

ALLIANCE CITY PLANNING COMMISSION

MINUTES OF JULY 20th, 2022

4:30 P.M.

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

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 Dreger, Goris, and Lundgren. Paidas seconds. All agree. Motion passes.

1. Minutes from June 15th, 2022 meeting

Gross moves to accept minutes with date correction of June 15th, 2022. Mayor Andreani seconds. All agree. Motion passes.

2. Site Plan Review for Diamond Fundraising located at 1115 N. Union Ave., Alliance, OH 44601 submitted by Sipka Architects & Wooster Building (2022370PC);

Kevin Nisley, owner of Diamond Fundraising is sworn in. 1115 N. Union Alliance, OH 44601. Mr. Nisley explains that his business is growing and in need of an addition. They need to expand their warehouse space for a place to put product/ pallets.

Locke asks if all products are fundraising products.
Mr. Nisley replies yes.

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

1. All plan sheets must be stamped and signed by a Professional Engineer licensed to practice in the State of Ohio. (The Existing/Demolition Plan can be stamped and signed by a Professional Surveyor licensed to practice in the State of Ohio.)
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 the Existing/Demolition, Grading, Utility, Landscaping and SWP-3 plan sheets.
4. An alley vacation will need to be completed for the 20' alley on the south side of the property.

Mr. Nisley asks about the process for Alley Vacations.

Pietrzak explains that an alley vacation plat will be created. A registered surveyor will need to be involved. Then one will come back to Planning Commission. The person to the North takes half the alley. The person to the South takes the other half of the alley. You can buy that half off of them if they are interested.

Mr. Nisley asks about cost.

Pietrzak replies that it is based on the land value of the surrounding properties. He wouldn't know without looking into it further. Pietrzak says he can get those numbers for him though.

5. Please show and label the road right of way as "R/W".
6. Please show and label intersecting roadways with right of way widths along with the bearings and distances of the centerlines.
7. Please show the existing drives adjacent to the site and across the street.
8. Please show the location of the parcel with respect to the intersection of two roadways (this may be done with a dimensional tie.)
9. Please show the proposed building's finish floor elevation.
10. Please show and label all proposed paved areas while stating the type of pavement. This site is in a B-2 zone, which means all parking lot aisles, stalls, etc. must be a hard, smooth, dustproof surface per Planning and Zoning Section 1150.06(c). Depending on the size, shape, etc. of the proposed parking lot more information may need to be provided.

Mr. Nisley mentions the high prices of crude oil and imagines that asphalt prices are very high. He asks if there is room for negotiating about timing or if he can use recycled asphalt grindings which compact down not necessarily to a smooth surface but to a dust free surface?

Pietrzak explains that could be a question for our law director, but usually asphalt and concrete are the only acceptable surface types for pavement in a B-2 zone.

Locke mentions that the Commission has given variances for a one-year period. It would have to be a part of the request. It doesn't mean it will get approved, but he can request it.

11. Please insert our standard details and notes.
12. 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.

Mazzola in Planning recommends approval based on compliance with Engineering's requirements.

Mayor Andreani asks about the alley that needs vacated. He asks if that is how they plan on getting to the back.

Mr. Nisley replies that is the only access to that part of the property because the property is long and narrow. There is only 4 or 5 ft. that is his own property. The rest is the City's alley. When they purchased the property, he was told to pave that which they did.

Mayor Andreani asks about the proposed loading docks in the back.

Mr. Nisley explains that he would like to have loading docks but has not priced it. He doesn't have hard prices on anything yet. He may not be able to do it if the cost is too high.

Mayor Andreani asks what size trucks are trying to make the turnaround in the alley.

Mr. Nisley explains that they are semi-trucks, and they can turn around but the majority of them want to back up off of Union Ave. Most of the trucks don't turn around there. They come from the North facing South and back in and that way they can pull right out again and reach SR 62.

Locke asks if the alley is vacated, doesn't half the alley have to be offered to the neighbor?

Peitzak replies yes. He will need a signature from whomever is adjacent to the alley. It will at least be one for the Southern property.

Gross asks how the relationship between his neighbor and the business is.

Mr. Nisley responds that it is amicable.

Locke says that just so he is aware, that neighbor will have the right to purchase half of that alley if they go to vacate it.

Mr. Morris also mentions that the neighbor will have the right to use it as well.

Mr. Nisley says that the alley doesn't bring the neighbor to any portion of their land. It would be used to drive to the back of Nisley's property.

Gross mentions that if the neighbor chooses not to purchase it then that leaves him open to purchase it.

Gross also asks if they stock any perishable items.

Mr. Nisley replies that they occasionally stock chocolate, and they need an air-conditioned facility for storage which they have.

Mayor Andreani moves to conditionally approve site plan per Engineer's notes. Gross seconds. All agree. Site Plan Conditionally approved.

Mr. Morris mentions the earlier discussion about the hard surface request.

Locke asks where the parking would be.

Mr. Nisley replies that it would be right against the South side of the building on the alley side. The alley terminates partway back and becomes fully his property as one continues heading East. The parking would be on his property and not in the alley. The alley is paved and where the parking would be is crushed asphalt grindings right now. It is hard but not asphalt.

Gross mentions semi length trucks backing into the property and asks if that is a difficult turn.

Mr. Nisley says they do a good job with it.

Gross moves to grant a variance for a year on the hard surface requirement from today's date either asphalt or cement for this site plan. Paidas seconds. All agree. Motion passes.

3. Replat Request for Parts of Outlot 543 and Outlot 588 located North of W. Main St. and Approximately 2,000 feet East of Freshley Ave., Alliance, OH 44601 submitted by Akins Land Surveying (2022371PC);

Vanessa Akins-Cerccone is sworn in. She is with Akins Land Surveying, surveyors for the project. Ms. Akins-Cerccone explains that Mr. Stout is selling off another piece of the industrial park. Mr. Stout has a purchaser for the property. In addition, per request of the Engineer, they have added parcel numbers.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Mayor Andreani moves to recommend replat to council. Paidas seconds. All agree. Motion passes.

4. Site Plan Review for Central Coated Products located at 2025 McCrea St., Alliance, OH 44601 submitted by Hettler Engineering (2022375PC);

Mike Hettler is sworn in with Hettler Engineering. Mr. Hettler is representing Central Coated Products. He explains that they did a back-office addition 3-4 years ago. Now they are doing an addition to the warehouse area in the front. They are removing some asphalt and concrete pavement and truck docks. They are replacing the truck docks and adding more space. They are adding parking lots and adding an entrance out on McCrea to get trucks in and out. They are trying to keep the truck traffic separate from the employees as best they can. Mr. Hettler mentions one change on the plan is that they currently show an open and closed detention basin. It appears that they will have to be all underground at this point.

Mr. Hettler passes out a landscaping plan and an existing conditions plan. Mr. Hettler explains there are quite a few small trees on the site that they are going to try to relocate. Quite a few of the larger trees are coming out but they can't get the trucks out with the trees there. The parking lot right next to the addition they are going to put landscaping around and stones. A couple of trees and there is a note on the site plan that says typical plantings could include gold juniper, viburnum, and burning bush. They cannot use mulch because of the work they do. They must keep rodents and things away and that is why stone is being used.

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

1. The proposed additional appears to be built over property lines (Lot 11671.) A new replat will need to be submitted for approval.

2. Please submit the Storm Water Runoff Calculations, Landscaping Plan and Building and Structure Details for approval.

Since the landscaping plan has been submitted only the runoff calculations and building and structure details are still needed.

3. It appears that a portion of the site is in a floodplain (proposed parking lot on east side.) We are still waiting to hear back from Stark Soil and Water regarding a parking lot and a detention basin that appears to be in a flood plain. They are waiting to hear back to see what their recommendations are.

Mr. Hettler replies that he does not believe it is in one. He will show it on the drawing.

Locke asks if Mr. Hettler is ok with the comments.

Mr. Hettler replies yes.

Mazzola explains that he spoke with Mr. Hettler about the landscaping plan and asked if he could do what he could to compensate for what is being taken out. He feels they have done that. Recommends approval.

Gross asks Pietrzak if he agrees there is no issue about the floodplain.

Pietrzak explains that the City is supposed to have a licensed floodplain manager that has gone through the classes and is certified to speak on this, but we don't have that right now. FEMA's website shows a portion of the site is possibly in the floodplain. It looks like it is in a 100-year floodplain elevation. It is hard to transpose the FEMA info onto the site plan, but it looked like part of the parking lot and maybe the detention basin is in the floodplain. What does that mean for the developer and the City he doesn't know. That is why they reached out to Stark Soil and Water to see what their opinion is. The last they spoke with them; they didn't know the answer either.

Gross asks who the ultimate authority is on that.

Pietrzak explains that FEMA makes the map, so it starts on the Federal level.

Mr. Hettler explains when they did the Powers property, they spoke with Angela Cavanaugh, the chief building official for Stark County and their flood coordinator, and someone they spoke with at the City at the time was certified.

Pietrzak replies that it was probably Bill Hawley or Michelle Cutler because they were both certified at one point.

Mr. Hettler says that he is sure they show it wasn't on Powers. If the parking lot is in a flood plain though, they will want to raise it. He says it sits up though looking at the topographic map. The ravine is way down. He believes water would come out of the ravine and onto the road before it would get to the parking lot. He will verify this. It is very critical for sure.

Pietrzak explains that they wanted to make the comment. He is unsure if there is any requirement but wanted to make sure it was understood.

Mayor moves for conditional approval based on the Engineer's comments. Paidas seconds. All agree. Motion is conditionally approved.

5. Other Business:

None.

Gross moves to adjourn. Paidas seconds. All are in favor. Meeting is adjourned at 5 pm.