

**ALLIANCE CITY PLANNING COMMISSION  
MINUTES OF JANUARY 18, 2023  
4:30 P.M.**

**Attendance:** Members – Mayor Andreani; Mike Dreger – Safety Service Director; ~~Elayne Dunlap (absent)~~; John Gross, Secretary; Mark Locke, President; Cheryl Lundgren; ~~Harry Paidas (absent)~~.

**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, Engineering Aide.

Mayor Andreani moves to excuse Elayne Dunlap and Harry Paidas. All are in agreement.

**1. Election of Officers:**

Mayor Andreani moved and was seconded by Cheryl Lundgren for the following nominations:

- Mark Locke, Chair
- Harry Paidas, Vice Chair
- John Gross, Secretary

All are in favor and motion passes.

**2. Minutes from October 19, 2022 meeting:**

Lundgren moves to accept minutes. Mayor Andreani seconds. All agree. Motion passes.

**3. Site Plan Revision 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. (2022874PC):**

Ben Cutler, Public Affairs Manager for Columbia Gas, sworn in. Hands out a drawing for each of the members to review. Reminds everyone this project was reviewed in June of 2022. Adjustments have been made since that meeting. This will be a new medium pressure natural gas delivery station. The project will get rid of a lot of their low and intermediate pressure systems. This will be a more state of the art system which will be more reliable.

Cutler states the second drive they initially proposed was in the clear zone (Engineer’s comments from June of 2022 stated drive needs to move north). Due to Columbia Gas’ safety standards they really wanted to keep a second drive. They have now made plans to purchase two parcels to the east which would move the drive out of the clear zone. These are parcels 180579 and 101701. Once the site plan has been approved, they will move forward with the purchase.

Locke asks Pietrzak if the lots will need to be replatted if the parcels are purchased. Pietrzak explains there was an access easement shown on one of the drawings. Cutler verifies they are obtaining those easements therefore it will not be necessary to request a replat.

Cutler reads through the Engineer’s previous list of comments and states compliance. States there will be no parking on the site. Vehicles will only be there 5-10 minutes at a time. The drive aprons will be paved however the rest of the site will be aggregate. Mentions the landscaping plan and that privacy slats will be added to the fence to help with screening.

Cutler speaks of a conversation regarding the landscaping plan. His recollection is that after the building is constructed, they would advise Planning Commission if there would be any landscaping or enhancements after the fact.

Engineer's Comments:

*1. Please label the zoning categories and owner's names of the adjacent properties and the affected site.*

*2. Please show and label all setback lines.*

*3. All parking areas shall be a hard, smooth and dustproof surface per Planning and Zoning Code Section*

*1150.06(c). 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.*

*4. Please submit a Landscaping Plan.*

Pietrzak reviews the Engineer's comments. Items in need of labeling have been done. The parking area appears to show stone from fence to fence. This would be up to the Planning Commission if they want to accept this in lieu of a hard surface. Usually, hard surface is done when there will be parking in the area. States the last item on the list is the request for a landscaping plan. Recommends conditional approval.

Mazzola states what he recalls about landscaping. Points out his comments were that this is a highly visible site. He does not recall any discussions regarding building first and then considering landscaping. He wants to see a landscape plan up front. Cutler answers they can absolutely do that and base the approval on the condition a plan is submitted.

Lundgren is in agreement with Mazzola. Asks if Columbia Gas has been in touch with the neighboring church to see what they would like. Cutler says they have been in contact but have not had requests for anything specific. Lundgren states the plan is incomplete with no landscaping plan and has concerns as to why it was ignored a second time. Cutler states they are happy to work with conditional approval based on them providing one along with the finalized easements.

Gross also agrees with Mazzola. Asks the reason why they did not provide the landscape plan. Cutler states their focus was on the driveway and obtaining the additional parcels. Gross asks when the pipe replacement around the city will be completed. Cutler says this is a 25 year program throughout numerous cities and must be completed by 2033.

Mayor questions Cutler: If the Commission requires a landscape plan within the next month, can they do this. Cutler does not see an issue.

Locke asks if there are concerns from anyone with the parking being gravel. Gross replies that over time gravel in a particular area can become unpresentable. Cutler points out they will not be using straight gravel. An aggregate will be used, and the property will be maintained.

Lundgren moves to grant conditional approval with the submission of a landscaping plan and finalized easement paperwork. Dreger seconds. All are in agreement. Motion passes.

Cutler asks if the Commission would like him to return in February with the landscaping plan. Discussion takes place regarding the deadline for submission. Typically, it is the 20<sup>th</sup> of the month before the next meeting. We are only two days away from that. Cutler states they can have a plan submitted in approximately 10 days. Locke confirms Cutler would need to come back to the February 15<sup>th</sup> meeting. Pietrzak states electronic copies as well as hard copies will be required of just the landscaping plan.

**4. Waiver of Site Plan for Huntington Bank located at 2 W. State St., Alliance, OH 44601 submitted by DLZ Ohio (2022884PC):**

John Johnson of Wesley Construction sworn in. Explains the Huntington Bank branch located further west on State Street will be closing. For this reason, this site wants to add a drive-through ATM. The current ATM is a walk-up. This will be much more accommodating to the clientele. This branch has 5 existing lanes however it does not have a freestanding ATM. Wesley is proposing an ATM located within the existing green space. It will be outside the existing canopy using a concrete island with a separate canopy installed as well as a light and clearance bar.

Johnson explains the plan calls for 11' wide lanes. A memo was received stating the lane requirement is 12' in width. They do have a plan that would widen the lanes however they are still short 9" overall. He is in hopes this will be acceptable but is willing to work with the Planning Commission to resolve the issue.

Pietrzak in Engineering recommends conditional approval based on meeting the 12' lane width. Locke asks if the Commission can give permission for the 9" difference through a variance. Pietrzak confirms they can do so.

Mazzola in Planning recommends approval.

Gross asks Johnson where the additional space would come from if they were to keep the 12' width. Johnson replies that a curb along the green space would be cut out and then used to create the extra space.

Mayor Andreani asks if this would be located where two USPS mailboxes are currently standing. Johnson replies yes. Huntington Bank is working with USPS to relocate them on the property. Johnson gave Huntington two options. One as a walk-up and one as a drive-up. That decision is up to Huntington.

Gross moves to approve the request for the waiver allowing the overall width of the lanes to be 9" under the required. Lundgren seconds. All are in favor. Motion passes.

Motion to approve waiver of site plan by Lundgren with Mayor Andreani seconding. All are in favor. Motion passes.

**5. Site Plan Revision for ModWash to be located at 2080 W. State St., Alliance, OH 44601 submitted by Morris Knowles & Associates, Inc. (2022910PC):**

Michael Vale, project engineer from Morris Knowles & Associates is sworn in. Also sworn in is Ed Orloski, project manager with Hutton, the developer. After having a few car washes in use, the owner is concerned there will be issues with queueing and exiting the car wash tunnel, especially with turning left on to a busy street. They are worried about having the car wash tunnel up front. The tunnel will be moved to the rear of the lot, exiting to the vacuums. The drive location, curve and landscaping will remain the same. Screening, to block headlights, will still be provided if the lot to the rear is ever developed. The under-detention system will remain the same as will the recycling system for the water. The building pad that was poured will be removed and reset at the rear of the lot. They have, and/or intend to, comply with the Engineer's comments.

Vale questions the comment regarding the 24' lane requirement. They are in the process of getting approvals from Stark Soil and Water. States the building plans will not change from those previously submitted. The lighting contractor will adjust the lights and shields will be added to prevent light spillover on to neighboring lots.

Engineer's Comments:

- 1. Please submit an accurate depiction of the existing conditions (Existing/Demolition Plan.)*
- 2. The "Standard Duty Concrete" pavement shall consist of 6" of concrete (not 5") per Planning and Zoning Code Section 1150.06(c)(i).*
- 3. What are the angles of the vacuum parking spaces? All parking stall and aisle dimensions should adhere to Planning and Zoning Code Section 1150.06(h). The parking aisles should be at least 24' wide.*
- 4. The undetained area was calculated at 0.11 acres. Stark Soil & Water's approval is pending. Further stormwater runoff reduction measures may be required.*
- 5. Please submit the Building and Structure Details.*
- 6. Please utilize light shields or other methods to keep lighting contained on the site. No lighting shall be permitted on the adjacent properties.*

Pietrzak states that some of the Engineer's comments were addressed. He clarifies with Vale the area where a 24' wide aisle is required. That it is not the lane to the east of the building but the two entry lanes to the west. Vale states they can comply. Based on the above comments, Pietrzak recommends conditional approval.

Mazzola recommends approval based on Engineer's comments.

Gross questions the noise involved with moving the building. Vale clarifies that the vacuum producer is being moved to the front of the building which moves it farther way from the rear lot.

Dreger confirms the 24' lane width can be brought into compliance. Vale responds yes.

Gross moves to conditionally approve the modified site plan based on the Engineer's comments. Dreger seconds. All in favor. Motion passes.

**6. Site Plan Revision for IML Containers Ohio, LLC to be located at 2455 W. Main St., Alliance, OH 44601 submitted by Weaver Commercial Contractor Inc. and Hammontree & Associates, LTD (2022922PC):**

John Fiala of Weaver Commercial Contractor and Jennifer Schumacher of Hammontree & Associates are sworn in. Fiala states this submission is for the excavation work only. The building portion will come at a later date. The only work to take place right now is the building pad, the detention basin and storm piping along Freshley Avenue. This is all they are asking approval for at this time. Addresses the Engineer's comments. They are working on the easement, the spillway comment will be simple and the flow of the ditch along Freshley will not be altered.

Schumacher states that approval has been given by Stark Soil and Water. Fiala adds that the EPA paperwork has been finalized and sent out.

Pietrzak in Engineering recommends conditional approval based on below comment:

*1. Written approval from the City Engineer will be forthcoming regarding the proposed grade changes over the sanitary sewer easement along Freshley Ave.*

*2. The emergency spillway shall be 10' wide at its narrowest point per Planning and Zoning Code Section 1168.07(e)(ix).*

*3. Please do not alter the existing flow of the ditch that runs along the east side of Freshley Ave.*

*4. This is only a partial plan set, another site plan containing a Utility Plan, Landscaping Plan, etc. will be submitted to the Planning Commission in the future.*

Mazzola in Planning recommends approval.

Dreger verifies that Fiala and Schumacher understand that because this submittal is a partial plan, things may change and may need to be undone (for compliance). Fiala agrees and states the owners have been made aware of this.

Mayor moves for conditional approval based on the Engineer's comments. Dreger seconds. All in favor. Motion passes.

**7. Replat Of Lots 12875, 11658, 11659, 11660 and 11661 into two lots located at 975 Commonwealth Ave., Alliance, OH 44601 submitted by Diebel Surveying, Inc. (2022923PC):**

Justin Evans, property owner, is sworn in. He is trying to acquire the back portion of the property.

Pietrzak and Mazzola recommend approval.

Gross motions for approval. Dreger seconds. All in favor. Motion passes.

**8. Other business:**

Mayor Andreani notes Lowes may be coming to the Planning Commission meeting next month for a discussion. There are questions and items to be looked at regarding their outdoor displays.

Locke asks if this would require action from the Planning Commission. Mayor Andreani answers that it is possible. Gross inquires which displays, Dreger responds all of them.

Lundgren verifies these are outdoor displays. The Mayor and Dreger explain this is in regard to the increasing amount of storage and display areas and the aesthetics of these items. The thought is to be proactive and work with them on a design that will appease everyone. Lundgren mentions Tractor Supply's outdoor displays also continue to increase and are creeping out farther. Dreger states this seems to be an issue with several box stores not only seen in Alliance, but in other communities as well. Stores are using shipping containers and outdoor display areas as a form of warehousing.

The Mayor mentions the Lowes manager and assistant are happy to come to the Planning Commission meeting.

Motion to adjourn by Gross with Lundgren seconding. All in favor. Meeting adjourned at 6:25 p.m.