

**ALLIANCE CITY PLANNING COMMISSION  
MINUTES OF APRIL 20th, 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 are present.

**1. Minutes from March 16<sup>th</sup>, 2022 meeting;**

Paidas moves to accept minutes. Lundgren seconds. All are in favor. Motion passes.

**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:**

b. **(ii) Type B**

1. **Opaque screen height: at least six feet;**
2. **Intermittent visual obstruction height: at least 20 ft., measured from the ground; and Buffer width: at least 25 ft. Intermittent visual obstruction height: at least 20 ft. measured from the ground: and**
3. **Buffer width: at least 10 ft.**

Michael Vale is sworn in. Civil Engineer; Morris Knowles & Associates, Inc. 443 Athena Dr., Delmont, PA. Mr. Vale explains they have an undeveloped narrow flag shaped lot located between Aarons and the Sherwin Williams on State St. The proposed entrance will be located by the vacuum spaces, this will allow room for lots of queuing. This is before the pay stations and the single conveyor carwash tunnel that will allow 5 cars at a time. It takes about 2 minutes for cars to get through. Hours will be 8 am to 8 pm. The sanitary sewer and water lines are located at the front of the property. Storm water underground water retention are located underneath the parking lot here (points to location on map) and ties into the existing city storm sewer along State St. also.

Mazzola in Planning recommends approval.

Pietrzak in Engineering recommends conditional approval of the site plan based on the following comments:

- Please show and label all existing sanitary sewer easements. Copies of the easements can be provided to you upon request.

- The parking lot aisle widths don't appear to be 24' wide. Please adjust parking stall lengths to accommodate a 24' parking lot aisle width.
- Pipe that is to be used for the water service line shall be 2" copper, not 2" PVC.
- Please insert our trench and utility details. These details can be provided upon request.
- 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".
- Please refer and adhere to the Stark Soil and Water Conservation District's drawing regarding modifications to the undetained drainage area.

Mr. Vale responds that they have addressed most of those comments except the one relating to Stark Soil and Water because they have not seen that drawing yet.

Lock asks Pietrzak if he has any comments on the variance.  
Pietrzak replies no.

Mr. Vale did not see where the variance was applicable.

Pietrzak explains that at the southwest corner of the property the zoning goes from a B2 to an R2. Anytime a B2 abuts an R2 screening is required. He further explains that the B2 ends and then transitions to an R2 throughout the rest of the parcel. The east half is B2 and the west half is R2.

Locke states that this is in the southwest corner.  
Pietrzak replies yes.

Mr. Vale explains that they looked at that screening with the zoning officer because they were going back and forth what it was zoned for. He believes they can update their plan for that screening requirement.

Goris comments that he thinks it looks a bit snug but as long as all the setbacks are hit.

Dreger asks Bill Morris if the screening variance could be put on hold until development takes place.  
Mr. Morris replies yes as long as it is a condition.

Dreger also asked Mr. Vale if it would be acceptable if we waived the requirement until such time as development occurred.  
Mr. Vale replies yes.

Lundgren asks Dreger if it is a vacant lot right now.

Dreger replies that it is open ground right now. He does not think it likely that it be developed residential. It is just vacant property.

Lundgren wants to know if it is developed eventually, who's responsibility is it, the City or the owners to realize that the requirement needs to be done.

Dreger replies that it would be the City's responsibility. There will also be a record.

Lundgren asks how far the next residential area is.

Dreger replies at least 1,000 ft he is guessing.

Gross asks how far the wetland restrictions go back.

Dreger is unsure but he says wetland offsets could be done later.

Locke asks that rather than waive it we make it a condition of the site plan approval that if residential would move in they would have to do the screening then.

Dreger replies yes.

Lundgren mentions that it could be just done now since the construction is being done now. Rather than have them come back.

Mr. Vale says that he could do it now there just isn't anything to be screened from at the moment.

Mayor Andreani asks how far the R2 goes and is the requirement that they do the whole back width?

Pietrzak explains that it is just where it abuts the R2. It is just 10 ft. or so.

Mayor Andreani says that it would just be a partial fence required then and feels that it wouldn't look right.

Gross asks why not do it now. It wouldn't be a major cost.

Mr. Vale answers that it is not a big objection for them.

Dreger says Mr. Vale either has to withdraw the variance or we have to turn it down because the code requires it.

Locke suggests two votes. Variance voted on first. If the variance is denied, we will make screening a condition of the site plan approval.

Goris states he went on Google Earth to look at the property and it shows 600 ft. or more across what appears to be farmland and then another big buffer that is wide and wooded. It is far away from anything residential. For the 10 ft that is required it is asking them to add to their budget and it is such a small area.

Goris moves that we approve the variance. Paidas seconds. Discussion.

Philip Mastroiani is sworn in. Representative of the owner with Alliance Ventures which owns the abutting property. Mr. Mastroiani is in favor of screening in the event residential development occurs there.

Dreger asks if Goris would be willing to waive the requirement upon which time there is development.

Goris replies he would be willing to amend his motion.

Dreger comments that Planning Commission records are very good. Dreger is not worried that they comply because it is in the minutes, and it is searchable. It is a requirement. Dreger also mentions he doesn't see the screening being attractive by the time a development would come in.

Locke makes clear that the motion on the floor is to approve the variance with the condition that if residential development does go into that area then screening would be required at that time. Locke asks if that is ok with our second.

Paidas replies yes.

Lundgren asks if it is incumbent upon the developer to bring up the request.

Locke answers probably the housing developer will bring it up. But agrees with Dreger that the City can go back easily and search the minutes and see what was approved.

Goris states that technically it would also only be required for that 10 or so feet of the R2 zone.

Dreger said that maybe by then they could work something out with the developer to make an agreement to do the whole thing. It's better to do it when it happens in his experience rather than do it ahead.

Locke agrees that the screening may look bad by the time a residential development came in.

No other questions or comments.

Gross moves to approve the variance with the condition if housing would go back into the southwest corner screening would be required at that time. Paidas seconds. All agree. Motion passes.

Locke declares site plan and variance approved with conditions.

**3. Request for Variance for Stark Athletic Parking Area located at 2395 Hedgewood Ave. NE, 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:**

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- 3. Buffer width: at least 10 ft.**

Joe Reese is sworn in. President of Stark Athletic Enhancement Corp. which is building the park. Mr. Reese explains that they are asking for a variance on the setback of the parking lot and fence along the north side.

Locke states that what is required is 10 ft. and asks how much he has.  
Mr. Reese replies 5 ft.

Mr. Reese explains that there is another 6 acres that abuts them, and their plan is to buy that. He has spoken with the owner Gerard Mastroiani about purchasing it. They purchased the 5 acres they are talking about now from them but didn't have the money at the time to buy the whole thing. They are hoping in the next 6 months they will be able to purchase the rest. They don't want to have to put up a fence and then in 6 months tear it down. If they didn't end up buying it for some reason, they would be willing to put one up as a condition whatever is needed.

Pietrzak in Engineering had no comments.

Mazzola in Planning recommends approval.

Mayor Andreani says since this is an R2 if they don't end up buying it we make it conditional that it would be required.

Gross moves to approve the screening variance and 5 ft. buffer variance with the condition that should residential move into the area at that time they would provide the screening. Paidas seconds. All agree. Motion passes.

#### **4. Other Business:**

Mayor Andreani explains that Alliance City Council has been reviewing Zoning policies and the Planning, Zoning and Housing Committee has an ordinance before council. That will also have to go through the Zoning Commission.

Council Member Philip Mastroiani explains that Planning, Zoning and Housing has been discussing ways to improve the image of our City and a large concern has revolved around the volume of storage and outdoor storage that has accumulated and proliferated throughout the City. Curb appeal is important for safety, visitors, property values, and an overall feeling of wanting to live in an area. They have spoke at length at how best to address it and they have come up with a good approach of splitting things between their maintenance code and some zoning changes as well. They have made some maintenance code updates and a couple of months ago they updated the old BOCA code to the new IMPC code to allow our code enforcement the tools they need to crack down on some of the old, dilapidated buildings and buildings where residents and landlords are allowing excessive use of storage and space. Mr. Mastroiani will present this to us.

Locke asks if it has had any readings at the council meetings.  
Mr. Mastroiani replies two.

Locke asks if one of the public hearings has to be at a Planning Commission Meeting.

Mayor Andreani confirms that one of them does. Council must have one too. Mayor Andreani further explains that the notice has to be made 30 days out.

Mayor Andreani moves to set a public hearing to look at the changes to the Zoning Code June 15, 2022 at the normally scheduled Planning Commission time. Gross seconds. All agree. Motion passes.

Gross makes motion to adjourn. Paidas seconds. All are in favor. Meeting is adjourned at 5:03 pm.