

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF October 20th, 2021
4:30 P.M.

Attendance: Members – Mark Locke, President; Mayor Andreani; Brad Goris ; Mike Dreger; Kim Henderson; Cheryl Lundgren; Harry Paidas.

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

Attendance:

Lundgren absent. Henderson moves to excuse Lundgren. Paidas seconds. All are in favor. Lundgren excused.

1) Minutes from August 18th, 2021 meeting;

Paidas moves to accept minutes. Goris seconds. All are in favor. Minutes approved.

***Lundgren arrives- 4:32pm**

2) Request for Replat of Part of Lot 1375 and all of Lot 1374 for St. Joseph’s Church located at 427 E. Broadway St., Alliance, OH 44601 submitted by Akins Land Surveying (20211020PC);

Ms. Akins-Cercone is with Akins Land Surveying: 776 N. Union Ave. Alliance, OH: Vanessa Akins Cercone is sworn in representing the project. Ms. Akins-Cercone explains that St. Joseph’s Church acquired a lot across the street from them. They have since torn down an old structure that was on it. They would like to now replat the lots together to utilize the space better. They plan on building a steel building. This was also going to be an agenda item; however, they are dealing with some plan issues so for now they would like to just deal with getting the lots replatted together.

Pietrzak in Engineering explains the only issue he had is in regards to labeling the replat. Parcel numbers 106954 and 102186 should be Zoned B4 not R1 as they are currently labeled. Also, note 1 should be eliminated. He recommends conditional approval.

Ms. Akins-Cercone states that they are already in the process of making the changes.

Mazzola in Planning recommends approval.

No other questions or comments.

Goris moves to approve the replat. Henderson seconds. All agree. Motion passes.

3) Request for Replat of Lots 3417 and 3418 located at 1132 Forest Avenue (Schuette), Alliance, OH 44601 submitted by Akins Land Surveying (20211021PC):

Ms. Akins-Cercone explains that Brad Schuette owns both properties and he has been working with Shane Howard in Zoning to do a fence or something along those lines. In order to do what he wants to do with the property it was recommended that he replat the lots together.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Dreger comments that it is always nice to see homeowners combine lots in the older neighborhoods into more modern sized lots.

No other questions or comments.

Paidas moves for approve of the replat. Dreger seconds. All agree. Motion passes.

4) Request for a Waiver of Site Plan for Sarchione Ford Lincoln located 2431 W. State St., Alliance, OH 44601 submitted by Akins Land Surveying, LLC. (20211022PC);
a. Request for a Variance for Gravel Parking Section 1162.31(e);

Ms. Akins-Cercone explains that 2 months ago during the last Planning Commission meeting it was requested that they turn in a waiver of site plan. They were unable to get the signatures necessary to have it earlier. They added the setbacks even though there is no development happening on it. Also, she noticed that there is a crosswalk that goes onto this property at the light so they indicate that on the drawings. It shows the crosswalk and the signal and where it crosses State St. She added a note that says no improvements are being made to the property per the lessor and the lessee. The Mastroianni's and Sarchione's both signed the application to show that both parties are on board with what they are doing tonight with the waiver. In regards to the variance for the gravel parking, the gravel parking is also indicated on the waiver of site plan as well.

Pietrzak in Engineering recommends approval.

Mazzola in Planning recommends approval.

Goris asks if the gravel lot is being used.

Ms. Akins-Cercone answers yes. It is being used and it was approved as a display lot but they were asked to submit a formal waiver of site plan showing what the existing conditions were and that they are not making any improvements on it. The variance for the gravel parking is because they are not going to put in asphalt parking of any kind. They are leaving it as is because the property owner does not want that to be changed.

No other questions or comments.

Dreger moves for approve the waiver of the site plan and the variance for gravel parking. Paidas seconds. All agree. Motion passes.

5) Other Business:

None.

Paidas makes motion to adjourn. Goris seconds. All are in favor. Meeting is adjourned at 4:40 pm.