

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF AUGUST 17th, 2022**  
**4:30 P.M.**

**Attendance:** Members –Mayor Andreani; Mike Dreger - 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.

Paidas moves to excuse Goris, and Lundgren. Gross seconds. All agree. Motion passes.

**1. Minutes from July 20<sup>th</sup>, 2022 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 a Car Wash to be located on Parcel Number 10015252, 2250 W. State St., Alliance, OH 44601 submitted by MDM Surveyors and Engineers, LLC (2022450PC);**

Mayor Andreani moves to go into public hearing. Paidas seconds. All agree. Motion passes.

Anyone to speak in favor of the project.

Mark Reifsnyder is sworn in. Property owner West of the proposed project. Mr. Reifsnyder asks about the hours of operation and whether it will be manned or unmanned.

Lee May and Carmen DiDiano are both sworn in. Mr. May is the Site Development Manager for GetGo. Mr. May explains that they are responsible for developing the WetGo. He states the WetGo typical hours will be from 7 am to 10 pm. This will vary throughout the season and often they will close earlier than that. It will not be a 24 hour a day operation, but the hours may be flexible. There will be at least one employee. Sometimes two employees managing the operation. These employees will be making sure everything is going well and making sure that there are no payment issues.

No one to speak against the project.

Locke ends public hearing and begins regular session.

**3. Request of a Conditional Use for a Car Wash to be located on Parcel Number 10015252, 2250 W. State St. Alliance, OH 44601 submitted by MDM Surveyors & Engineers, LLC. (20022450PC);**

Mr. May explains that GetGo is in an agreement with Alliance Ventures on a long-term ground

lease with multiple extensions. Their plan is to consolidate the two existing parcels. That will be roughly 1.77 acres. The property is zoned B-2 thoroughfare commercial. An automated carwash is a permitted use, but it is a conditional use and that is why they need to go through Planning Commission.

Mr. May explains that there will be a conveyor belt that will pull the cars through. As far as the building size, it will be 3,510 sq ft which will include a mechanical area and a small office. The building will also be just over 18 ft. high in most areas. For parking, they have 3 regular parking spaces which will be for the manager and for a customer or two that may want to buy a subscription to the carwash. There will also be 13 vacuum spaces which will be 12 ft wide to give plenty of room to maneuver around the vehicle.

Mr. May also mentions that they meet or exceed the requirements for lot size and frontage. They are in excess for the lot size at 10,000 sq ft. and the building setbacks are exceeded as well.

He also explains that there is a requirement for screening where they join the residential to the South. One option is to provide a fence. There is an existing 6 ft. solid wooden fence there. To avoid adding another fence to what is already there they are proposing some heavy landscaping instead. The landscaping will help absorb any sound and reflection from headlights.

Mr. May also explains they are limited to one access on each public street. He explains there will be a right in and right out on State St. using the existing access from the restaurant that was torn down. They will also have an access on Tanglewood. It will be positioned so that it works will with their queue but will not cause traffic congestion. Either location can be entered. There is a double queue as they come around and there will be two pay points. One will be for credit card and the other for subscriptions. They will have a transponder for subscriptions. These lanes merge into one lane for the carwash. Customers can leave after their carwash, or they can swing back around and use the free vacuums. The dumpster will be a screened container dumpster.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Paidas mentions that he noticed there will be 3 car washes on the same side of the street, 3/10ths of a mile from one another. It will be interesting to see how that works out.

Dreger moves to approve the conditional use. Paidas seconds. All agree. Motion passes.

**4. Replat of Part Outlot 473 and Part of Outlot 474 located on Parcel Number 10015252, 2250 W. State St. Alliance, OH 44601 submitted by MDM Surveyors & Engineers, LLC. (20022451PC);**

Carmen DiDiano explains that they have two parcels with a division down the middle of the site. They want to tie them together and create one parcel: Outlot #473 is 38,371 sq ft and Outlot #474 is 39,072. This will equal 1.77 acres. All this is based on a Topo Survey done by MDM.

Pietrzak in Engineering recommends conditional approval based on the adding a space to the replat so the Engineer can provide an O.L number.

“O.L.\_\_\_\_\_”.

Mazzola in Planning recommends approval.

Dreger mentions that he thought he had seen these replatted already.

Mr. Morris explains that earlier this year the two lots were combined to form O.L. 477. Akins did the survey. They left an existing track line.

Pietrzak adds that a track line cannot be built over.

Mr. Morris also adds that on the replat they should probably also make reference to O.L. 477.

Dreger states that this has already been approved then. This is just a technicality.

Locke asks Pietrzak to explain what a track line is.

Pietrzak explains that the track line was left down the center of the parcel when Akin’s replatted it and they cannot build across the line. It is like a property line. This replat will eliminate the track line so they can build across it.

Gross recommends approval. Paidas seconds. All agree. Motion passes.

**5. Other Business:**

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

Rich Largent is sworn in with Hettler Engineering. Mr. Largent explains that the project received conditional approval last month but later on the owner and general contractor requested additional parking. The parking on the Southeast side of the site has been made

larger. They are hoping to receive a revised conditional approval adding the additional parking.

Locke comments that he believes it doubled in size.

Mr. Largent says he believes it is 36 spaces now.

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

- The proposed addition appears to be built over property lines (Lot 11671.) A new replat will need to be submitted for approval.
- Please submit the Storm Water Runoff Calculations and Building and Structure Details for approval.
- Please remove the proposed drive apron along McCrea St. which would give direct access to the proposed parking lot on the east side of the site.

Locke asks if these are the same comments as last month.

Pietrzak replies yes with the addition of removing the drive apron.

Locke asks if Hettler Engineering has any issues with the comments.

Mr. Largent replies that they have no issues.

Mazzola in Planning recommends approval.

Dreger moves to conditionally approve site plan. Paidas seconds. All agree. Motion passes.

Gross moves to adjourn. Paidas seconds. All agree. Motion passes.

Meeting is adjourned at 4:53 p.m.