

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF AUGUST 15, 2018
4:30 P.M.

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

Member Kim Henderson was absent. Lundgren made the motion to excuse him. Paidas 2nd the motion. All are in agreement.

1) Minutes from July 18, 2018 meeting

Goris made the motion to accept the minutes from the July 18, 2018 meeting. The Mayor 2nd the motion. All are in agreement.

Public hearing at 4:31pm: Request for a multiple family dwelling located in the front building of 2435 S. Union Ave., Alliance, OH 44601 submitted by Hettler Engineering. (Item #8)

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

No one to speak in favor of the multiple family dwelling.

No one to speak in opposition of the multiple family dwelling.

Dominic Dalesandro asked if the access would be off Union Ave. He was told yes it will be.

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

2) Waiver of Site Plan for Alliance Equipment located at 1000 N. Union Ave., Alliance, OH 44601 submitted by Architect Michael Yeagley (20180794PC). Tabled at July 18, 2018 meeting.

The Mayor made the motion to bring this item back to the table. Lundgren 2nd the motion. All in favor. 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 Antonosanti has been advised by the City Engineer not to pond the water but create a swale on the south side of property. Pietrzak recommends conditional approval based on the Engineers swale condition.

Mazzola recommends approval.

The Mayor made the motion to approve the waiver of the Site Plan based on the conditions required by the engineer. Paidas 2nd the motion. All are in agreement.

3) 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). Tabled at July 18, 2018 meeting.

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

Bob Akins, owner of Akins Land Surveying was sworn in. This replat is located between Seneca and what was to be the southern extension of Liberty St. which has never happened. There is a reservation of about 41 ½ ft. on the east side for road purposes. The owner does own over to the reservation line. Pietrzak recommends conditional approval based on a spelling correction. Mazzola recommends approval.

The Mayor made the motion to approve the replat of Part OL 264, Part Lots 9566 & 8570 and all of Lots 8571, 9567, & 9568 located at 2448 S. Seneca Ave. Goris 2nd the motion. All are in agreement.

4) Replat Lot 9791 and Part of Lot 9790 located at 2090 Federal Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20180844PC). Tabled at July 18, 2018 meeting.

Lundgren made the motion to remove this item from the table. The Mayor 2nd the motion. All are in favor. The owner owns two adjacent parcels and would like to remove the interior lot line.

Pietrzak and Mazzola recommend approval.

Lundgren made to motion to approve the replat of Lot 9791 and Part of Lot 9790 located at 2090 Federal Ave. Paidas 2nd the motion. All are in agreement.

5) Site Plan for Arby's Restaurant located at the corner of W. State St. and Miller Ave. submitted by Development Management Group, LLC (20181066PC).

- a. **Variance request, under jurisdiction of planning commission, for a 7.97' parking setback at the west lot line.**

Ken Knuckles, Development National out of Nashville TN, was sworn in. He represents the proposed developer for Arby's. The first parcel is located on the northwest corner of W. State St. and Miller Ave. The second parcel is at the southeast corner of Penn and Chestnut. Knuckles explained there is an existing alley that runs through the 2 parcels. The client is purchasing the main parcel at Miller Ave. and W. State St. and also the smaller corner at Penn Ave. and W. Chestnut St. The client would then request to vacate the alley and replat the parcels. Knuckles explained the front of the building would face W. State St. The access would be off of State St., one off of W. Chestnut St. and one off of Penn Ave. Most of the parking would be on the larger parcel. There would be one way flow leading to the back of the parking lot. The customer could choose to enter the double drive thru or continue around the building.

Public Hearing - Paidas made the motion to move into a public hearing. Lundgren 2nd the motion. All are in agreement. Public hearing is for an indoor self-storage warehouse located at the rear of 2435 S. Union Ave.

No one present to speak in favor of the project.

No one present to speak in opposition of the project.

Dominic Dalesandro asked if anything could be built within 100 ft of gas wells. Locke said he was not sure of the answer for him. Locke suggested for him to check with the Engineering Department for the answer.

Locke moved back to the regular agenda.

Knuckles knows there is an Arby's about a block away from the new site. When the client looked at this property, the one lot was not big enough so he went back to the property owner to request buying the lot on the corner of Penn and Chestnut St.

Pietrzak read the engineering comments and they are as follows:

1. "All driveways adjacent to an improved street (those streets which contain curbs) shall install a concrete curb apron conforming to City standards. The concrete apron shall extend to the inside edge of the sidewalk (furthest from the curb) or, where no sidewalk exists such apron shall extend to the inside edge of the street right-of-way (furthest from the road centerline)." (Ord. 45-09. Passed 9-8-09.) This ordinance would include

the curb aprons along Chestnut St. and Penn Ave. which are listed on the Site Plan to be “Heavy Duty Asphalt Pavement.”

2. Commercial curb aprons shall be Class C concrete, 7” thick with 4” of mechanically compacted, 304 Limestone base

3. The sidewalk will need to be extended along Chestnut St. with two ADA compliant curb ramps at the SW and SE corners of the site.

4. Handicapped parking spaces and access aisles shall not exceed a 2% slope in any direction.

5. On the Utility Plan, the notes reference the Stark County Sanitary Engineering Department throughout, change to the City of Alliance Engineering Department where applicable. Also, upon request, a copy of the City of Alliance Engineering Department General Notes can be provided.

6. 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.”

7. Only 70% of the impervious area can be credited in the storm water runoff calculations in regards to the demolished building that was situated on the NW quadrant of the site. Please revise the storm water runoff calculations accordingly.

Pietrzak recommend conditional approval.
(change Concrete Pavement Section.)

Knuckles is aware of all the engineering comments and is ok with them. They plan to start the building sometime in September and finish the first part of December.

Mazzola recommends approval.

Dreger asked about the 7.97’ parking setback variance on the west lot line. Knuckles explained the variance is for the parking, especially around the building. They reviewed the drawings and the sidewalks are not affected.

Lundgren thanked Knuckles for the landscaping plan. She would prefer more green plants for the winter. Paidas verified there would be three curb cuts. They will be on Chestnut, Penn, and State St. He is concerned about the traffic with left hand turns. He recommends approval.

Paidas made the motion to approve the variance and the site plan for Arby’s with the conditions/comments stated by engineering. The Mayor 2nd the motion. All are in agreement.

6) Replat Lots for 13058, 13035, 139 and 140 Arby’s Restaurant located at the corner of W. State St. and Miller Ave. submitted by Development Management Group, LLC (20181067PC

Ken Knuckles was previously sworn in. He explained the replat is to consolidate the two parcels and absorb the alley in order to build a new Arby’s restaurant. Pietrzak and Mazzola recommend approval.

The Mayor made the motion to move to city council to replat. Goris 2nd the motion. All are in agreement.

Bob Akins from Akins Land Surveying commented that he doesn't think the replat and alley vacation can happen at the same time in Stark County. Akins said he has gone through this within the past couple of years. Stark County has changed their requirements and he believes this is a 2 step process. The alley would be vacated first and the replat would be 2nd. Akins believes the commission can act/approve on this item but it may require 2 different submissions from the developer to the county. Locke said that the commission will proceed with the voting on this replat, but Knuckles will need to contact the Stark County Auditor's office to verify how to proceed.

7) Alley Vacation for Arby's Restaurant – North/South alley located 120' East of Miller Ave. and 120' West of Penn Ave. submitted by Development Management Group, LLC (20181068PC).

Pietzrak had the following comments:

- 1) 110 West State Street LLC must sign the "Petition To Vacate an Alley/Street" form.
 - 2) This note or an approved equal, must appear on the Vacation Plat: "KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, THE OWNER(S) OF THE PROPERTY TITLED ABOVE, DO HEREBY ASSENT TO AND ADOPT THIS VACATION AND REPLAT AND ACKNOWLEDGE THAT SAID REPLAT WAS MADE AT THEIR REQUEST AND DOES HEREBY APPROVE THE SAME." Underneath the note shall be signature blocks provided, in this case, for both owners to sign. Also, upon request, an approved Vacation Plat can be provided.
- Recommend conditional approval.

Knuckles is aware of Pietzrak's comments. He explained Carl Christman is the Taco Bell corner lot owner and he was approached about signing a petition. Knuckle's believes Christman is waiting on a formal easement or agreement which allows his customers to park on that parcel. Knuckles advised Christman he was not able to give them a formal agreement. Locke explained the vote from Planning Commission tonight would be contingent on the signed petition. The condition of the alley vacation will be based on Christman's signature being on the petition.

Morris asked Akins to explain the alley vacation from the first time in 2011. Akins said at the time there was a building on the parcel of the southwest corner. The car dealership building was still there and used an entrance at the intersection of the alley. Akins thinks this stub piece of property was used as a turn around to exit the dealership.

Dreger verified that the actual vacation needs to go through a public hearing at council. The commission can give a conditional approval based on having the other party's signature.

Knuckles explained Christman has not made any decisions, so Knuckles has no idea where he stands. Morris stated the city could vacate any property they would want to. The commission discussed this problem and some possible solutions but Locke reminded them this would be up to council and the only thing Planning Commission would vote on is contingent to a signed petition.

The Mayor made a motion to move the alley vacation for Arby's restaurant to city council. Paidas 2nd the motion. All are in agreement.

8) Conditional Use Request for a Multiple Family Dwelling located in the front building of 2435 S. Union Ave., Alliance, OH 44601 submitted by Hettler Engineering (20181080PC).

Mike Hetler, civil engineer for the project was sworn in. Hetler explained the owner wants to renovate the front building of the McCaskey Union property and turn it into apartments. This is in a B-3 zone so a conditional use is being requested.

Pietrzak comments are as follows:

Multiple variance requests were listed on the Preliminary Site Plan provided. The variance requests will not be granted for a Conditional Use Request. Recommend conditional approval.

Mazzola recommends approval.

Paidas made the motion to approve the conditional use for a multiple family dwelling in the front building of 2435 S. Union Ave. Lundgren 2nd the motion. All are in agreement.

9) Conditional Use Request for an Indoor Self-Storage Warehouse located in the rear building of 2435 S. Union Ave., Alliance, OH 44601 submitted by Hettler Engineering (20181081PC).

Hetler explained the owner would like to utilize the existing building located at the rear of the property. The owner wishes to use this building for an indoor self-storage warehouse. Larger items could be stored on the lower level such as boats or larger vehicles. The upper level could be used for household storage. A conditional use is being requested since this property is located in a B-3 zone.

Pietrzak comments are as follows:

Multiple variance requests were listed on the Preliminary Site Plan provided. The variance requests will not be granted for a Conditional Use Request. Recommend conditional approval.

Mazzola recommends approval.

Dreger asked if there would be business hours or a 24 hour storage facility. Mitch Trummer, part owner, said he is not opposed to setting business hours. Maybe 7:30 am to 10:00pm.

Goris asked about the existing smoke stack. Trummer has received comments from both sides. Some people think it is a landmark. He is not opposed to taking it down as he is not sure if it is structurally sound.

Mitch Trummer, part owner of the property being discussed, was sworn in.

The Mayor made a motion to approve the conditional use request for an indoor self-storage warehouse located at the rear of 2435 S. Union Ave. Lundgren 2nd the motion. All are in agreement.

10) Other business

No other business

The next Planning Commission meeting is September 19, 2018 at 4:30pm.

Lundgren made the motion to adjourn. Goris 2nd the motion. All are in agreement. Meeting adjourned at 5:25 pm.