

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF FEBRUARY 18th, 2022**  
**4:30 P.M.**

**Attendance:** Members –Mayor Andreani; Mike Dreger, Safety Services Director; Brad Goris, Secretary; John Gross, Mark Locke, President; Cheryl Lundgren; Harry Paidas.

**Meeting held at Alliance Senior Citizens Center, 602 West Vine St. Alliance, OH 44601.** The meeting was called to order by Locke at 4:30 pm. Also present were Commission Counsel William Morris; Joe Mazzola, City Planning Director; Andrew Pietrzak, City Asst. Engineer; Candice Martin, Eng. Clerk.

**Attendance:**

All present. John Gross welcomed as new member replacing Kim Henderson who moved to the Property Maintenance Board of Appeals.

**1) Minutes from January 19<sup>th</sup>, 2022 meeting;**

Lundgren moves to accept minutes. Paidas seconds. All are in favor. Minutes approved.

**2) Public hearing set for 4:33 p.m. for the Request of a Conditional Use for Outdoor Sales and Display to be located at 2500 W. State St., Alliance, OH 44601 submitted by Fairmount Properties, LLC (2022056PC):**

Goris moves to go into public hearing. Lundgren seconds. All agree. Motion passes.

Locke asks if anyone is there to speak in favor of the conditional use.

Catherine O'Brien is sworn in. Property owner at 2173 Sunray Cir., Alliance, OH 44601. Ms. O'Brien explains that her property abuts the mall property. She is concerned during the carnival days about the lighting and sound. They have also had trouble with people trespassing on her property. They have had to call the police a couple of times because they have found women's purses at the back of their property that have obviously been stolen. She wants to know the position of this and how close this will be to their property lines. She has also had garbage left. Ms. O'Brien states they already deal with riffraff and people pitching tents and living behind her property all summer long. Ms. O'Brien asks if this will still be going on in the parking lot. Ms. O'Brien also asks if the carnival will still be going on there. (6:13)

Harley Cohen replies no. (6:16)

Harley Cohen is sworn in. Harlen and Associates. Owner's representative for Fairmount Properties. He addresses Ms. O'Brien's concerns explaining that in general the developer is Fairmount properties but the eventual owner is Meijer. Meijer will be building that store and will own the property. They will maintain it. They are not going to allow riffraff, tents, trespassing or garbage at their front door.

Ms. O'Brien asks if they are allowed to request a privacy wall.

Locke explains that will be part of the site plan that will be submitted later. They can request screening then. He is unsure when that will be submitted.

Mr. Cohen replies it will be submitted next month.

Ms. O'Brien sites sections 1120.03 and zoning 1120.02 and states that it says single family residents have rights under there that a business coming in will give them an allowance to have a peaceful and quiet able neighborhood defined in those sections. She asks if that is addressed here (at this meeting).

Mr. Locke says that will be addressed at the site plan meeting next month.

Ms. O'Brien also asks if sections 1150.06 and 1150.03 parts e, d, and f will be addressed. She also asks if pavement and lighting are part of this meeting.

Mr. Locke replies that it will also be part of the site plan meeting.

Mr. Cohen explains that this will be a huge upgrade to the property. One of the reasons this is happening is to save the property. Meijer's is committed to upgrading the property. They are elevating the property's use.

Locke states that we will have to move on.

Ms. O'Brien asks how they will be notified of the meeting next month.

Mr. Lock replies that it will be on the same day next month: March 16<sup>th</sup> at 4:30.

Dreger points out who the Planning Commission Clerk is and explains that they can leave their email and information with her and she will make sure they are copied when the Planning Commission notices go out. They will get an agenda and can see what will be on it. This will keep them informed during the entire process.

Robin Graber is sworn in. Property owner behind the mall area. Ms. Graber would like to know when the property is developed if there will be a limit to when the work starts etc. She mentions when the water tower was done it was a nightmare for them.

Mr. Cohen says they will follow working hours: whatever the City allows. He does not know what they will be yet. He does know it will not be a 24 hr. a day project.

Ms. Graber mentions when the water tower was done workers were working on the weekends and very early Saturday.

Ms. Graber also asks when the project will begin.

Mr. Cohen replies that the entitlement process should end by May sometime and around June, July, and August they should be seeing some work. He explains there will be a lot of demolition to do maybe 3 to 4 months and then grading and utility work. Meijer construction will begin early 2023.

Locke asks if anyone else is in favor.

Vanessa Cercone is sworn in. Representing Sarchione Auto Group. Ms. Cercone says on behalf of Sarchione's they are happy to see development next door. She mentions they have some easements that they are concerned about, but they want to hopefully get with them privately to work it out.

Locke asks if anyone is there to speak in Opposition.

No one comes forward. Public hearing ends for conditional use for outdoor sales and display.

**3) Public hearing set for 4:36 p.m. (or immediately following the first public hearing) for the Request of a Conditional Use for Packaged Liquor Sales to be located at 2500 W. State St., Alliance, OH 44601 submitted by Fairmount Properties, LLC (2022057PC)**

Locke asks if there is anyone to speak in favor. No one comes forward.

Locke asks if there is anyone to speak in opposition. No one comes forward.

Locke ends public hearing and begins regular session.

**4) Request of a Conditional Use for Outdoor Sales and Display to be located at 2500 W. State St., Alliance, OH 44601 submitted by Fairmount Properties, LLC (2022056PC)**

Mr. Cohen explains that both requests are to support the Meijer store which is intended to be constructed on the site once the existing site is demolished and prepared for the new building. This will present a substantial improvement to the property and to the community. These requests are consistent with what Meijer does.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

No other questions or comments.

Gross moves to approve the conditional use for Outdoor Sales and Display. Paidas seconds. All agree. Motion passes.

**5) Request of a Conditional Use for Packaged Liquor Sales to be located at 2500 W. State St., Alliance, OH 44601 submitted by Fairmount Properties, LLC (2022057PC)**

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Gross asks if appropriate beer/wine and liquor licenses will be pulled, if this is part of their model, and if they will be indoor sales.

The reply is yes to all.

Goris asks if this will be in conjunction with grocery sales or will it be a separate beer and wine store.

Rebecca Molyneaux is sworn in. She is with Fairmount properties the developer. She explains that as far as sales go that will be in conjunction with their grocery section.

Paidas asks if there will be alcohol sales in the convenient store as well.

Ms. Molyneaux replies that her understanding is that it is only in the grocery.

No other questions or comments.

Goris moves to approve Conditional use for package liquor sales. Lundgren seconds. All agree. Motion passes.

**6) Replat of Parts Outlots 507, 509, 510 and Parts of Lots 11777, 11779, 11780 and All of Lot 11778 located at 2500 W. State St., Alliance, OH 44601 submitted by Fairmount Properties, LLC (2022059PC)**

Mr. Cohen explains that the development of the property involves several steps of property sales, and transition which will eventually lead to transfer of property to Fairmount Properties and Fairmount Properties to Meijer as well as to the City of Alliance. This replat reflects the final position of the property. It shows what will eventually be the City's property, what will become Meijer's, and what is left for development by Fairmount.

Pietrzak in Engineering explains that the replat must reference the Alliance Mapping system. They will need to contact our office to get the reference points for the project location. They also need to show and label the sanitary sewer and waterline easements. Copies of the easements can be provided upon request. Recommends conditional approval.

Mazzola in Planning recommends approval.

Dreger mentions a map that was provided. It is a draft. There are check steps as a surveyor that still needs to be done. Therefore things may change slightly. The City needs to exchange some property to get closer to the water tower. The mall property is being split and will no longer be owned by one person.

Gross asks Dreger to restate. Gross states based on what was said the best we can do as the Planning Commission is conditional approval based on Engineering's recommendations.

Dreger replies correct.

Gross moves for conditional approval of the replats of Parts Outlots 507, 509, 510 and Parts of Lots 11777, 11779, 11780 based on Engineering's two recommendations. Paidas seconds. All agree. Motion passes.

**7) Replat of Parts of Outlots 473 and 474 located at the 2012 Tanglewood Ave., Alliance, OH 44601 submitted by Akins Land Surveying (2022047PC)**

Ms. Akins Cercone explains that this replat is for Alliance Ventures. They are looking at future development and to do that they need to replat them together.

Pietrzak in Engineering comments that they need to label the zoning categories of the site and the adjacent properties. Recommends conditional approval.

Mazzola in Planning recommends approval.

No other questions or comments.

Paidas moves to conditionally approve the replat based on Engineering's comments. Mayor Andreani seconds. All agree. Motion passes.

**8) Replat of Lot 129 and Part Outlot 91 located at 915 N. Union Ave., Alliance, OH 44601 submitted by Akins Land Surveying (2022050PC)**

Ms. Akins Cercone explains that this is in reference to the coffee shop on the corner. The coffee shop needs extra room on the end of the property. They are taking a little from the outlot next door. She is unsure if it is for parking or what but it is to help him do what he needs done. They want us to be aware there is an old plat they came across from 1840 that references an alley. The alley does not exist now should the question arise. They ran it by Jim Schnell at the County and he verified that the alley does not exist in any of their records in case anyone comes forward and mentions it.

Ms. Akins also mentions they will be adding the easement and they will add the zoning as well. It will be on the final copy of the plat when submitted.

Pietrzak in Engineering recommends conditional approval based on compliance of the items mentioned being corrected.

Mazzola in Planning recommends approval.

Mr. Dreger says that Mr. Tuttle has been addressing his properties and fixing them up. He feels it is good to see progress in that area.

Goris asks where it is located.

Ms. Akins explains the location.

Gross agrees that Mr. Tuttle is doing a marvelous job in town.

No other questions or comments.

Mayor Andreani moves to conditionally approve the replat. Gross seconds. All agree. Motion passes.

**9) Other Business:**

None.

Paidas makes motion to adjourn. Goris seconds. All are in favor. Meeting is adjourned at 5:06 pm.