

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF MARCH 15, 2023**  
**4:30 P.M.**

**Attendance:** Members – Mayor Andreani; Mike Dreger, Safety Service Director; Elayne Dunlap; John Gross, Secretary; Mark Locke, President; Cheryl Lundgren; ~~Harry Paidas (absent)~~.

**Meeting held at Alliance Senior Center, 602 West Vine St. Alliance, OH 44601.** The meeting was called to order by Mark Locke at 4:30 p.m. Also present were Commission Asst. Counsel William Morris; Joe Mazzola, City Planning Director; Andrew Pietrzak, City Asst. Engineer; Jennifer Merriman, Deputy Director Planning & Administration.

Mayor Andreani moves to excuse Harry Paidas. John Gross seconds. All agree. Motion passes.

**1. Minutes from February 15, 2023 meeting:**

Dunlap moves to accept minutes. Lundgren seconds. All agree. Motion passes.

**2. Public Hearing set for 4:33 p.m. for the request of a Conditional Use for Auto Sales to be located at 1731 W. State St., Alliance, OH 44601 submitted by Vive Auto Sales (2023114PC);**

Lundgren motions to move into public hearing with Gross seconding.

Phillip Mastroianni comes forward to speak in favor of project and is sworn in. He is with Alliance Ventures, the property owner. Feels Vive Auto will be a great compliment to the existing auto sales companies. They have shown they are eager and excited to be in Alliance. He hopes to see them grow. No one comes forward in opposition.

Locke ends public hearing and begins regular session.

**3. Request of a Conditional Use for Auto Sales to be located at 1731 W. State St., Alliance, OH 44601 submitted by Vive Auto Sales (2023114PC);**

James Meck, a shareholder of Vive Auto Sales, is sworn in. Hands out a packet to the members. Vive hopes to fill a gap in affordability and getting people into cars. Vive is projected to do 20-25 million dollars in gross revenue and put approximately 1.2 million into jobs. They also like to get involved in the community they serve.

Pietrzak in Engineering has no comment.

Mazzola in Planning recommends approval.

Gross asks Meck if he is an Alliance native and how long he has been around cars. Meck answers he is from New Philadelphia and has been around cars most of his life. Gross then asks if he has established businesses. Mech answers yes and offers background.

Locke verifies this is the third Vive Auto Sales. Meck confirms.

Gross asks Meck to explain the “gap” here in Alliance. Meck states on St. Rt. 62 there is not specifically a used auto dealership. Anyone with a credit score of 650 or below will have a better opportunity to buy a car at their type of dealership. Sees a lot of growth in Alliance and wants to be part of it.

Gross motions for approval of conditional use. Dunlap seconds. All in favor; motion passes.

**4. Request for a Waiver of Site Plan for Vive Auto Sales to be located at 1731 W. State St., Alliance, OH 44601 submitted by Vive Auto Sales (2023113PC);**

Meck states they will be going through variance requests through the Board of Zoning Appeals.

Pietrzak in Engineering recommends conditional approval based on the below comments.

*1. According to Planning and Zoning Code Section 1162.31(e), "Sales and display areas shall be provided with a permanent, durable, and dustless surface." There appears to be about 16 spots along the east side of the lot that would be in violation of the above code section. Some spaces may be able to be salvaged if the aisle width is reduced or the proposed configuration is modified. Furthermore, all display areas should be paved or modified to adhere to the above code section.*

*2. The drive apron within the 50' clear zone on the southwest corner will need to be removed.*

Meck states, per the State of Ohio, the cars will be parked on pavement and will not be sitting on grass. Meck does not agree with removing the drive apron on the SW corner. States it has been there for many years. Will not be displaying cars in that area.

Mastroianni also does not feel the drive apron should be removed. They are not changing the site; only the use. States both aprons have been there as long as Alliance Ventures has owned the lot. He is asking this requirement be waived. Meck further states since they are not asking for a variance to use the 50' clear zone, they will not be creating a risk to anyone pulling in or out of the lot.

Mazzola recommends approval.

Lundgren asks for clarification on the screening variance. Pietrzak states it is for the east and north sides of the property. There is a little screening there however it is supposed to extend further north. Lundgren confirms the area to be landscaped. Asks about landscaping in front. Meck explains the lot is about 3' below street level and they would like to see how the site will be used first in order to keep from obstructing any views. They are looking to dress up the sides facing the church and car wash. Also plans to clean up area in the rear.

Dreger confirms that the City did install the two drive aprons on this lot. It was part of widening the street. Reminds everyone there are variances going through BZA next week regarding the display of cars. Also, the screening requirement for the east property line is for a R-1 (residential) which is how the property to the east is zoned. However, this property is a church and not a residence.

Locke verifies with Dreger that a variance is needed for the screening and that BZA will address the 50' variance. Dreger agrees the Planning Commission can approve the waiver of site plan.

Locke asks for a motion on the waiver of site plan with the screening variance.

Dreger moves to give conditional approval for the waiver of site plan on the condition item #1 of the Engineer's comments is addressed. Dunlap seconds. All are in favor; motion passes.

**5. Site Plan Review for Alliance Touch Free Car Wash located at 1735 W. State St., Alliance, OH 44601 submitted by Stitle Construction and Payto Architects, Inc. (2023106PC);**

Christian Adkins, manager of the property, is sworn in. They would like to extend the parking lot to the back to improve traffic flow and exiting of the wash area. Will be removing vacuums in front and adding them to the rear.

Pietrzak recommends conditional approval based on the below comments.

1. *The proposed parking area extends beyond the owner's property lines. The owner will need to perform a Replat that is inclusive of the proposed development.*
2. *Parcel #199137 should be labeled as "B-2" not "R-1."*
3. *Per Planning and Zoning Code Section 1150.06 (h), the parking stalls should be, at minimum, 9.5' X 19' or 10' X 18'.*
4. *Per Planning and Zoning Code Section 1150.06(c)(i), the parking lot, at minimum, should consist of "one inch asphaltic concrete wearing course over three inches of asphaltic base course over eight inches of aggregate base course."*
5. *What is the acreage of earth disturbing activity?*
6. *The following note must appear on the plan: "The contractor shall prevent and/or reduce and control soil erosion resulting from the proposed improvements. The use of silt fencing, jute matting, temporary seeding, silt checks, inlet protection around all catch basins, stabilized construction entrance(s), etc. will be required. Sediment control structures/devices shall be installed in accordance with the latest edition of the manual Rainwater and Land Development – Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection. Sediment control devices must be installed prior to beginning any construction activity. The contractor shall be responsible for continued inspection and maintenance of all sediment control devices. The contractor shall follow the requirements set forth on the approved stormwater pollution prevention plan if applicable, or as detailed on the construction plans, as specified by the City of Alliance".*
7. *Per Planning and Zoning Code Section 1168.07(v)(1), the proposed development may need detention or retention if, "the post-development peak discharge for a 100-year frequency 24-hour storm increases the existing peak discharge by 1/2 cubic foot per second (225 gpm) or less using the Soil Conservation Service method of calculation or other method approved by the City Engineer." Please show that the proposed development adheres to the above code.*
8. *Please submit a Landscaping Plan.*

Mazzola recommends approval with consideration of Engineer's comments.

Dreger asks Adkins if he has issues with any of the Engineer's comments. Adkins states the replat has already been submitted and the parking spaces will be 15x18. The drawings will be updated regarding the parcels. The area to be disturbed will be about 4,062 square feet (less than 1/10<sup>th</sup> of an acre). Asks if calculations are still required. Pietrzak says calculations will not be needed however proof of the disturbed area will be required. A landscaping plan will still need to be submitted.

Dreger sees an area of undisturbed trees. Asks if any trees or screening to the north will be disturbed. Adkins answers no. Mayor Andreani verifies the parking spaces will be 15'x18'. Adkins answers yes; 15' wide and 18' in length.

Gross questions the landscaping plan. Adkins states they are planning to add areas with plantings and river rock. They will provide a landscaping plan. Lundgren agrees with Gross that a landscape plan is necessary.

Dreger asks what the time frame is for this project. Adkins states there is no specific schedule. They are looking for good weather in the next month. Dreger asks if a landscape plan were presented and accepted at the next meeting, would this fit their timeframe. Adkins responds yes. Locke suggests tabling the project.

Gross motions to table the project with Dreger seconding. All are in favor. Project is tabled.

**6. Site Landscape Plan for a NiSource/Columbia Gas Project “Front Street MP Station” located at the intersection of N. Webb Ave. and Front St., Alliance, OH 44601 submitted by DLZ Ohio, Inc. (2023109PC);**

Ben Cutler of Columbia Gas is sworn in. Reminds Commission he has been here previously and has brought the landscape plan with him today. Reviews the handout regarding the landscaping and screening. Acknowledges the comment from Engineering regarding the 50’ clear zone and will ask the landscaper to remove the items in this area.

Pietrzak recommends conditional approval based on the below comment.

*Per Planning and Zoning Code Section 1130.20, no landscaping shall be planted in the 50’ clear zone. Please remove any proposed landscaping in said zone.*

Mazzola recommends approval.

Lundgren compliments the plan. She references the landscaping plan from the S. Sawburg/W. Main St. site and points out there is still no landscaping there. Cutler explains he has no control over that project.

Gross thanks Cutler for their response to the Commission’s concerns regarding the landscaping. Dreger also feels this will enhance the area and offers thanks.

Mazzola asks if Cutler will provide a contact name and number for the responsible person regarding the landscaping at the S. Sawburg/W. Main St. site. Cutler agrees to do so.

Dreger motions for approval with second by Dunlap. All are in favor. Motion passes.

**7. Site Plan Revision, Part 2 for IML Containers Ohio, LLC to be located at 2455 W. Main St., Alliance, OH 44601 submitted by Weaver Commercial Contractor Inc. and Hammontree & Associates, LTD (2023110PC);**

John Fiala of Weaver Commercial Contractor is sworn in. They are the early site contractor for the 71,589 square foot manufacturing plant. States the previous submittal was for site work only. This submittal is for the full site plan.

Engineering recommends conditional approval based on the below comments.

*1. The title page or the first page of the set of drawings must include a signature block for the City Engineer AND the following note: The TWO blocks shall be similar to the following boxes:*

Approved by the City of Alliance Engineer this  
\_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City of Alliance Engineer

Only approved plans signed by the City  
Engineer are to be used for construction.

2. Please label the zoning categories of the site and adjacent parcels.
  3. What is the largest number of employees per shift? This number is used for various calculations.
  4. Please dimension parking spaces and aisle widths.
  5. List the height of the dumpster enclosure.
  6. Please dimension the proposed building.
  7. Please refrain from grading the earth of the adjacent properties.
  8. An outside drop connection into the existing manhole will be required for the proposed sanitary sewer lateral. Also, depending on the type of discharge, an oil/grease interceptor may be required.
  9. If there is to be a fire line inside the building it must have a reduced pressure backflow preventer with detector check. The domestic line must have a reduced pressure backflow preventer as well.
  10. Please refrain from discharging stormwater onto adjacent properties.
  11. The undetained area was calculated as 2.3 acres. Stark Soil and Water's approval is pending. Further stormwater runoff reduction measures may be required.
  12. Per Planning and Zoning Code Section 1168.07(a)(iii), "Where there is an inadequate receiving stream, when discharging into the City storm sewer system, or where there is sufficient potential for downstream flooding, as determined by the City Engineer, the site runoff rate may be restricted further based on the runoff volumes. Increases in the runoff volume shall be offset by further restricting runoff rates. Based on the increase in runoff volume, the applicant shall determine the critical storm for the development area. The runoff rate from the critical storm shall be restricted to the two year pre-development storm runoff rate." Please adhere to the above code and calculate the "critical storm."
  13. Per Planning and Zoning Code Section 1168.07(e)(ix), "The spillway length shall be 10 feet at its narrowest point." A 5' emergency spillway was shown, please modify the length of the emergency spillway to adhere to the aforementioned code.
  14. The detention basin encroaches into the sanitary sewer easement along Freshley Ave. Please move the detention basin out of said easement.
  15. Please submit a Landscaping Plan.
- More requirements may be forthcoming as the various plans are submitted.

Fiala addresses a few of these comments and states they are working on them. Felt the landscaping plan was part of the submittal however he presents additional copies for review. Mazzola does remember seeing the pages.

Mazzola states the landscaping plan shown reflects that of existing businesses in the area. Recommends approval based on the Engineer's comments.

Mayor Andreani motions for conditional approval per Engineer's comments with Dreger seconding. All are in favor. Motion passes.

**8. Replat of Lots 374, 275, 29, 30, 13201 and Outlot 782 for the University of Mt. Union located at the intersection of Penn Ave. and W. State St., Alliance, OH 44601 submitted by Akins Land Surveying (2023111PC);**

Vanessa Akins-Cercone of Akins Land Surveying is sworn in. She asks for permission to discuss this item as well as item #9 together as they are both on the same drawing. This project has been on hold for some time and is now moving forward. The University wants to vacate the streets and replat the entire area to make it easier for future development. At this time, the area will remain parking.

Locke asks if the parking will be accessible from W. State Street. To answer the question, Lee Smith, with the University of Mt. Union, is sworn in. The access points will remain however they will become private property.

Pietrzak in Engineering recommends approval.

Mazzola recommends approval.

Gross moves to approve with Lundgren seconding. All are in favor. Revised motion passes.

Morris points out that technically the replat includes the vacated portions of Penn and Miller. Locke confirms with Morris the replat would need to be conditional pending the approval of the below vacation. Morris agrees. Mayor Andreani suggests amending the motion to include the vacated portions.

Gross moves to amend the motion to a conditional approval based on City Council's approval of the vacation listed below. Lundgren seconds. All are in favor. Motion passes.

**9. Street Vacation for the Area of Penn Ave., Hartshorn St., Miller Ave., and W. State St. for the University of Mt. Union located at the intersection of Penn Ave. and W. State St., Alliance, OH 44601 submitted by Akins Land Surveying (2023111PC);**

Dunlap moves to recommend to City Council with Dreger seconding. All are in favor. Motion passes.

**10. Other business:**

Locke motions to adjourn with Mayor Andreani seconding. Meeting adjourned at 5:25 p.m.