

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF MARCH 20, 2019
4:30 P.M.

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Brad Goris, Cheryl Lundgren, Kim Henderson, Harry Paidas, Joe Mazzola, Andy Pietrzak, Bill Morris, and Theresa DeUnger.

Cheryl Lundgren was in attendance later in the meeting.

1) Election of officers

The Mayor made the motion to retain the current officers. Goris 2nd the motion. All are in agreement.

2) Minutes from December 19, 2018 meeting

Paidas made the motion to accept the minutes from the December 19, 2018 meeting. Henderson 2nd the motion. All are in agreement.

3) Site Plan for T & W Stamping – Demolition of Buildings located at 930 W. Ely St., Alliance, OH 44601 submitted by Wallace Pancher Group (20190248PC).

Jacob Vandygriff, plant manager for T & W Stamping, was sworn in. Vandygriff explained T & W Stamping would like to decrease their footprint so they may stay open in the Alliance area. The newer portion of the building will remain with the deteriorating portion of the building being demolished.

Pietrzak said instead of a regular site plan, a demolition site plan is currently being considered. He also made the following comments on the project:

1. Show the size and dimensions of the parking spaces.
2. Show the location and number of proposed handicapped parking spaces or show their existing location.
3. It appears that the amount of earth-disturbing activity is around 41,000 square feet; if more than one acre of earth is disturbed, then an SWP-3 Plan will need to be submitted prior to any work being performed.

Recommend conditional approval.

Mazzola is very pleased with the plans for the building and recommends approval.

Vandygriff verified with Paidas they would like to begin this project in May.

Paidas made the motion for approval based on the engineer's comments. Goris 2nd the motion. All are in agreement.

4) Site Plan for Alliance High School Artificial Turf, Bleachers and Locker Room located at 400 Glamorgan St., Alliance, OH 44601 submitted by Motter & Meadows (20190259PC).

David Patterson with Motter & Meadows Architects, Canton, Oh, was sworn in. Patterson said they had bid this 10 item project. The project has been reduced to 3 items; a new turf field, a new running track, and new

lighting. The track would be a replacement and the field is already there so that would become a turf field and the lights would be added. Locke verified that the locker room, bleachers, and tennis courts will not be a part of this presentation. Patterson agreed these items have been omitted at this time.

Pietrzak's comments:

1. The title page on the first page of the set of drawings must include a signature block for the City Engineer and an approved note (see signature block details.)
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. For sites over (1) acre a permit with the EPA for stormwater pollution prevention must be obtained. A copy of the NOI (Notice of Intent) and the EPA's approval letter must be submitted to the City. The City must receive a letter from the Stark County Soil and Water Conservation District stating that a SWP-3 plan has been reviewed and approved for this project prior to the City's approval. All sites (more or less than one acre) must comply with City regulations.
4. Show the acreage of earth-disturbing activity.
5. The following note must appear on the plan: "The contractor shall prevent and/or reduce and control soil erosion resulting from the proposed improvements. The use of silt fencing, jute matting, temporary seeding, silt checks, inlet protection around all catch basins, stabilized construction entrance(s), etc. will be required. Sediment control structures/devices shall be installed in accordance with the latest edition of the manual **Rainwater and Land Development – Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection**. Sediment control devices must be installed prior to beginning any construction activity. The contractor shall be responsible for continued inspection and maintenance of all sediment control devices. The contractor shall follow the requirements set forth on the approved stormwater pollution prevention plan if applicable, or as detailed on the construction plans, as specified by the City of Alliance."
6. Show which light types are being installed.
7. Provide photometric drawings in accordance with The Planning and Zoning Code Section 1150.06(d).
8. Provide an electric plan showing foundations, pole heights, fixtures, wiring etc. for Building Department approval.
9. The lights must face downward.
10. The only items that will have conditional approval are the replacement of the running track, installation of the synthetic turf field, and the lighting for the track and field.

Recommend conditional approval.

Patterson is aware of Pietrzak's comments. The lighting is special lighting that has a cut off lense so the lighting will not bother the neighbors.

Mazzola recommends conditional approval.

Dreger asked Patterson if the lighting would be used for the football field and the track. Patterson agreed it would be. Dreger asked when the lights would be used at night.

Nick Cowles, Director of Operations for Alliance City Schools, was sworn in. Cowles explained the intention with the lighting is to prolong the daily use of the field. Some soccer games have had to be rescheduled due to wet, incimate weather. This could be an alternate, secondary site for soccer make up games. There is no other major intended use. Dreger asked how often this would occur. Cowles said he would need to consult with the athletic director but what has been discussed is during season time changes and for soccer make up games. Cowles said he does not see practices going past 7:00 pm.

Henderson asked what the intended use will be for the field. Cowles said the primary use will be for football practice. Locke verified with Cowles this field will only be used for football practice and the games will still be played at Mt. Union's field. Cowles agreed. Henderson verified the ticket booth and snack bar area have been removed from the plans at this time.

The Mayor asked how high the light poles would be. Patterson said 80 ft. Originally, they were 100 ft., but the poles have been changed to 80 ft. Patterson said the electricity is not currently there and will be brought in. Morris said he did not see a description of the lights on the plans. The Mayor has received calls from the neighbors concerned with the bleeding of the lights. He does realize there is a tree line there and asked if there is a requirement for buffering when things are that close. Pietrzak said he will consult with the Zoning Official for the requirements.

Paidas asked if the stadium would be locked since a turf field is being installed. He was concerned since the community uses this site for walking, jogging, etc. Cowles said the intent would be not to lock it. Paidas was concerned with the south side of the field and the buffering with the lights. Patterson said the lenses are able to block the light and it is amazing what can be done to adjust the light spreading to unwanted areas.

The Mayor asked if this is a permanent improvement project with public monies? Locke thought it was permanent improvement money that has accumulated over the years. The Mayor asked if the motion should be worded differently or restricted since the plans contain more items than the 3 that are being proposed. Pietrzak said initially the plans were submitted before the bid. When the bid came in, the plans were changed to include only the turf field, track, and lighting. Locke said the motion should only include the 3 items that were presented at the meeting.

The Mayor moved to conditionally approve, per the engineer's comments, the track replacement/refurbishment, the new football/soccer field, and new lighting, under the conditions that have been discussed. Also, any refurbishment that is needed with buffering based on ordinances found through the Zoning Dept. Dreger 2nd the motion. All are in agreement.

5) Replat of Part of Lot 2486 and Part of OL 158 located on the South side of Noble St., approximately half way between Oak Ave. and Mahoning Ave. for the Alliance Area Habitat for Humanity submitted by Akins Land Surveying (20190308PC).

The Mayor made the motion to excuse chairman, Mark Locke, from the discussion and vote on this replat. Dreger 2nd the motion. All are in agreement.

Robert Akins, Akins Land Surveying, was sworn in. Akins has brought the revised plan from the original submittal, due to the storm sewer location. He explained along the east side of the project site there is a storm sewer. The concern is in regards to replacement or maintenance of the storm sewer. Akins said he found a reference to an easement from 1938. Akins did find some plans but there are no details regarding the width of the easement. After speaking with Bungard, Pietrzak, and Habitat for Humanity, they decided a 10ft.

easement would be dedicated with this plat. By doing this, the house did not fit properly on the lot. The 2 interior lot lines were shifted to the west. The 2 west lots were made 60ft., which is the city's minimum size. Akins said basically the easterly 10ft. will be dedicated as an easement for the sanitary/storm sewer.

Akins asked Morris if this easement can override any previous easements if something more detailed is found years down the road. He doesn't think it would come to that but just wanted to be sure there would be nothing detrimental to the lot. Morris said the previous easement would need to be vacated.

Pietrzak said the 10 ft. storm sewer easement will need to be shown on the final plat. He recommends conditional approval.

Dave Woodrum, Engineering Dept., said if any work was done on the sewer, it would be from OL 159 as OL 158 is very wet and the exposed pipe can be seen.

Dreger made the motion to approve the replat of part of Lot 2486 and part of OL 158 located on the South side of Noble St. Paidas 2nd the motion. All are in agreement.

The Mayor moved to have Chairman, Mark Locke, return to the meeting. Dreger 2nd the motion. All are in agreement.

6) Other Business

Pietrzak presented changes to the Nantucket Circle Community Building site plan. The new changes involve some reductions and rotating the building 90 degrees. Tim Larke, the architect, stated the building came in over budget and they are proposing to rotate the building 90 degrees so the door is now facing Nantucket Circle and the parking lot. All setbacks will remain the same. The patio located at the rear of the building will not be a covered patio but an uncovered patio, the community room size will be reduced by removing the bump out located at the rear of the building, and the half-court basketball court on the north side will be removed. Pietrzak recommends approval.

Paidas made the motion to approve what was submitted by engineering. The Mayor 2nd the motion. All are in agreement.

Morris wanted to make the commission aware Arby's, in January 2019, approached the city for their C of O permit. They need to complete landscaping, curb cuts, parking lot, paving, ADA walkways and a few misc. items. They were granted a temporary C of O. Their water will be turned off on April 15, 2019 or they can post bond if these items are not complete. The developer and the tenant have signed off on this.

Henderson asked about the lot behind Arby's and Taco Bell. Morris said he thought a smaller lot will be put in and negotiations are going on with Taco Bell for additional parking for Arby's.

Paidas mentioned the mulch and shed business located on Freshey Ave. (located at the end of W. Main St.) He said the sheds/huts are right up to the road and the location looks messy. Morris thought there was mention of a split rail fence and Lundgren thought there would be some trees. Akins thought another site had closed and the owner took on sheds from that site. The owner did not anticipate this quantity. Dreger said they will check to see if the owner is in compliance.

Lundgren talked about Hartshorn and how quick the zoning was changed. Alihassan wanted an additional street entrance/exit for a convenience store. Lundgren has not noticed any construction and wondered if

there was any new information. Some of the committee members verified there have been no plans submitted. Lundgren said this upset neighbors and zoning has been changed with currently nothing being done with this business. The Mayor said a decision would need to be made at some point whether through Planning Commission or City Council. Lundgren feels the Planning Commission was rushed with their decision. The Mayor suggested now would be the time to look at this situation as the Zoning Steering Committee looks at rezoning properties every 5 years and they are currently addressing some areas.

Lundgren made the motion to adjourn. Henderson 2nd the motion. All are in agreement. Meeting adjourned at 5:14pm.