

**ALLIANCE CITY PLANNING COMMISSION**

**MINUTES OF MAY 17, 2023**

**4:30 P.M.**

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

**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; Kim Palmer, Holland Hite.

Mayor Andreani moves to excuse Mike Dreger, Safety Service Director, and Cheryl Lundgren. Harry Paidas seconds. All agree. Motion passes.

**1. Minutes from April 19, 2023 meeting:**

Paidas moves to accept minutes. Gross seconds. All agree. Motion passes.

**2. Public hearing set for 4:33 p.m. for the Request of a Conditional Use for Building 3 of the University of Mount Union Gateway to be located at 450 W. State St., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023215PC);**

Dunlap motions to move into public hearing, Paidas seconds. All in favor. Motion passes.

Locke asks if anyone is in opposition to the project. None

Locke asks if anyone is in favor of the project. Gerard Mastroianni of 457 Overlook Dr., a partner of UMU Gateway, is sworn in. He states he is in favor of the project.

Locke ends public hearing and begins regular session.

**3. Request of a Conditional Use for Building 3 of the University of Mount Union Gateway to be located at 450 W. State St., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023215PC);**

Mike Hettler of 1225 N. Main St., N. Canton, OH, Civil Engineer for the project is sworn in.

Project is for a building of approximately 5,800 square feet, also referred to as building number 3. It is West of the existing two buildings that are part of the Mount Union Gateway Project. The building in discussion is almost identical to the master plans from prior years when the other structures were constructed. There will be two drive through windows, one on the East and one on the West, which is the reason for a conditional use request. Parking is to be added as well.

Pietrzak reads Engineer's comments (see attached).

Hettler explains there is access to State Street and both side streets. Regarding the offset between the driveway and the right of way off Chestnut, they share the safety concern that engineering stated. However, Chestnut is not a street. It is an alley exit and entrance for the neighbors to access the back of their property.

Mazzola recommends approval, with the comments of engineering in mind.

Paidas asks if there will be access from State Street and Shunk Avenue. Hettler states yes, you are able to access both of those and Chestnut.

Mayor Andreani questions if vacating Chestnut solves one of the Engineer's comments. Pietrzak answers yes. Hettler clarifies they did not initiate the request for vacation but that Engineering thought this was appropriate. Also questions if coming from the West side and go through the drive-through on that side, is your exit from the drive-through to turn left and take another left like a "U". Hettler explains this is correct, however there is another one-way lane there in addition to the drive-through lane.

Mayor Andreani moves for approval of conditional use based on the recommendations from engineering. Dunlap seconds. All are in favor. Motion is passed.

4. **Site Plan Review for Building 3 of the UMU Gateway to be located at 450 W. State St., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023214PC).**
  - a. **Variance Request for Parking Required by chapter 1150.06 (o)(i)**
  - b. **Variance Request for Screening Required by Chapter 1136.06(b)(ii)**

Hettler has no additional comments.

Pietrzak reviews the Engineer's comment (see attached). Recommends conditional approval.

Hettler states they were unsure if it would be possible to vacate Chestnut as the properties along Shunk need access to the back of their properties.

Phillip Mastroianni of 1410 Inwood Rd., Alliance, OH is sworn in. Met with Mike Dreger and Gerard Mastroianni at the site to discuss possibilities. The resolution could be similar to what UMU did with the on-street parking with Aultman. The University paid for the improvements, the city paved the street and, as the owner of the adjacent property, they would pay for the pay for the improvements of on-street parking. It would remain public parking as well.

Locke asks about variances. Pietrzak explains the screening is type B and for parking. Locke asks where. Pietrzak explains and states there is enough parking.

Mazzola suggests that it may be better not to vacate Chestnut.

Mayor Andreani asks if the Chestnut parking only for employees. Gerard Mastroianni responds yes.

Robert Houmard of 2106 Shunk Ave., Alliance, OH is sworn in. Questions if Chestnut is an alley. Locke states it is a dedicated street. States he would like to maintain access to Chestnut to use his garage. Houmard has no further inquiries.

Gross moves to conditionally approve the site plan as presented, with variances included. Paidas seconds. All are in favor. Motion is passed.

5. **Replat of Parts Outlots 587 and 636 for the Alliance Commerce Park located 1,000' +/- West of S. Sawburg Ave. on the North Side of W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (2023159PC), tabled from April meeting.**

Vanessa Cercone of 776 N. Union Ave., Alliance, OH 44601 sworn in. Cercone states this is the leftover area between Robertson and Robin Hood parcels. The split line is the gully that naturally runs between the two sides. Requesting permission to split in two.

Pietrzak requests an outlot number so they can assign one and recommends conditional approval.

Mazzola recommends approval.

Dunlap motions to approve. Paidas seconds. All are in favor. Motion is passed.

**6. Request for Waiver Of Site Plan for an Automotive and Customs Business to be located at 1445 E. Patterson St., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023215PC);**

Wade Keester of 1445 E. Patterson St., Alliance, OH, owner of WR Automotive, is sworn in.

Keester states he is still working on purchasing the property. Requesting an extension of time.

Pietrzak reads Engineer's comments (see attached).

Locke asks about water runoff. Keester requests information on contacts for assistance with that. Pietrzak explains that it is a city requirement regarding runoff. Keester will need to get in contact with a professional engineer.

Pietrzak suggests a one-year variance on the hard surface parking lot.

Locke asks if Keester is adding on to the building or if this is an existing building. Keester responds no, it is the existing building. Locke states if it is an existing building the runoff may not be affected. Pietrzak states it is due to the difference in gravel vs. asphalt parking.

Mazzola, speaking for Dreger, states they wanted to make sure the applicant understood the waiver of site plan does not mean you do not have to do anything. Also Keester needs to work hard to satisfy all the comments coming from engineering. Keester understands his responsibilities.

Mazzola states we have been particular about our gateway areas. As this is a secondary gateway, it is a welcome to Alliance and whatever the appellant does with the property needs to be good.

Gross also states he would prefer the secondary gateway to look great.

Mayor Andreani moves to waive the site plan with the provision that the Engineer's comments be completed within one year from the time of application. Paidas seconds. All are in favor. Motion is conditionally approved.

**7. Replat Lots 5573 and 5574 located on S. Morgan Ave. between Waugh St. and South St., Alliance, OH 44601 submitted by Vanessa Bright (2023789PC).**

Locke announces the owner has requested this matter be tabled for a month.

Dunlap motioned to table. Gross seconds. All are in favor. Motion to table for a month is approved.

- 8. Site Plan Review for a Locker/Concession Facility located at Rockhill Elementary at 2400 S. Rockhill Ave., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023213PC)**  
**a. Variance Requested for Screening Required by Chapter 1136.6(b)(ii)**

Mayor Andreani moves to excuse member Dunlap from participating. Gross seconds.

Nick Cowles, Operations for Alliance City Schools, is sworn in.

Hettler proposes a new building that will be a locker room for the soccer teams. It will also house a concession stand and restrooms. The facility would replace the existing facility that burned. Will be built on the north end of the new artificial turf soccer field. He shows there is additional parking for the patrons there as well.

Pietrzak review Engineer's comments (see attached). Recommends conditional approval.

Hettler addresses Engineering comments. States that engineering requests the driveway, extending the gate, be 24 feet is an accessway only for emergency vehicles. Pietrzak states the fire chief would like his engine to be able to travel through that drive. The minimum for this is 20 feet but if traffic is coming and going then it needs to be 24 feet. Hettler states they can work through that and will work with their engineer.

Gross asks for the reason of tree removal. Cowles says they are willing to re-plant new trees.

Mayor Andreani states it looks very nice.

Locke questions the screening that is required. Pietrzak states it will be Type B again. Locke asks where it would go. Pietrzak says it would go along 24<sup>th</sup> St.

Paidas motions to conditionally approve. Mayor Andreani seconds. All are in favor. Motion is conditionally approved.

- 9. Site Plan Review for an Addition to Morgan Engineering located at 1049 S. Mahoning Ave., Alliance, OH 44601 submitted by Hettler Largent Engineering, LLC (2023216PC).**  
**a. Variance Requested for Screening Requires by Chapter 1136.6(b)(ii)**

Hettler states this project is a building expansion project. There was a previous expansion to this building years back and they are expanding another 13,300 square feet. The entrance off Mahoning will be altered to go around the new addition. They have provided post construction water quality per Ohio EPA. Bringing in a new sanitary lateral near Garwood St. along with new water service. Has not provided any landscaping on this project because they are unsure where to put landscaping around an industrial facility.

Locke states we usually do not ask for landscaping around industrial facilities.

Pietrzak reviews Engineer's comments (see attached).

Hettler would like to sit with Pietrzak to discuss the detention basin. They have presented their plan to Stark Soil and Water and they thought it was a good plan. Willing to work out any issues to be sure it is acceptable as the surveyor is still working on it.

Locke asks about the easements over the storm sewers. Hettler said they will present those to the owner and believes it is something they will be willing to do.

Mazzola agrees there is no landscaping needed. States Morgan Engineering has done an outstanding job on landscaping their street presence.

Gross applauds Morgan for the architect they used for the corporate headquarters and would be suitable for this job.

Paidas asks if the addition is attached or detached from the building. Hettler states it is attached.

Dunlap moves for conditional approval minus the landscape plans. Paidas seconds. All are in favor. Motion is conditionally approved.

**10. Other business:**

Dunlap motions to adjourn. Gross seconds. All are in favor. Motion to adjourn accepted.

Locke declares adjournment. Meeting adjourned at 5:17 p.m.