the requirements of ASTM C-478 and C-443. All manholes shall be air/vacuum tested in accordance with and meet all the requirements of ASTM C-1244."
- Recommend conditional approval.

Mazzola agrees with Pietrzak. He also would like to see the frontage on Sawburg visually enhanced.

Dreger asked how the site could be used in the future since it is a larger site. Campbell explained the Credit Union will own the site which could potentially lead to adding a future tenant. The Credit Union was interested with the property since it is a corner lot.

Lundgren asked about the landscape plan. Pietrzak had a copy to show Lundgren. She commended Campbell on the detailed landscape plan.

The Mayor made the motion for a conditional approval based on the engineer's requests. Lundgren 2nd the motion. All are in agreement.

5) Replat Part OL 264, Part Lots 9566 & 8570 and All of Lots 8571, 9567 & 9568 located at 2448 S. Seneca Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20180840PC).

Akins Land Surveying was not present. Goris made the motion to table the replat until the next meeting, August 15, 2018. Henderson 2nd the motion. All are in agreement.

6) Replat Lot 9791 and Part of Lot 9790 located at 2090 Federal Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20180844PC).

Akins Land Surveying was not present. Goris made the motion to table the replat until the next meeting, August 15, 2018. Henderson 2nd the motion. All are in agreement.

7) Request for Conditional Use for a Columbarium to be located at 1720 Stadium Dr., Alliance, OH 44601 submitted by the University of Mt. Union (20180855PC).

Blaine Lewis, Director of the UMU Physical Plant, 906 S. Union Ave. was sworn in. Lewis submitted plans for a Columbarium. This would benefit the retirees, alumni, and their families as a final resting place. Lewis said this is a unique situation and the more they researched this idea, the University found it was becoming more popular with college campuses. Lewis explained this will be a small, light stone masonry wall. This project would be broken up in three phases. The wall for the first phase would be 16'x20' and would hold 40 boxes. The wall would be located south of the chapel which has a garden area. The Shakespeare garden would be relocated to the campus lakes closer to the theatre. The garden would be 2,000 sq. ft. to 3,000 sq. ft. in size and some of the plants will be transplanted. Lewis would like to start this construction which would include sidewalks and a reflection area. The columbarium would be offered to retirees, faculty, students, alumni, and the public. Lewis said the cost is a small price point and is only intended to help pay for the columbarium and will not be considered a fund raiser or a money making endeavor.

Pietrzak and Mazzola recommend approval for conditional use.

Lundgren asked Lewis where the Shakespeare Garden would be located. Lewis stated it would be the west side towards Elliott Hall by the west side of the campus lakes.

Lewis explained each container in the columbarium would hold up to two cremated remains. The remains are able to be removed by the family if they choose. The containers need to be approved.

The Mayor verified the Shakespeare Garden and statue would be moved by Elliott Hall and 35-40 plants would be relocated. Lewis said that is correct and new landscaping would be planted by the columbarium.

Locke asked for Paidas if the Rodman family is on board with this plan. Lewis verified the family was in favor of the plan.

Lundgren made the motion to approve the conditional use for the columbarium. Henderson 2nd the motion. All are in agreement with the exception of Goris who abstained from voting.

8) Waiver of Site Plan for a Columbarium to be located at 1720 Stadium Dr., Alliance, OH 44601 submitted by the University of Mt. Union (20180855PC).

Pietrzak stated the waiver of Site Plan is for all 3 phases. Recommends approval.

Mazzola recommends approval.

Dreger is curious as to the need of a waiver of site plan. Lewis explained he didn't feel any building was involved. This project is mostly sidewalks and landscaping.

Henderson made the motion to approve the waiver of site plan for a columbarium at the University of Mount Union. The Mayor 2nd the motion. All are in agreement with the exception of Goris who abstained from voting.

9) Other business

Lundgren gave an update on the court case between Carnation Mall / D & L Ferguson LLC and Montrose / Stars of Cleveland Michael Thompson Living Trust. Lundgren recapped that Montrose Ford purchased property from the mall for \$150,000, admitting in their deposition they would have to go through court proceedings with the mall to overturn the restricted covenant. The mall filed to enforce the restricted covenant at the Court of Common Pleas. Montrose then appealed to the 5th district Court of Appeals. The 5th District Court of Appeals affirmed Judge Farmer's decision to uphold the covenant. The covenant remains in place, the restrictive covenant.

Lundgren also shared Mr. Okey filed to have Cheryl Lundgren removed from the City Planning Commission. Lundgren was present at the deposition. Law Director, Jennifer Arnold was there to represent the city. Since this was a local case, the local law director's office would need to make the decision about the case, should it be dismissed or pursued. Since Arnold went with Lundgren and represented the city, Arnold had to recuse herself. The case was moved to the Stark County Probate Court. Dixie Park was to be the judge but since she knows Lundgren she recused herself. A visiting judge from Trumbull County was brought in twice. The Stark County Prosecutor moved to dismiss the case as there was no proof of misconduct. The visiting judge granted the dismissal.

The next Planning Commission meeting is August 15, 2018 at 4:30pm.

Lundgren made the motion to adjourn. Henderson 2nd the motion. All are in agreement. Meeting adjourned at 5:15 pm.