

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF JUNE 21, 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.

John Gross moves to excuse Chery Lundgren. Harry Paidas seconds. All agree. Motion passes.

1. Minutes from May 17, 2023, meeting:

Harry Paidas moves to accept minutes, Dunlap seconds. All agree. Motion passes.

2. Public hearing set for 4:33 p.m. for the Request of a Conditional Use for Raising Cane’s Chicken Fingers to be located at 2461 W. State St., Alliance, OH 44601 submitted by M+A Design (202386PC);

Gross motions to move into public hearing, Piadas 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.

Philip Mastroianni 1840 W. State St, property owner is sworn in. He states he is here in support of the project. He believes it will be a great addition to the restaurant scene on State Street.

Locke ends public hearing and begins regular session.

3. Request of a Conditional Use for Raising Cane’s Chicken Fingers to be located at 2461 W. State St., Alliance, OH 44601 submitted by M+A Design (202386PC);

Jamie Wells of 1062 Ridge St., Columbus OH employee of Olio Development Group representing Raising Cane’s is sworn in.

Wells states the development is a 1.76-acre lot that they will be demolishing the existing building and provide improvements after. Proposing to build a quick-serve restaurant with a double drive through and one bypass lane. For conditional use they are asking for a drive-through and patio. The layout is also expected to have double windows. One for paying and one for picking up.

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

Wells addresses Engineering’s comments. He states he would need to review with his company on the first one. The screening and drive-through are things they can comply with.

Mazzola comments Planning and Development agrees with Engineering about the curb cuts on State Street as it is an incredibly busy portion of State Street and recommends approval.

Mayor Andreani inquiries about the access from Freshley. States there is a second entrance and exit from the far side of the residential properties to the restaurant.

Wells states the entry from State Street will be the main access and Freshley will be secondary.

Gross 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 Raising Cane's Chicken Fingers to be located at 2461 W. State St., Alliance, OH 44601 submitted by M+A Design (202387PC);

Wells adds there is a very rigorous landscaping design they are working on for the property.

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

Mazzola states Planning and Development is pleased to see the applicant has really followed through on a great landscaping plan. Reiterates he agrees with Mr. Mastroianni as Raising Canes will be a great addition and hopes to attract others as well.

Paidas asks if there is a timeline, they will be serving the public.

Wells states they are hoping for early 2024.

Paidas moves to conditionally approve the site plan with landscaping plans subject to engineering's comments, Mayor Andreani seconds. All are in favor. Motion is passed.

5. Replat of 5573 and 5574 located on S. Morgan Ave. between Waugh St., and South St., Alliance OH 44601 submitted by Vanessa Bright (2023287PC);

Mayor Andreani moves to remove from table, Dunlap seconds.

Vanessa Bright of 6571 Waterloo Rd., Atwater, OH 44201 sworn in. Bright states she would like to build a house on the property and to do so she would need it to be a replatted.

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

Mazzola states that Planning and Development concurs with Engineering.

Mayor Andreani moves to approve the replat, Dunlap seconds. All are in favor. Motion is passed.

6. Site Plan Resubmittal for Lowe's Outdoor Sales and Display Area Located at 2595 W. State St., Alliance, OH 44601 submitted by Freeland and Kauffman, Inc. (2023245PC);

Todd Simmons with Kaufman Engineers for Lowe's Home Centers of 209 W. Stone Ave., Greenville South Carolina, is sworn in.

Simmons states this is the second time this project has been brought to the council. The prior representative of this project is no longer with Lowe's. States he is here to answer any questions there are on this landscaping project as they are unsure what the desire of this commission was.

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

Simmons responds that the 25 feet spacing is accurate and the table is incorrect.

Locke confirms that the depiction shows 25 feet off center.

Simmons confirms.

Mazzola states Planning and Development was most concerned about the screening of the site. 26 of the plants being proposed are on average 15 feet wide and 25 feet high at full growth through the 600-foot site. The goal is to not have a complete opaque type of screening, but something that has some visibility but also screens the piles of mulch. This plan suggests about 2/3 of the area will be screened by plant material and 1/3 be visible. Believes it is adequate for the purpose intended.

Dreger compliments the plan.

Paidas comments this satisfies the issues with the screening from the prior plans.

Mayor Andreani questions the use of the Southeastern most portion of the parking lot as it was full in Spring and now empty.

Simmons replies that the intent is for it to be used as Seasonal. There has been a shift in Store Managers, and they are working to abide by the dates as they relate to the area.

Gross recalls the comments from the previous meeting and feels it was presented as seasonal then as well.

Mayor Andreani moves for approval, Gross seconds.

Gross inquires when the project will be complete.

Simmons states the project will be complete when the planting becomes more conducive with the weather. More closely to the fall.

All are in favor. Motion is conditionally approved.

7. Replat Lots 8740, 8741 and 13203 located at 2329 S. Freedom Ave., Alliance, OH 44601 submitted by E. C. Metzger & Associates, Inc. (2023245PC);

Francis Hall, homeowner of 2329 S. Freedom Ave., Alliance, OH 44601 is sworn in.

Hall states the garage built prior to the purchase of the house is on two of the three lots. It just makes sense to replat all of them into one as the plan is to put a shed up and she cannot do so on a lot that does not have a house in it.

Pietrzak recommends approval.

Mazzola with Planning and Development agrees with Engineering.

Gross moves to approve, Paidas seconds. All are in favor.

8. Other business:

Paidas inquires about the time frame of a car wash deadline for site plan.

All agree one year.

Paidas motions for adjournment, Dunlap seconds.

Locke declares adjournment. The meeting adjourned at 4:57 p.m.