

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF SEPTEMBER 19, 2018
4:30 P.M.

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Brad Goris, Kim Henderson, 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. Goris 2nd the motion. All are in agreement.

1) Minutes from August 15, 2018 meeting

Paidas made the motion to accept the minutes from the August 15, 2018 meeting. Goris 2nd the motion. All are in agreement.

2) Public Hearing at 4:31pm: Request for Conditional Use for Nantucket Circle Community Building located at 1361 W. Vine St., Alliance, OH 44601 submitted by The Riverstone Company (20181241PC).

Lundgren made the motion to move into public hearing. The Mayor 2nd the motion.
No one to speak in favor for the community building at Nantucket Circle.
No one to speak in opposition for the community building at Nantucket Circle.

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

3) Request for a Waiver of Site Plan for a Recreation Building located at Butler Rodman Park, Alliance, OH 44601 submitted by the City of Alliance (20181250PC).

There will be 3 abstentions on this project: the Mayor, Mike Dreger, and Harry Paidas. There are not enough members present to have a quorum for this project. The board decided to go ahead with the presentation of the project and hold a special meeting at a later date.

Abby Honaker Schroeder, the team leader for the project, was sworn in. Schroeder passed out a copy of the site plan and a resolution from the park board approving the project. The project is for a family event center which could be used for family birthday parties or gatherings for example.

Pietrzak's comments are as follows:

1. This building is over 2500 sq. ft. and is in violation of the Planning and Zoning Code Section 1180.17(c) ii & v.
2. The City Engineer recommends a Wavier of Site Plan contingent on three requests:
 - (1) Utilize splash blocks instead of running the downspouts to storm sewer.
 - (2) The Water Distribution Department needs to be involved with the installation of the water and sewer lines.
 - (3) Keep the Engineering Department involved. Permits will be provided at no cost. The Engineering Department will also be out to inspect.
3. The Waiver of Site Plan is just for the recreation building. A commercial discharge permit may be required as well as other EPA approvals for the splash pad.
Recommend conditional approval.

Mazzola recommends approval.

Goris asked how the long term funding and cleaning would be handled. Kim Cox explained this would be taken care of by the current staff. This will allow the parks to hire a larger seasonal crew. Kim also said she and Abby have discussed having a maintenance account through the Friends of the Park to allow for expenses down the road. Kim added that the location of the recreation building will be at the front of the park so it can be rented all year round. The rental fee is \$55.00 for 5 hours or \$75.00 for all day.

Kim Cox, City Parks Director, was sworn in.

Lundgren wondered if this would be perceived as the city competing with private enterprises. Schroeder said this subject was brought up and they feel with the size of the building, it would not hold the amount of people as the other rental halls in town.

Paidas added that it wouldn't really be big enough for a wedding reception. The whole concept was brought about by the demand from the public with the current log cabin, which has a two year wait time. This will give Butler Rodman more than just being a ball park.

Bob Akins asked what the capacity would be. The comparison to the log cabin is very similar. There would be 2 restrooms and a small kitchen. The capacity has yet to be determined. The log cabin seats between 80 – 100 people.

There is also an outdoor overhang which will provide outside seating.

Kim Henderson arrived at the meeting. The quorum can now be met.

Goris made the motion to request the waiver of the site plan for a Recreation Building located at Butler Rodman Park. Henderson 2nd the motion.

Lundgren said with using tax payer dollars to fund the building, she is concerned there would be competition with the private entities. Schroeder stated the funds will not be coming out of tax payer dollars. The maintenance would be coming from the park funds but it isn't much more than what is currently coming out of that fund. Schroeder explained the money would come from fundraisers from individuals and businesses in town as well as The Friends of the Park and it would run through their account. This information will be made very public so it is known this is a collaboration of Lowe's, Mount Union, Alliance Area Development and other individuals and business. Lowe's partners every year with a project and with this project, they will help provide contractors, at cost materials, and planning.

The following 3 people abstained from voting; The Mayor, Mike Dreger, and Harry Paidas. The motion passes 4-0 with 3 abstaining.

4) Conditional Use Request for Nantucket Circle Community Building located at 1361 W. Vine St., Alliance, OH 44601 submitted by The Riverstone Company (20181241PC).

Max Friedman, developer for owner and manager of Nantucket Apartments was sworn in. This property is a 60 unit property and the intent is to create more curb appeal. Currently the site has a vacant, dilapidated 4 bedroom home that will be demolished and replaced with a 1200 square foot community building.

Pietrzak stated a Site Plan Checklist was included; it is only to be processed as a Conditional Use Request. He recommends conditional approval.

Mazzola stated this is a very important project. Between this project and Newsome Towers, both were \$8 M a piece. These projects focused on affordable housing for the city of Alliance. Newsome Towers provides 40 units and Nantucket provides 60 units. Mazzola recommends approval.

Lundgren is requesting a key for the landscaping when the site plan is presented.

The Mayor thanked the organization for \$6.5 M in tax credits coming back into Alliance. Newsome Towers was the largest project in the state of Ohio last year providing \$8 M in tax credits. With these two projects, the city of Alliance has received \$14 M in tax credits. The Mayor thanked them for their investment in the city.

The Mayor moved to approve the conditional use with the notations of the engineer. Lundgren 2nd the motion. All are in favor.

5) Zoning Change Request for Nantucket Circle Community Building located at 1065 Nantucket Circle., Alliance, OH 44601 submitted by The Riverstone Company (20181240PC).

Friedman explained Nantucket Circle has 15 different parcels and 15 different buildings. The rear parcel has a 4 unit building that was mistakenly zoned as single family residential and built in 1973. Friedman said they are requesting to have this rezoned as an R-2, multi- family, instead of R-1, single family.

Pietrzak said a Site Plan Checklist was included, it is to be processed as a Zoning Change Request. Recommends conditional approval.

Mazzola recommends approval.

Goris verified the location of the lot.

Paidas made the motion to approve the zoning change request conditional to the engineer's comments. Henderson 2nd the motion. All are in agreement.

6) Replat Lots 12466 and 12467 located at 1048 Glenwood Dr., Alliance, OH 44601 submitted by Akins Land Surveying (20181246PC).

a. Variance, under the jurisdiction of the Planning Commission, for a double fronted lot 1166.03(c).

Bob Akins, Surveyor, was sworn in. Akins explained the owner, the Dillons, own both of the lots. There was an older home and garage located on the southern lot. A new home was built on the northern lot. This parcel was the original homestead of the development in that area. The older home on the southern lot has been removed which has left the garage on a lot with no primary residence. This is a reason why they are requesting the replat.

Pietrzak commented a double fronted lot must be treated as someone else's front yard and the setbacks will be processed accordingly. He recommends conditional approval.

Mazzola recommends approval.

The Mayor made the motion to recommend the replat to council with the conditions noted from the engineer. Henderson 2nd the motion. All are in agreement.

7) Replat Outlot 657 and Part Outlot 587 located at 2080 W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (20181247PC).

Akins explained this is located at Winkle Industries and they are buying acreage east of their existing parcel. The transaction with the acreage is currently in process. As soon as this property is transferred, Akins said they will make all of his property into one lot. The owner intends to use this property for future expansion.

Pietrzak said the land transfer from Central Coated Products Inc. to Commerce Investments LLC must be completed. He recommends conditional approval.

Mazzola recommends approval.

Paidas made the motion to approve with the conditions noted from the engineer. Goris 2nd the motion. All are in agreement.

8) Vacation of a 17.4' Alley located at 841 W. Harrison St., Alliance, OH 44601 submitted by Akins Land Surveying (20181249PC).

Akins explained that all of this property is adjacent to the alley and the street right of way that exist on paper only. The owner would like to vacate the alley and the street right of way and replat the area. Currently, Akins is just requesting to vacate alley and the street right of way.

Pietrzak said that no signed petitions were included. Akins has the signed petitions. Pietrzak recommends approval.

Mazzola recommends approval.

Paidas made the motion to approve the alley and street vacation. Henderson 2nd the motion. All are in agreement.

9) Replat of All Lots 8185-8191 and Part OL 332 & OL 333 located at 841 W. Harrison St., Alliance, OH 44601 submitted by Akins Land Surveying (20181249PC).

Akins explained the owner would like to put this into one parcel. There is a wedge shaped piece of property located in the southeast corner which would be created as a separate parcel. This wedge shaped property has a deep ditch and the adjacent owner to the southeast of this property wishes to purchase this and make it a part of their property.

Pietrzak and Mazzola recommend approval.

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

10) Other Business

Pietrzak gave the alternative site plan for Arby's. It is as follows:

1. Eliminate the deficient parking spaces that do not meet the "Useable Stall Length" requirement. The majority of parking spaces need extended with a variance for parking out to the R/W line.
2. Create an access sidewalk from the SE parking area to Arby's.
3. Create a mountable curb with a large radius in the alley.
4. Sign an agreement that states the property owner shall maintain the alley.

If compliance with these commands cannot be met, then a new site plan will need to be submitted

Ken Knuckles, Development Management Group, Nashville, TN., represents the proposed developer for Arby's. Knuckles explained they recently went to Planning Commission and received approval for a site plan that involved vacating the alley which was between the garage and Taco Bell. The owner of Taco Bell would not respond so the alley vacation could be taken to council. Knuckles said at a later time they will revisit the alley vacation. Knuckles is presenting a new site plan with no alley vacation. This would allow Arby's to proceed with their new building. The difference is there are two parcels separated by the alley. The 60 degree parking that was previously approved needs to be changed to 45 degrees due to lack of room. They will have more than enough room to meet all of the requirements. Arby's will have enough parking as the parking is based off of the public areas. Knuckles is ok with complying with the items Pietrzak has mentioned.

Henderson verified the length of the parking spaces. Knuckles said they are looking at this with changing the angle to 45 degrees instead of 60 degrees.

Goris and Knuckles discussed how the sidewalks will be positioned.

The Mayor made the motion to amend the site plan to go with the engineer's comments. Paidas 2nd the motion. All are in agreement.

Alliance Hospital- no one is here to present the plans.

Pietrzak said he received notification from the hospital, he doesn't think it is requiring a vote at this time. Pietrzak asked the hospital to provide the location and description of any storm, water and/or sanitary sewer lines in the "New Hospice Area" and /or surrounding areas.

Locke gave an update on the decision the Planning Commission gave concerning the Okey's bed and breakfast. This has been overturned by Judge Hardman and an appeal has been filed by the City of Alliance and is pending litigation with the 5th District Court.

Paidas asked about how long this would take. Morris said it varies. The transcript will need to be prepared and various other items.

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