

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF September 16th, 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, Curtis Bungard, Engineer; Kim Palmer, Eng Aid; This meeting streamed live on the City of Alliance Facebook page.

Attendance:
Roll Call. All are present.

1) Minutes from July 15, 2020 and August 19, 2020 meetings;

Paidas moves to accept minutes. Henderson seconds. All are in agreement.

2) Replat of Lot 1331 for the Tabernacle Missionary Baptist Church located at 100 Franklin Ave., Alliance, OH 44601, submitted by DLZ, Ohio (20200908PC);

Matt Roberts and Mike Hudik are sworn in. Michael J. Hudik is the Surveyor on Record for the project employed by DLZ. He explains that back in the spring they were tasked to do easement work for Columbia Gas to combine 3 smaller parcels into 1 which was a requirement of the City of Alliance. This was finalized in April on their end and since then Columbia has brought it to their attention that a replat was needed to consolidate the 3 smaller parcels into 1. It is going back to the original total lot 1331.

Locke restates that it is going from three separate parcel numbers into one.
Mr. Hudik says yes - 3 separate parcel numbers into one.

Bungard says he had some minor comments that were submitted previously to the commission. The first is that it is not clear whether these 3 parcels together create all of lot 1331. If it is just a portion then the title should read it is a replat of part of lot 1331. Also, some of the zoning listed on the table is incorrect. With those minor changes he recommends approval.

Locke asks if they are ok with those changes.
Matt Roberts and Mike Hudik both respond yes.

Mazzola recommends approval.

No additional comments or questions from members.

Henderson moves to approve the replat with corrections from Engineering. Goris seconds. All are in agreement. Replat is approved.

3) Request for a Waiver of Site Plan for the proposed Skechers Outlet to be located at 2660 W. State St., Alliance, OH 44601, submitted by GBC Design (20200959PC);

Mike Kendall is sworn in. Mike Kendall is an Engineer with GBC Design. GBC Design are the engineers for the developer Deville Developments. They are proposing a new Skechers in the vacant Ponderosa building. Mainly, they are planning some facade changes and a grind and overlay of pavement and restriping. It had come up during the review process that zoning said the parking on the existing site did not meet the requirement for sizes and they were short a few spaces. Zoning wanted to see a plan that met the current zoning for parking sizes and the number required. That necessitated adding a few spots at the TJ Maxx across the street on the plan. With that they are able to meet all the current parking requirements. No other changes are being proposed. They are asking for a waiver of a full site plan.

Bungard in Engineering explains they are planning on using the existing parking at this site. Unfortunately, a few months prior, when TJ Maxx was doing their site plan they counted most of Skechers parking as theirs to meet the requirement. Looking at the two sites together and with TJ Maxx adding some parking on the side of their building and the back of the building for employees, they now meet the requirement for both plazas put together and have enough parking for everyone. The zoning inspector is happy about that upon discussion with him and so Bungard does not see a need to have a full site plan. They are not adding pavement or impervious areas or making changes to the drainage. The only thing would be if the Planning Commission wants to see landscaping or islands. This site has sat for more than a year so the reason for needing a site plan would be to bring it more into compliance. If anyone was interested in seeing islands or anything like that one could require a site plan however that would eliminate some parking and we would be back to the drawing board needing variances or something along those lines. Bungard thinks it is appropriate to waive the site plan. One can ask for some landscaping information but to require those things you would have to require a site plan.

Mazzola recommends approval. However, he did have a comment he wanted addressed. He explained that just to the north of Skechers there is a hillside that goes down into a creek. On the Applebee's side it is fairly well taken care of. Whatever can be done to take care of their side of the creek whether it is Skechers or Deville to match up to what Applebee's has done on their side. Apart from that he recommends approval.

Locke asks Mr. Kendall if he can take that request back to the developer.
Mr. Kendall says yes.

Paidas asks what would happen if the Skechers property broke from Deville and was independent would they then have to deal with a parking issue. Since there would not be one owner would parking now be an issue?

Locke directs the question toward Bungard. Bungard said it is more equitable now that TJ Maxx added the extra spots that they did as opposed to claiming the Skechers site. He is not sure that it works out exactly though.

No other comments or questions from members.

Goris moves to approve waiver of a site plan. Henderson seconds. All are in agreement. Waiver of site plan approved.

4) Replat Part of Outlot 649 for the Washington Hills Development, LTD. located at the NW corner of Conca St. and Hedgewood Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20200960PC);

Vanessa Akins Cercone is sworn in. She is representing the surveyor: Akins Land Surveying. Washington Hills is looking to split lot into two lots. She understands that there will be some nonprofit uses for it in the near future. Following the Engineer's comments she sent the closure sheets over this afternoon and the zoning notations have been changed to B2 per Engineering's request. She will send an updated version over tomorrow. There have also been some changes to the curve data when the closure sheets were done, but no major changes and do not affect anything.

Bungard recommends approval with those couple small corrections.

Mazzola recommends approval.

No other comments or questions from members.

Paidas moves to approve replat. Henderson seconds. All are in agreement. Replat is approved.

5) Other business:

None.

Locke announces meeting is adjourned at 4:52.