



The City of

**Alliance**

"The Carnation City"

Ohio 44601-2415

504 E. Main Street

Dept. of Engineering, Building & Zoning

Phone: (330) 823-5122

Email: Eng.bld.zon@allianceoh.gov

Date: April 1, 2022

To: All Members of Alliance City Planning Commission

From: Kim Palmer for Brad Goris, Secretary

Subject: **Agenda for Planning Commission Meeting on April 20, 2022**

There will be an in person meeting of the Planning Commission on **April 20, 2022 at 4:30 p.m.** in the **Alliance Senior Citizens Center, 602 West Vine St., Alliance, Ohio.** It is important that **Planning Commission members call 330-823-5122 if you cannot attend. A PROPONENT FOR EACH ITEM LISTED MUST BE IN ATTENDANCE TO PRESENT THEIR PROJECT TO THE COMMISSION.**

The Planning Commission will conduct its regular meeting at its stated meeting time and alternate meeting site of the **Alliance Senior Citizens Center.** Per the directive of the Mayor, persons in attendance may be required to wear a mask. The **Alliance Senior Citizens Center** will provide for social distancing of participants.

***The agenda will be as follows:***

- 1) Minutes from March 16, 2022 meeting;
- 2) Site Plan Review for ModWash Car Wash to be located at 2080 W. State St., Alliance, OH 44601 submitted by Morris Knowles & Associates, Inc. (2022135PC);
  - a. Request for Screening Variance 1136.06(b)(ii): (b) Types of screening. The following types of screening are established and are used as the basis for the table of screening requirements in Sec. 1136.07. Whenever screening is required, the screening along a street or alley shall be type C, with the provision that signs and access driveways are permitted in the buffer area, as permitted by this Ordinance. When an opaque screen is required and a fence is the choice method used, it shall be placed at a minimum 50% of the distance into the buffer area measured from the adjacent property:
    - (ii) *Type B.*
      - (1) Opaque screen height: at least six feet;
      - (2) Intermittent visual obstruction height: at least 20 feet, measured from the ground; and Buffer width: at least 25 feet. Intermittent visual obstruction height: at least 20 feet, measured from the ground; and
      - (3) Buffer width: at least 10 feet.

3) Request for Variance for Stark Athletic Parking Area located at 2395 Hedgewood Ave., Alliance, OH 44601 submitted by Hettler Engineering (2022150PC);

a. Request for Screening Variance 1136.06(b)(ii): (b) *Types of screening.* The following types of screening are established and are used as the basis for the table of screening requirements in Sec. 1136.07. Whenever screening is required, the screening along a street or alley shall be type C, with the provision that signs and access driveways are permitted in the buffer area, as permitted by this Ordinance. When an opaque screen is required and a fence is the choice method used, it shall be placed at a minimum 50% of the distance into the buffer area measured from the adjacent property:

(ii) *Type B.*

(1) Opaque screen height: at least six feet;

(2) Intermittent visual obstruction height: at least 20 feet, measured from the ground; and Buffer width: at least 25 feet. Intermittent visual obstruction height: at least 20 feet, measured from the ground; and

(3) Buffer width: at least 10 feet.

4) Other business:

cc: Alliance Review  
Canton Repository  
WDPN/WZKL

Post: Administration Bulletin Boards  
City Hall Bulletin Board