

**ALLIANCE CITY PLANNING COMMISSION**

**MINUTES OF JUNE 16th, 2022**

**4:30 P.M.**

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

Mayor Andreani moves to excuse Gross and Paidas. Lundgren seconds. All agree. Motion passes.

**1. Minutes from May 18<sup>th</sup>, 2022 meeting;**

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

**2. Public hearing set for 4:33 p.m. to discuss an Ordinance to Amend Part Eleven of the Planning and Zoning Code of the Alliance Codified Ordinances by Amending Section 1130.14 and Enacting Section 1130.22 submitted by the City of Alliance;**

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

Locke ends public hearing and begins regular session.

**3. Ordinance to Amend Part Eleven of the Planning and Zoning Code of the Alliance Codified Ordinances by Amending Section 1130.14 and Enacting Section 1130.22 submitted by the City of Alliance;**

Dreger offers to abstain from vote.

Mr. Morris has no objection.

Councilman Phillip Mastroianni explains the updates to the Zoning. There are two sections they are looking at. Front yard use and residential outdoor storage. Front yard use describes allowable uses in the front yard. We are asking that only landscaping and ornamental objects be located in the front yard. No permanent structures. The front yard is delineated as the front of the house toward the street. For residential outdoor storage it is broken into 3 areas. General: outdoor storage prohibited in the front yard, vehicles are limited to no more than two and a combined 300 sq. ft. includes a boat trailer or combination of a camper and trailer. All vehicles that remain there for a period of 10 days or more are considered to be stored. Volume of storage is the footprint of all outdoor storage and cannot exceed 30% of an area on the side yard and rear. This also includes sheds and other outbuildings. When outdoor storage exceeds 100 sq. ft. it will require screening such as a privacy fence or sufficient blocking to block the view of material being stored from adjacent properties and the street.

A few pictures of one property are passed around to show everyone an example of what they are aiming to curb in the City. Mr. Mastroianni explains these issues bring down property values and bring down the moral of our neighborhoods. Our inspectors need these tools to do the job of cracking down on problem properties. Some areas of our Property Maintenance Code have been updated but they want to go a step further by implementing changes into our Zoning Code.

Dreger further explains that this started through council. The idea of curb appeal was the recurring theme when they were working through some of the issues in the City. We are not trying to tell people what to do with their property but there is a certain point where stored items shouldn't be seen from the street and neighbors shouldn't have to look at it. Residents can store up to 100 sq. ft. of items but after that it must be screened. A shed can be considered screening. It is basically about putting things in and away so they don't have to be seen. The 300 sq. ft. on vehicles is because people are allowed to store an RV at this time. Anything beyond that square footage and residents will need to choose. This is split between Property Maintenance and Zoning because Mr. Morris said it had to be.

Locke asks if we are approving this ordinance change or just recommending or not recommending this to council.

Dreger replies recommending / not recommending to council.

Lundgren asks how this is to be enforced.

Dreger explains that Zoning is a little different and it will largely need to be enforced through the court system. After violating the Zoning Code, a notification is sent of the violation, a second notification is sent warning of impending legal action if nothing is done. Ultimately, they will go to court for enforcement.

Mr. Morris states it could be a criminal charge sent to the Municipal Court or a proceeding before the Common Pleas Court.

Dreger further states that Property Maintenance is a little different and can be cited through the administration and fines that can be assessed.

Goris asks if they get a fine or are they required to act.

Dreger replies yes to all the above. It is the pleasure of the court. We make the case of the violation, and it is up to the judge what happens. Enforcement is a lengthy process if it has to be followed all the way through. Most of the time we can get things done without going to court. It is important to define what is acceptable and what is not acceptable. The cars and the outdoor furniture are probably the two biggest problems. Dreger says that he has seen some front porches that have become storage facilities. He further says that what this ordinance does is say the amount of storage you can have and define that the front yard cannot be stored in at all and the side yards. Dreger further says that Mr. Morris can explain why this is more applicable to Zoning rather than Property Maintenance.

Mr. Morris explains that it has more to do with Zoning because it affects what you can do with your property. It sets the limit on the size of a garage for example. If folks in town want to store in the front yard, they can strike this ordinance down. Right now, we do not have any specific rules on that.

Mazzola in Planning thinks this is great for the city. We are about raising community standards throughout the city, and he feels this helps.

Pietrzak in Engineering thinks it is a good idea.

Mayor Andreani explains that the next step for this will be it will be recommended back to council and council will have a hearing and the same process that happened here will happen there.

Goris moves that we recommend this to council for approval. Lundgren seconds. 4 vote yes. Mr. Dreger abstains. Motion passes.

**4. Site Plan Review for Stark Metropolitan Housing Authority (Alliance Senior Tower, LLC) located at 350 S. Arch Ave., Alliance, OH 44601 submitted by TC Architects (2022249PC);**

Nathan Minger, capital funds manager for Stark Metropolitan Housing Authority and Susan Allen, with TC Architects are both sworn in.

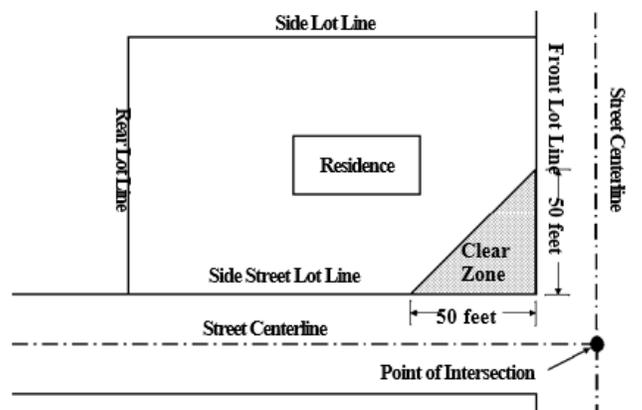
Mr. Minger explains that they are submitting this plan for comprehensive modernization of Alliance Towers. They will be bringing it up to modern standards by expanding the parking lot, new generator, elevator service, and a thorough renovation. This has caused a few Zoning issues.

Ms. Allen explains that parking is substandard for today's standards. There are 45 existing spaces and 99 units. With the plan before the Commission, they are able to bring it up to 72 with 6 being at the back of the property. This will be for staff to park.

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

1. No detention or retention basin is shown. Per Planning and Zoning Code Section 1168.07(a)(v)(1), the developer must demonstrate that the post-development peak discharge for a 100-year frequency 24-hour storm does not increase 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. If the developer fails to demonstrate this requirement, a detention or retention basin will be required.

2. Per Planning and Zoning Code Section 1130.20, a 50' X 50' clear zone must be maintained at the southwest corner of the property. It appears two parking spots and a couple of trees need to be eliminated to meet this requirement. See the diagram below for reference.



Ms. Allen said they will not have any issue meeting the requirements. They would really like to keep the parking spaces because they are still short on parking but if it's just not doable then it isn't.

Mazzola in Planning asks the budget for the improvements to the property. Mr. Minger replies between 3 and 5 million.

Mazzola recommends approval.

Dreger asks Howard or Pietrzak about the proximity of the parking spaces and if that is a variance they are able to ask for.

Pietrzak asks if Dreger is referring to the 50 ft. clear zone? Pietrzak replies no it is a safety concern. If there is a crash at the intersection the city could be liable.

Locke asks if it is for visibility.

Pietrzak replies yes.

Goris asks about water retention. He asks if they have done any calculations.

Ms. Allen replies that their engineer is working on it.

Goris says if it is needed do they know how they may be able to address it.

Ms. Allen replies that because of the parking needs she imagines oversized tubes to hold the water would be used underneath the parking lot.

Dreger moves to conditionally approve plans based on the Engineer's comments. Goris seconds. All agree. Site Plan Conditionally approved.

**5. Site Plan Review for Alliance City School District Bus Garage located at 326 Walker Ave., Alliance, OH 44601 submitted by Sol Harris/Day Architecture (2022266PC);**

Todd Rainsburg, Sol Harris Day and Nick Cowles, Director of Operations with Alliance City Schools are both sworn in. Mr. Rainsburg explains that they are here to present a proposed addition to the existing bus garage. This addition will allow the district to expand on their offices, provide new restrooms, and provide some maintenance space and storage space. There will be some minor site alterations. Existing salt storage building will be removed and erected in a new location because it is in the spot where the addition is going. No additional parking will be added. They will restripe the current lot. This will allow district to maintain more buses at a time.

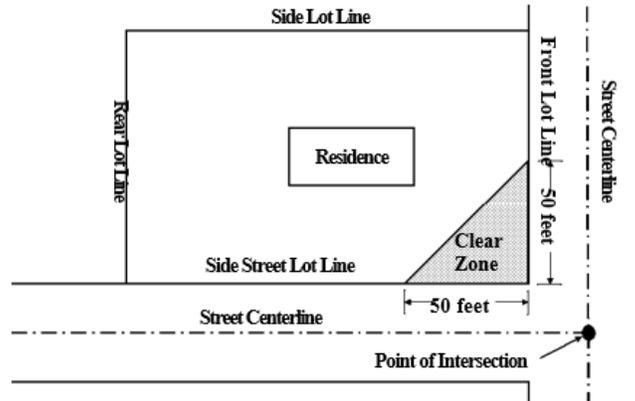
Pietrzak in Engineering recommends conditional approval based on the following conditions being met:

**City of Alliance Fire Department's comments:**

"Regarding the bus garage project located at 326 Walker, the FDC should be located as close to the intersection of Broadway and Walker as possible. Also, a Knox Box will need to be installed at this facility, either on/at the fence for the yard, or adjacent to an exposed man-door."

**City of Alliance Engineering Department's comments:**

1. Portions of the chain link fence and retaining walls will need to be removed from the 50' clear zone on the northwest and southwest corners of the site per Planning and Zoning Code Section 1130.20. The drive entrance along Walker St. also needs to be modified. See the diagram below for reference.



2. When parking lot is restriped, 90° parking stall dimensions shall be a minimum of 10' X 18' or 9.5' X 19' per Planning and Zoning Code Section 1150.06(h).
3. The new addition is greater than 2500 square feet which indicates that a detention/retention basin is required per Planning and Zoning Code Section 1168.07(a)(v)(2).
4. Please state whether the parcel is in a flood zone. If so, show the extent of the floodplain.
5. 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".

Mr. Rainsburg asks about the 50 ft. clear zone. It was stated that it is for vision. He asks even though it is a chain link fence, and the retaining wall is basically at grade, and there is an 8 ft fence there, does that still need to be moved back 50 ft. because you will be still able to see through that area? It will be just a normal chain link fence.

Pietrzak explains that the Code says anything over 2 ½ ft can not be in the clear zone and the chain link fence is 8 ft.

Mr. Rainsburg said he just wanted clarification if it was for any obstruction or for visibility only.

Pietrzak says that if the retaining is at grade, it probably doesn't need to be moved on the northwest corner.

Mr. Rainsburg replies they were running the fence over the retaining wall. If the fence will have to be moved, they will probably have to move the retaining wall back. This will reduce the amount of asphalt area they have.

Pietrzak states that sometimes the fence is cut at an angle so that it stays out of the 50 ft. clear area and that way they don't have to remove it.

Mr. Rainsburg explains that they were trying to maximize the amount of asphalt due to an additional vehicle that they want to store in that area. If they have to move that to the East to maintain that 50 ft. area, they will.

Mazzola in Planning recommends approval.

Lundgren mentions landscaping on the West side of the addition would look nice. The two trees shown are existing, so she doesn't see anything additional being added to the plan.

Mr. Rainsburg confirms they have no plans for additional landscaping.

Lundgren further states there are 2 homes on that side that look at the bus garage. She suggests Green Giant Arborvitae because they are cheap, grow quickly, tall, and are beautiful. They can be spaced out. They grow to be 12-15 ft. in diameter. Lundgren continues that it seems that there is room back there between the back of the building and the street. Is that possible?

Mr. Rainsburg says they can investigate that. He explains that this is a pre-engineered building, and the completion date will not be until August of next year 2023 because of the lead time: 14-15 months. Mr. Rainsburg asks if a landscape plan could be submitted next year. Will that be required of them to do?

Locke says it can be if the Commission decides that.

Mr. Rainsburg asks if this is a recommendation or a requirement.

Lundgren feels it would be a benefit to the whole neighborhood.

Locke says we will wait until a motion is made and it can be made as part of the approval.

Goris agrees with Lundgren that since it abuts a residential area and is visible from one of our main arteries (Union Ave) he feels some beautification should be in order. Natural screening even if it doesn't screen the entire building; just breaks it up some and increases the appeal. He feels that would be very appropriate.

Mayor Andreani asks if a landscaping plan is required. Mayor Andreani wants to make sure the Commission is consistent in what is being required because we have one item basically tabled until today for this reason.

Pietrzak says they did submit a landscaping plan on the 10<sup>th</sup>.

Locke replies that they did not add anything. They just show existing.

Lundgren moves to approve renovations to the existing bus garage contingent on a more detailed landscaping plan with screening along the Walker St. and W. High St. boundaries. Goris seconds. All agree. Motion is conditionally approved.

Mr. Rainsburg asks for the time frame.

Locke replies 60-90 days.

Dreger asks how long would they need? He explains if they get some work done and then we don't like it their approval will end. He says the last one was 30 days because we met again in 30 days, and they felt they could get it to us by then.

Mr. Rainsburg says he believes they would be able to prepare something between 30 -60 days. He just wants to make sure that when they meet with the district, they have the funding to be able to do it.

Dreger mentions 90 days. If the plan is not in by then work will be stopped. Mr. Rainsburg agrees on 90 days.

**6. Site Plan Review 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. (2022295PC);**

Benjamin Cutler with Columbia Gas of Ohio and Matthew Roberts with DLZ Ohio are sworn in. Mr. Cutler explains their project. Background on the project is that this is part of their ongoing initiative that started 13 years ago to eliminate old bare steel and cast-iron pipe and replace with plastic. They are about half through with that initiative. This project will help them eliminate that pipe specifically on Patterson and under the RR tracks and route it to this new station. This will help them to deliver safer and more reliable natural gas. With this new station they will retire the old Patterson station. The Patterson station is not state of the art, it is older, not equipped for growth for the city, and not in a great location being near a substation and RR tracks. This project will help them build on their infrastructure by eliminating the old leaky and corroding cast iron bare steel mains. New enhanced safety features will include a redundant regulator, external emergency shut off valves, and pressure protection among other things. The location is strategic with low traffic and Zoned near industrial. This is a good project to help them continue to serve their customers both residential and industrial.

Locke asks what the purpose of this station is.

Mr. Cutler explains that it is a regulator station. It allows them to bring the gas from upstream and shift it to the pressure needed to deliver it to their customers. It is a stop along the way for the natural gas to get from a higher pressure to a pressure that is needed.

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

**City of Alliance Fire Department's comment:**

"Regarding the Front St. property, they will need a Knox Box installed as part of their gate installation for the property."

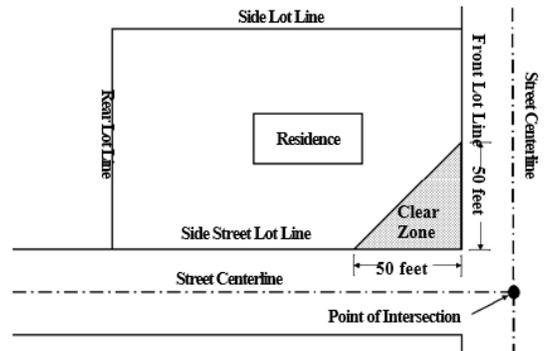
**City of Alliance Engineering Department's comments:**

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
_____
City of Alliance Engineer

Only approved plans signed by the City Engineer are to be used for construction.
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2. Site plans must be referenced to the Alliance Mapping System. Please contact the Engineer's Office at 330-823-5122 for reference points for your project location.
3. Please submit an Existing/Demolition, SWP-3 and Landscaping Plan.
4. Please install a concrete apron along Webb Ave. per Planning and Zoning Code Section 1150.06 (c)(iii) and move the drive apron north to accommodate a 50' clear zone. The drive access along Front St. will also need to be eliminated to meet the requirements of Planning and Zoning Code Section 1130.20. See the diagram below for reference.



5. All parking areas shall be a hard, smooth, dustproof surface per Planning and Zoning Section 1150.06(c).
6. Please remove the curb and drive details and replace them with the City of Alliance Engineering Department details. Please contact our office for more information.
7. Currently no detention/retention basin is required because the post-development peak discharge for a 100-year frequency 24-hour storm does not increase the existing peak discharge by 1/2 cubic foot per second. A detention/retention basin may be required if the parking area becomes asphalt or concrete. If the parking area is altered, the stormwater runoff calculations will need to be revised.

Mr. Cutler replies that they are fine with the Knox box. They also want the fire department to know that there will be external shut off valves.

Mr. Roberts talks about J 23. On their site plan they made a note. Note 1 on sheet C1. Project site is located on J23 of the City of Alliance Street map. He asks if that is the note we are asking for.

Pietrzak explains that it is the Alliance GIS system.

Mr. Roberts says they can update that.

Mr. Cutler states that they can provide an existing demo plan no problem.

Mr. Cutler further says that they are disturbing less than a quarter of an acre. They are hoping to avoid the SWP-3. Previous discussions advised them that it would not be required because they were disturbing less than an acre. If that has changed, they will entertain it but usually it is over an acre of disturbance for a SWP-3.

Mr. Roberts adds that inlet protection would be needed for catch basins but there are none in this area.

Pietrzak explains that a SWP-3 plan is a requirement on our checklist. He noticed that they had written not applicable per the City Engineer on their application. Pietrzak asked the Engineer about it and he said SWP-3 is required and did not say otherwise.

Mr. Cutler says they can submit one. Generally speaking, they only submit them with over an acre of disturbance.

Pietrzak explains it does not have to be extensive with catch basin inserts, dandy bags, a progress schedule. What we need is outlined on the site plan checklist. It is more an EPA/ Stark Soil and Water requirement. We hire Stark Soil and Water for our BMPs and our water quality standards.

Mr. Roberts had an email from the City from Shane that said a landscaping plan would not be required. There should be no requirement for a tree replacement. Their Engineer also wanted to make sure that a fence would be able to go as far back as the code will allow.

Howard does not remember the conversation. He says this project has been in the works going on two years.

Locke states if we want them to submit a landscaping plan, we can make it a part of our motion.

Locke further says that where this is located is very visible from the viaduct.

Goris says you will look down on it from the viaduct.

Lundgren asks if it is visible from any main streets in Alliance.

The consensus from the Commission is no it is not visible from any main streets.

Mr. Roberts also adds there is no tree removal.

Goris says one is shown on C-1.

Mr. Roberts says it is on City property.

Mr. Cutler says concrete aprons are not a problem, however he did want to discuss the 50 ft. clear zone because that presents a little bit of a challenge for them. The property is not large enough for them to extend beyond the clear zone on both sides with two driveways. Eliminating one of the entrances was suggested off Front St. but that is a challenge for them and a safety issue with their large vehicles. They want to pull in and drive out without having to back up. There are numerous blind spots. Since it is a low traffic area they want to see if they can maintain 2 drive entrances. They want to be in compliance, but they would like to maintain those two drives.

Locke asks if this is something the Commission can allow- 2 entrances.

Pietrzak says it is a safety issue. If there is a crash at that intersection the city can be liable. There is no way the City Engineering office could approve something like that.

Goris mentions it is located in an extremely low traffic area.

Locke agrees.

Mr. Cutler says that being a natural gas company obviously safety is huge with them, and they do not allow employees to back into spaces with company vehicles. They try to always give their employees an entry and an exit point.

Locke asks Mr. Morris if we are allowed to give that variance – to allow two entrances.

Mr. Morris says no. It exposes the City and he agrees with the City Engineer.

Mr. Pietrzak says it must be pushed out of that 50 ft. range and he doesn't think the frontage along Front St. is even 50 ft.

Goris asks if the drive can be angled to the East.

Mr. Cutler said they would need another easement because they would be off the property line. The property line ends close to that drive.

Goris asks who owns the property to the East.

Mr. Roberts replies that it is currently owned by the Tabernacle Church.

Locke states that we are talking about two different safety issues: their people inside the fenced area and our general public.

Mr. Cutler asks if this could be a discussion that can continue at a later time because both points are valid and both sides are understood.

Lundgren says if the Tabernacle Church owns the property maybe that is who they need to speak with. Maybe they will sell or lease property to them.

Locke asks if we are willing to pass with the condition that the City of Alliance and Columbia Gas working out an agreement.

Mr. Morris suggests tabling it for 30 days.

Dreger suggests we pass it with the Engineer's conditions. Right now, they have 1 drive. They will need to come back to the Commission to amend their site plan if that doesn't work.

Goris asks how soon they want to begin construction.

Mr. Roberts replies asap.

Locke asks if they table for 30 days to give them time to work with the City does that give them undue burden? Mr. Roberts replies that they can work with that and address all the comments and try to come up with an agreement.

Mr. Cutler says that as long as they can have some impactful dialog and involve people of their and the City's end.

Dreger doesn't see room for compromise. Unless they move 50 ft. from the intersection, they are going to need to find an easement or another way to do it.

Mr. Cutler explains that their employees will access the site 2 or 3 times a year for short maintenance visits. Would they still deem that as a parking lot that needs blacktopped or will gravel suffice in that area?

Goris restates the comments that they may only have a vehicle there 2 or 3 times a year.

Mr. Cutler replies yes barring anything unforeseen.

Goris asks them to clarify whether or not their vehicles are allowed to back up.

Mr. Cutler says technically they are allowed to back up, but company standards dictate that they are supposed to pull through whenever possible and minimize occurrences when they may need to back up. He doesn't want to use the word that they are not allowed to back up, but they are strongly encouraged when designing these sites to pull through. He also adds that their vehicles are very large.

Goris asks if they are pulling trailers.

Mr. Cutler replies that they could be. In general, it could just be a truck.

Goris comments that if we are talking 2 or 3 times a year and they have to drop down to one drive and jockey around a little bit to drive back out it doesn't seem like that would be a huge hardship.

Mr. Cutler responds that they would need to discuss that with their team. They have certain standards they must meet through their safety team when designing these site plans. He feels it is a valid point, but he must speak to his team internally. He cannot definitively say.

Locke states that we can pass the plan based on the Engineer's comments and if they can't live with it they will need to come back here with a different one. It is truly not a parking area. We require a paved hard surface with parking, but they aren't going to have a parking lot.

Mr. Cutler explains that they would like to avoid hard topping that area because then there would be the consideration of a retention area if they add additional blacktop.

Dreger asks if there is a requirement that they have so many parking spaces for a facility like that. Pietrzak replies no not for a gas facility.

Dreger asks about the detail that says unless aesthetics is a concern, it will be a 7 ft. high chain link fence with barbed wire.

Mr. Cutler says that is their standard fence detail unless the Commission opted for another material or another fence.

Dreger states that personally he would like to see it screened. Is that a detriment to screen it?

Mr. Cutler explains that his team can discuss a screened in enclosure and whether it is a detriment.

Dreger says we don't require a privacy screen. When it talks preferences Dreger is giving his preference. There are solid privacy fences made of wood or plastic. There is also nylon screen that can be put on chain link that can be either block completely or be opaque. Dreger feels the more that it is not obvious the better.

Mayor Andreani states that if we conditionally approve this per the Engineer will there then be further discussion on the 50 ft. clear zone?

Mr. Cutler says that the way he understands it is if they conditionally approved this it will be approved with one drive and then if that can't work for them, they will come back to Planning Commission with a new plan. Mr. Cutler asks about the landscaping plan.

Locke thinks that if screening is put in, he feels that would be enough.

Goris asks about whether the site will be maintained if only visited a few times a year. Mr. Cutler says they will make sure it is maintained.

Mazzola in Planning says we can't hide the facility, but we can make it more attractive. It is technically in an R-1. There is industrial, next to a church, next to residential but we can make the area more attractive. MLK viaduct is traversed by mostly local residents. It is seen. The idea of a landscaping plan would not be to hide the building but to make the site more attractive whether that is through a combination of landscaping and fencing, landscaping alone or fencing alone. The thought of seeing a chain link fence topped with barbed wire with a metal building next to our Martin Luther King viaduct is not going to go over well with our residents in Alliance. We take pride in our viaduct.

Goris mentions the large investment that is in it too.

Locke states that the requirement for a landscaping plan is in the Engineer's comments.

Mayor moves for conditional approval as outlined by the Engineer and those factors that are involved there with anticipation of ongoing discussions. Should there be any deviation there will be a return by the company to the Commission. Lundgren seconds. All agree. Motion is conditionally approved.

**7. Request for a Waiver of Site Plan for Wellspring Bible Church to be located at 304 N. Rockhill Ave., Alliance, OH 44601 submitted by Akins Land Surveying (2022306PC);**

Vanessa Akins-Cerccone is sworn in. Akins Land Surveying. Ms. Akins-Cerccone explains with the ongoing redevelopment of the mall tenants have had to relocate. Wellspring Bible Church is one of those tenants. The church has taken ownership of this property. The property was a former bar that was not kept up well. They are asking for a waiver of site plan. The church has already made improvements to the building with new doors, they are working on the outside, landscaping will be the last thing they do and one of the reasons for that is that they have contacted the company that owns the tank batteries and regulators assembly that is shown on the plan and they will be removed. They have not been given a timeline for that. For this reason, they will not be able to finish the outside of the property and final cleanup until those are removed.

Locke asked if they were active.

Ms. Akins-Cerccone replies no and that is why they are being removed. One less eyesore that will be removed.

Pietrzak in Engineering recommends conditional approval pending documentation is provided showing that the existing facility is connected to a sanitary sewer or that the Ohio EPA/Stark County Board of Health have approved the proposed expansion. A letter is fine saying they are tied in.

Ms. Akins-Cerccone asks if there is proof via their sewer bill.  
Pietrzak replies there are no taps on record for the building.

Ms. Akins-Cerccone says the flow mechanism has been replaced according to her client.

Nancy Hilton is sworn in. Secretary / Treasurer of the church. Ms. Hilton asks if the backflow specialist will suffice?

Dreger replies no that is for water.

Ms. Akins-Cerccone asks who this letter needs to come from.  
Pietrzak replies the owner or the owner representative.

Ms. Akins-Cerccone asks if the letter should say something along the lines that yes there is a sewer tie in.  
Pietrzak replies yes.

Mazzola in Planning trusts that the church will make the outside look nice. Churches typically do. Recommends approval.

Locke comments that just getting the tank batteries out of there will be a huge improvement.

Dreger asks if the drawing is showing existing conditions only and nothing to be changed?

Ms. Akins-Cerccone replies except whatever cleanup will be necessary once the tank batteries and regulators are gone.

Dreger asks Mr. Morris once we waive the site plan, are we transferring our approval to the Engineering Department? We are accepting what they submitted as a site plan. We are waiving that they have to provide all of the requirements. They will then have to make sure Engineering is satisfied.

Locke asks if the only reason we need a site plan is because of the change of use correct? This is due to the building going from a bar to a church.

Dreger replies correct. However, if we don't have a site plan, there is nothing for Engineering, Zoning, Mr. Morris etc. to go back on.

Goris states he is uncomfortable passing without a site plan. It is very vague.

Ms. Akins-Cerccone reassures there is nothing changing about the property except for the removal of the tank batteries.

Goris asks if the asphalt parking area is staying the same.

Ms. Akins-Cerccone replies yes.

Dreger says that we are accepting this as a site plan and requiring that anything Engineering wants on there is there. It is existing conditions. If we don't have something and then the parking lot changes for example, there is no recourse. We can't say it's changed because there is nothing to go back on. If there is information that we want on there from an administrative side, we are in trouble if it is waived, and we don't have anything that says this is what it is supposed to look like.

Ms. Akins-Cerccone asks if they should change the title or added existing conditions and added that any changes to the property would have to come back to the commission as a site plan.

Ms. Akins-Cerccone asks what they want them to do.

Dreger says if it is not a residential property then there should be a site plan. Do they need every little thing that we require: no. We need existing conditions. If the church wants to change it down the road they need to come back here and ask. If we waive this, how can we prove that they need to come back?

Mr. Morris adds that they could add lighting and then say it was always there.

Goris says that instead of waiving the site plan we will accept this as the site plan.

Dreger says we can empower Engineering to make these decisions.

Dreger moves that we waive our approval of the site plan of the existing conditions and allow the Engineering Department to determine what is necessary. Mayor Andreani seconds. All agree. Motion passes.

**8. Site Plan Resubmittal for Permanent Approval of a New Warehouse and Shop (given 30-day approval at the May 18, 2022 meeting) to be located at 1975 McCrea St., Alliance, OH 44601 submitted by Hettler Engineering (2022217PC);**

Phillip Mastroianni is sworn in with Alliance Ventures. Mr. Mastroianni explains the landscaping site plan. He says arborvitae were added on the East side to help screen from people driving up and down Sawburg. They added some trees up front in the West corner, two are flowering under the power lines, and a taller canopy tree behind that. There will be some roses up front and a large planter up front by the front door.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Lundgren thinks the landscaping will fit in well with Central Coated Products which does an excellent job with their landscaping and across the street is McCrea Manor the nursing rehab center. Lundgren feels that it is really important for the people who are thinking of living there to see that the neighborhood looks nice.

Lundgren moves to approve the resubmitted site plan. Goris seconds. All agree. Motion passes.

**9. Other Business:**

None.

Dreger moves to adjourn. Goris seconds. All are in favor. Meeting is adjourned at 6:06 pm.