

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

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

Meeting held at Alliance Senior Citizens Center, 602 West Vine St. Alliance, OH 44601. The meeting was called to order by John Gross 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.

Mayor Andreani moves to appoint John Gross temporary chair in the absence of the President and Vice President. Goris seconds. All agree. Motion passes.

Mayor Andreani moves to excuse Locke and Paidas. Goris seconds. All agree. Motion passes.

1. Minutes from April 20th, 2022 meeting;

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

2. Public hearing set for 4:33 p.m. for Request of a Conditional Use for an Outdoor Sales Area located at 350 E. State St., Alliance, OH 44601 submitted by Gove TV appliance & Mattress (2022180PC):

In favor of the request.

Dave Mitchell is sworn in. President of Grove TV Appliance. Mr. Mitchell explains they would like to sell outdoor patio furniture and would like to display it outdoors. They would like to build a 30 x 30 Patio for display and put an attractive fence around it.

No one else comes forward to speak in favor or in opposition.

Gross ends public hearing and begins regular session.

3. Request for a Conditional Use for an Outdoor Sales Area to be located at 350 E. State St., Alliance, OH 44601 submitted by Grove TV, Appliance and Mattress (2022180PC);

Pietrzak in Engineering recommends conditional approval based on the following conditions being met:

- Planning and Zoning Code Section 1162.31(a) states “Outdoor sales or display areas shall be set back a minimum of 10’ from any parking area.” Pietrzak explains that the current drawing submitted does not reflect that. He asks that they please make the necessary modifications to comply with the code.
- Pietrzak also asks that the owners acknowledge that they understand according to Planning and Zoning Code Section 1180.16(ix) which states “Changes to parking facilities including the addition or subtraction of parking spaces,” they will be required to provide a site plan.

Mazzola in Planning supports the conditional use of an outdoor sales area. Mazzola says if they are going to go through the trouble of putting up a fence and stamped concrete, he asks that they consider some sort of landscaping features to break up the sea of concrete in the front. He makes this request due to it being a stark site and it is in an area that a lot of people see.

Lundgren agrees with Mazzola that it would be nice to see additional landscaping.

Dreger wanted to make sure that Mr. Mitchell understood that with the engineer's comment means he will lose 2 parking spots.

Mr. Mitchell responds yes, but he is unsure what they need to do.

Dreger replies that they need 10 ft. separation where there is parking so that will roughly be a stall on either side.

Mr. Mitchell says they have plenty of parking. He asks what they should do.
Dreger replies just don't park there.

Mr. Mitchell suggests painting it off.

Dreger says it is a buffer for the cars and required for the code and should be part of the motion.

Goris mentions that greenery would compliment the patio setting maybe in the areas where they are losing parking. That is just a suggestion. A full site plan he assumes could be waived by vote. Goris consults Mr. Morris.

Mr. Morris replies yes.

Goris says that he moves to waive the requirement of a full site plan based on what has been provided and hopes he seriously considers adding some landscaping to his plans. Lundgren seconds. All agree. Motion passes.

Mayor Andreani moves to recommend conditional approval for the outdoor sales area outlined by the condition of the engineer. Dreger seconds. All agree. Motion passes.

4. Site Plan Review for Rockhill Elementary Soccer Field located at 2400 S. Rockhill Ave., Alliance, OH 44601 submitted by Architectural Vision Group (2022201PC);

Syed Abbas is sworn in. Architectural Vision Group (AVGL). Marie Dowling is sworn in. Ms. Dowling is a landscape architect with Bahnke Landscape Architecture Cleveland, OH and did the site plan for this project. Ms. Dowling explains the field is currently a soccer field and they are just changing to synthetic turf. It is essentially staying in its current location. Storm water will go into the chambers to be held back underground. They are trying to keep neighboring water off of the field so they have a small swale picking up water around the field. With synthetic turf they try to keep water off the field so they pick up the water around the field and they will be taking it to the north side.

Thomas Weiss is sworn in. Civil Engineer with AVGL. He explains that they are doing the underground stormwater management to treat runoff quantities and quality in accordance with the Ohio EPA and Stark County Soil and Water. It is an underground system with big half pipes with a gravel bed at the bottom. It works like a traditional dry pond except it follows a couple other things required to meet the water quality. The district requested it all be underground that way it is away from children that could play in it. It does meet the runoff requirements.

Ms. Dowling further states that the fencing, bleachers, and players benches all stay the same. No changes.

Pietrzak in Engineering recommends conditional approval based on the following conditions being met:

- Site plans must be referenced to the Alliance Mapping System.
- He requests they please label the site's and adjacent properties' parcel numbers, zoning category and owner's names.
- He also requests they please remove all notes that refer to Summit County, ODOT, etc. and replace all erroneous notes with "City of Alliance."

Mazzola in Planning recommends approval.

Dreger asks their Civil if anything will occur on the South end of this that would change the grades and have they looked to make sure they will be collecting everything because that is an area of frequent concern for the property owners that abut on the South property line.

Mr. Weiss explains there are no grade changes outside of the existing fence surrounding the stadium. There is nothing that would affect the Southern property owners.

Dreger asks if they are doing anything that would increase the grade on the school's property.

Mr. Weiss replies no. He explains that the way the storm water works for the field is that all of it infiltrates straight through the turf.

Dreger explains he is more concerned that there is nothing to impede water because the site flows South to North if he remembers correctly. There have been complaints that water is not able to flow from the South to the North from Southern property owners.

Mr. Weiss shows the topographic survey and explains there is just north of the southern property lines a swale the directs water to the West. That will not be disturbed.

Ms. Dowling adds that there will now be more basins to pick up water along that line.

Gross asks about sound system and lighting.

Mr. Abbas replies they are not changing the sound system or the lighting.

Mayor Andreani recommends conditional approval of the elementary soccer field going to permanent turf with the references noted by the City Engineer. Lundgren seconds. All agree. Motion passes.

5. Replat Request for Lots 4003, 4011 & 4012 located at 1360 S. Seneca Ave., Alliance, OH 44601 Submitted by Stark Metropolitan Housing Authority & Deibel Surveying (2022212PC);

Mr. Nathan Minger is sworn in. Mr. Minger is representing Stark County Metropolitan Housing. Mr. Minger explains that one of their unit's property lines (plot #180528) used to go straight down the middle of one of the duplexes. That unit has not been occupied for 5 or 6 years because the foundation is crumbling. It is basically a condemned building. He says that the perfect scenario is that they put the duplex up for sale

and no one buys it. They hope no one buys it because it would cost more money to make it right by code than to just tear it down. Hopefully no one buys it and then they can tear it down and make it green space for the rest of the duplexes that are there. Mr. Minger also mentions they had to replat the parcels because they cannot sell the property with the line going down the middle of it.

Pietrzak in Engineering explains that during their review they found there is a 48" storm sewer that runs under two of the proposed parcels. A 25' easement will need to be assigned for the storm sewer. He recommends conditional approval.

Mazzola in Planning recommends approval.

Mayor Andreani asks them to clarify if the building to the North will be demolished.

Mr. Minger answers hopefully. They must put it up for sale first by regulations. If someone wanted to, they could invest a lot of money and time installing a new foundation and basically rebuilding it. He doesn't see that happening though. He is hoping that it will just become green space for kids to play on.

Mayor Andreani asks if the two remaining duplexes will remain.

Mr. Minger says there are two on Seneca and two that butt up against it that are on Liberty.

Goris asks about the location of the duplex that will be sold and the location of the storm sewer on the map. (He is shown on the map)

No other questions or comments.

Goris recommends to council the approval of the replat as proposed (conditionally approved). Dreger seconds. All Agree. Motion passes.

6. Site Plan Review for a New Warehouse and Shop to be located at 1975 McCrea St., Alliance, OH 44601 submitted by Hettler Engineering (2022217PC);

a. (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.**

Mike Hettler is sworn in. 1225 N. Main St., N. Canton, OH. Mr. Hettler explains that he has submitted a new project for Alliance Ventures which will be a new warehouse and shop. The facility will be located on the North side of McCrea St. just West of Sawburg. It will allow the company to keep material, vehicles, and other items in the building so they can service and maintain their rentals and properties they own throughout the City. It will be 104' x 72'. It is a very steep sloping lot that slopes East to West and then drops down into a ravine. They have tried to keep the grading and footprint as small as possible to stay out of the ravine. There is also a flood plain that is shown on the plan. There will be one driveway coming in and it will be gated. There will also be a retention basin to the North side of the property.

Pietrzak in Engineering recommends conditional approval based on the following conditions being met:

- The maximum side slope of the detention basin shall be 3:1 (not 2.5:1 or 2:1 as is shown.)
- Please show the outlet structure and the 15" outlet pipe locations.
- The elevations in the Storm Water Runoff Calculations are different than what is shown on the detail on Page 8. Which elevations are correct?
- Please submit a Landscaping Plan.

Mazzola in Planning recommends approval pending a landscaping plan.

Lundgren also mentions that there is no landscaping plan. She explains that lately this has been happening. It gets passed on to Engineering and there is supposed to be one.

Mr. Hettler responds they will definitely be providing one. They will get it taken care of right way and they are currently working with a landscape architect. He presumes that the landscaping will be along the buffer screen. That will be where the landscaping will be he asks.

Pietrzak responds yes the variance.

Mr. Hettler further says he understands that they do not have approval without it. He is not a landscape architect and has to hire that out.

Dreger asks about the variance they are requesting and why they are requesting one.

Mr. Hettler explains the variance they are requesting is still a fence but they stopped it short of the North property line because this is past their improvements. They plan on leaving it natural back there.

Dreger asks if the screening requirement it is on the West property line.

Mr. Hettler replies no it is along the East property line. The West is industrial, to the East is B-4. It is screening along the East B-4.

Dreger says it is along Sawburg then.

Mr. Hettler says along the Sawburg side, but they are building back. There is a building between Sawburg and themselves.

Dreger asks if this is the old Williams property and it is being split or has it always been that way.

Mr. Hettler explains it has always been that way. Powers Oil and Gas used to own the property. They did a site plan and turned it in but decided not to construct anything there. It is part of that parcel.

Dreger says it is a variance between what is Williams and the property.

Mr. Hettler says yes to the East.

Dreger asks Lundgren if Engineering consults her about the landscaping plan would she be comfortable with that.

Lundgren responds yes she has agreed to this in the past but she is never contacted. Lundgren feels she cannot vote for this without a plan.

Mayor Andreani says that on the East side there is a 10 ft. buffer. He asks if there is a fence that runs down. He says it looks like there is.

Mr. Hettler replies there is a fence 3 ft. West of the East property line that puts it within the 10 ft. buffer. The code now requires as it is written Type B Screening which is 10 ft. so they put the fence 3 ft. in and they shortened it.

Andreani asks if he is going to do landscaping at that buffer.

Mr. Hettler says he believes that is the only place he believes they are supposed to put landscaping. They only have 2 parking spaces and out front is all concrete because that is where vehicles come in and out. There is a 23 ft. wide swath between the East property line and the driveway. They show grass there, but they could do some landscaping.

Goris asks if they have any thoughts to dress up the building at all from a landscaping aspect.

Mr. Hettler answers no there has not been any provisions for landscaping right around the building. Not on the North, South, or East sides. Maybe on the West he is not sure.

Philip Mastroianni is sworn in. Employee with Alliance Ventures. Mr. Mastroianni says in terms of landscaping, the front is all concrete; however, he doesn't see why they can't dress it up with some decorative pots like they have done at other commercial centers that they have. There is only so much that can be done on top of concrete. He sees no reason why they can't add some large shrubs and flowers via some large decorative planters 3 ft. wide or so. He does not see that as a problem. In reference to the East side, the buffers, he doesn't see any reason why they can't put some arborvitae. Mr. Mastroianni further explains the reason for their need to do this building is that currently they take up about 5,000 sq. ft. of the KIA building and that is where their current workshop is located. KIA has been purchased by Taylor KIA out of Youngstown and Taylor KIA is exercising a clause in their lease to take up the entire building to expand the dealership. That means they must vacate their spot in the building. They need to vacate in the next 6 months. They try to dress up all their buildings in terms of landscaping and he doesn't see why the same cannot be done at this building.

Mazzola says that a landscaping plan is an essential element of a site plan review. It needs to be required of every applicant and is necessary for the Commission to give complete consideration to what is being proposed.

Goris says it is on the list of requirements. The only other option might be to approve it conditional on an acceptable landscaping plan. It would have to come back to this body for approval.

Lundgren mentions that is what has been done in the past and we never hear anything.

Andreani asks if we can approve this conditionally, with the caveat that the landscape plan must be brought back before the Commission. Is that an option?

Lundgren says we have been lax in requiring landscaping plans at the time of submission and it has set a precedent.

Goris believes that flexibility should be given to Hettler because of his company's long-standing history with the City.

Mr. Hettler states that it seems like the landscaping plan is always last, but it is on his list and stays there. He has sent this out to his landscape designer, and they should have the plans in next week. He takes this seriously. He knows the importance to the City. Mr. Hettler says they are not trying to get out of any requirements. Sometimes things just get behind. They have to lay out the building, get everything set, then they have the landscaper come in and make suggestions on what to revise or change to make things better.

Gross states that he goes back over 30 years on Planning Commission, and it has always been difficult to get a simple landscape plan. Gross further states that our Commission is familiar with Mr. Hettler's company, and we do not doubt his good intentions. He believes this is a matter of following the list of required elements. These elements help the Commission determine whether this plan fits with the improvement and the property owners and the City itself. He suggests we conditionally approve this site plan or variance for a period of 30 days. If the variance is not

adjusted with a landscape plan by the next meeting the approval is no longer in effect. Gross consults Mr. Morris to find out if this is within our legal area.

Mr. Morris replies yes.

Mayor Andreani states the Commission meets again next month before 30 days is up.

Dreger moves to conditionally approve screening variance. All agree except Lundgren. Screening variance passes by majority.

Dreger moves to conditionally approve the site plan for a period of 30 days commencing from today. Goris seconds. All agree. Motion passes.

Mr. Hettler asks if a landscaping plan must be submitted and approved within those 30 days.

Gross explains that our next meeting is within 30 days. If you have your landscape plan here it will be considered at the next meeting.

7. Other Business:

None.

Dreger moves to adjourn. Mayor Andreani seconds. All are in favor. Meeting is adjourned at 5:18 pm.