

BOARD OF ZONING APPEALS

**Minutes of Meeting
February 15th, 2022
4:30 pm**

Attendance: Members Mike Aeling, Brent Barnes, Vice Chair , Dave Lundgren, Chairman; Billy Ray; Eddie Williams; Zoning Inspector Shane Howard, Assistant Law Director William Morris, Engineering Clerk Candice Martin

Meeting held in person in the second floor conference room of the City Administration Building: The meeting was called to order by Dave Lundgren at 4:30 pm. Mike Aeling, Brent Barnes, Billy Ray and Eddie Williams were present.

1. Minutes from the January 18th, 2022 meeting:

Aeling moves approval. Williams seconds. Roll call vote. All agree. Minutes approved.

Chairman Lundgren reads the Board of Zoning Appeals procedures including appellant recourse

2. Fairmount Properties LLC- 2500 West State St. - - Appeal #22-003 **A. Package Liquor Store separation requirement 370 ft. & 200 ft. variance Sec. 1162.32** **B. Gas Station minimum frontage 99 ft. variance Sec. 1162.26 (a)**

Shane Howard is sworn in. Zoning Inspector: 504 E. Main St. Alliance, OH 44601. Howard explains there are two parts to the variance needed. The first part is a conditional use and to get that they will need a variance on the setback requirement. Part B is frontage for a gas station which is a permitted use for the area.

Howard further explains for Part A that a map was sent out showing what the separation is and he explains that there will need to be a 370 ft. setback variance from the Bell Store across the street and a 200 ft. setback variance from Marc's for the package liquor sales.

Howard explains for Part B for the gas station the zoning code requires 150 ft. of frontage. They will need a 99 ft. variance for that. Howard also states that on the east side of the property what is presented on the site plan shows that part of the property will be split. That will make the frontage even narrower.

Williams mentions that they did not get a normal application.
Howard replies correct. He was waiting on part of it.

Barnes asks if the package liquor is for the store or the gas station.
Howard replies it is for the site as a conditional use.

Williams says that if granted the variance could be used at the gas station, in the main store or both.
Howard replies correct.

Howard says that it is measured from the edge of the parcel to the edge of the parcel.
Barnes thought the ordinance said from any store. Section 1162 for package liquor stores. 500ft from any other store.

Howard explains that it says measured horizontal from any other parcel.

Williams asks if they will receive a full application.

Howard replies that he can forward.

Lundgren asks if there is anyone to speak in favor.

Harley Cohen is sworn in. Owner's representative for Fairmount Properties. 30699 Stern Crest Dr. Orange Village, OH. Mr. Cohen's company is called Harlen and Associates. Mr. Cohen explains that his firm's job is to work with the city on the necessary variances to allow Meijer to move forward.

Williams asks whether they are planning liquor sales at the gas station or just the main store.
Mr. Cohen replies just the store.

Lundgren asks if there is anyone else to speak in favor.

Vanessa Cercone is sworn in. Representing Sarchione Auto Group. 2480 W. State St. Alliance, OH. Ms. Cercone explains that Sarchione's has a couple of concerns: one being with the frontage variance. From the replat and what has been submitted, it looks like Meijer plans to use the driveway that splits the two parcels. Ms. Cercone says Sarchione's is curious about how traffic will flow through there. She wanted to know if there will be a right in only/ right out only because the traffic can get backed up at times around the Marc's light and the light at the main entrance. They are particularly wondering also because they have an ingress / egress easement across that portion of their property.

Mr. Cohen explains that area will not be the main entrance. The main purpose of the entrance to the east is for truck traffic. That traffic is designated to go to the back to the docks. It is not intended for traffic to the building. There will be a gas station and it will be used for gas station access. The main road will maintain 4 lanes. That will be the gist of where the traffic will go. Access from the ring road will be maintained and will be repaved.

Lundgren asks if there is anyone else to speak in favor or in opposition. – No one else comes forward.
Declares this public portion of the meeting now closed.

Board Members Begin Discussion

Williams asks what is considered the frontage and asks if it is the frontage against the internal drive.
Howard answers that the frontage is connected to an arterial street.

Williams asks if the measured width of the two drives is what is being considered the frontage.
Howard replies yes.

Barnes sees the east entrance being used a lot in the future.

Aeling moves to approve the package liquor store separation requirement of 370 ft. and the 200 ft. variance Sec. 1162.32. Williams seconds. Roll call vote. All agree. Motion passes.

Aeling moves to approve the gas station minimum frontage 99 ft. variance Sec. 1162.26 (a). Ray seconds
Roll call vote. All agree. Motion passes.

3. Other Business

None

Aeling moves to adjourn. Ray seconds. Roll call vote. All in favor. Meeting adjourned at 4:55 pm.

Respectfully Submitted by:
Candice Martin
Engineering Clerk