

ALLIANCE CITY PLANNING COOMMISSION
MINUTES OF SEPTEMBER 18, 2019
4:30 P.M.

Attendance: Mayor Andreani, Mike Dreger, Mark Locke, Harry Paidas, Cheryl Lundgren, Kim Henderson, Joe Mazzola, Curtis Bungard, Bill Morris, Bill Hawley, and Theresa DeUnger.

The Mayor made the motion to excuse Brad Goris. Henderson 2nd the motion. All are in agreement.

1) Minutes from August 21, 2019 meeting

Paidas made the motion to accept the minutes from the August 21, 2019 meeting. The Mayor 2nd the motion. All are in agreement.

2) Request for Vacation Plat for a 15' Alley Bounded on North by South Street, Bounded on South by a Unnamed 15' Alley, Bounded on East by Lots 4263 and 4264, Bounded on West by Lot 4269 located at 1415 South St., Alliance, OH 44601 submitted by Akins Land Surveying (20191156PC);

Bob Akins, 776 N. Union Ave., surveyor for the project, was sworn in. Akins explained the owners, the Kinsey's, own all of the property that is connected to the alley. They owners would like to block off the alley for their personal use.

Bungard and Mazzola recommend approval.

The Mayor made the motion to recommend the alley vacation to City Council. Henderson 2nd the motion. All are in agreement.

3) Request for Replat of Lots 4559 and 4560 located at 332 W. Perry St., Alliance, OH 44601 submitted by Akins Land Surveying (20191157PC)

Akins explained this property was formerly a church. The owners, the Saari's, have turned the church into their home and would like to combine the lots to potentially build a garage or out building.

Bungard and Mazzola recommend approval.

Lundgren made to motion to recommend the replat to council. Paidas 2nd the motion. All are in agreement.

4) Request for Replat of Part of OL 636 located 560' West of S. Sawburg Ave on the North Side of W. Main St., Alliance, OH 44601 submitted by Akins Land Surveying (20191160PC);

Akins explained this is in the Industrial Park area. There is a company that is interested in buying 5 acres of land to build their production facilities. Akins said there are a few things that will need corrected on the replat. On the plat, there is a main trunk line that is on the back side. The sanitary sewer easement was never recorded. Akins will include this easement on the plat. He will show the easement on the remainder of the property Stout still owns. Akins thinks Mr. Stout would be ok with this.

Bungard's comments are as follows:

1. Show all of the parcels affected by the proposed lot split and show the northern sanitary sewer easement across the other affected parcels as well. Also, specify the width of said easement.
2. Is James G. Stout the legal owner of Pt OI 636? The Stark County Auditor's website shows that Alliance Commerce Park LLC is the current owner and the website also shows a different parcel number for the lot (PN # 10009387).

Bungard recommends conditional approval.

Mazzola recommends approval.

The Mayor motioned to recommend the replat to council with the provision of amending the ordinance to conform to what the actuality is and also conditional approval based on the engineer's comments. Paidas 2nd the motion. All are in favor.

5) Request for Replat of Lots 5960, 5961 and 12955 located at 2224 and 2234 S. Linden Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20191162PC);

Akins said this replat involves two very good neighbors. The one neighbor is moving and does not want to disturb the other neighbor's landscaping projects. The requested replat line will go around the landscaping and actually creates a better division between the main buildings.

Bungard and Mazzola recommend approval.

Dreger made the motion to recommend the replat to council. Henderson 2nd the motion. All are in agreement.

6) Discussion of the Zoning Review Steering Committee's Proposed Changes to the Planning and Zoning Code;

The purpose for this discussion is for the Planning Commission to express their concerns or desires with the zoning code changes. The commission will then set a date, time, and location for a public hearing.

Mazzola explained the Zoning Review Advisory Steering Committee met numerous times and is presenting 20 different items for the Planning Commission to consider. The Commission may like some of the proposals and dislike others.

Locke said there would be two public hearings. One meeting with Planning Commission and one with City Council.

Lundgren questioned an area on one of the maps, which proposes going from an R-1 zone to a B-2 zone. She asked the reasoning for that. Mazzola said this was discussed at great length. The committee suggested presenting it to council and the public. Arnold explained a business owner suggested the change in zoning to a former 4th ward councilman, Don Kline. This would make the north side of Hartshorn similar to the south side of Hartshorn. Currently, the east side of Parkway is already zoned as B-2. Henderson and Lundgren thought the residents were opposed to this proposal as it was presented in the past. Arnold said this could be the case again. Locke said that this would be discussed at the public hearing. Lundgren said these are nice

neighborhoods and this could work as a domino effect. The R-1 zoned properties become a back entrance to businesses. People on the north side would see the backside of a B-1 area and also the garbage collection. She believes it could collapse the neighborhood street by street.

Mazzola said the committee presented this proposal for the zoning change, but the committee themselves, did not have a unanimous decision. Paidas said the north side is mostly rentals but agreed with Lundgren this should be verified. Bungard pointed out the businesses on the north side of State St. have lots that are not as deep as the south side which limits what they can do. If the zoning would change, Dreger said the businesses would still need to receive a variance for an egress off of Hartshorn. The area of Hartshorn between Parkway and Rockhill is already zoned as a B-1. Locke stated the proposal now is for the south side of Hartshorn between Parkway and Fairview and Fairview to Lilly Ln. to be rezoned.

The committee verified that owners and tenants in the proposed zoning area to be changed, will be notified of the public hearing. This includes properties that border the areas affected by the zoning change as well as the properties located on the north side of Hartshorn.

The Mayor said there are numerous areas that have proposed zoning changes. He asked how many public hearings should be scheduled. Locke was thinking of having only one public hearing. Morris suggested, if there are multiple hearings, someone could want to discuss or comment on a different topic at each meeting.

The topic points discussed for the public hearings are:

1. How many public hearings to have
2. How to group the topics.
3. The location of public hearings.
4. The staging of the meeting.
5. Questions that citizens might ask and how to answer them.

The Mayor will check with the Senior Center on available dates for one public hearing. The tentative dates will be emailed to the committee members and will be decided at the October 16th meeting. When the date has been decided, letters can be mailed to the citizens which will be affected by the changes.

5) Other business:

Bungard said softball fields will be going in behind Sportszone. Basically, they are taking grass fields and making them softball fields. Restrooms are accessible through Sportszone or if a weekend program is taking place, Porta-Johns will be on site. Bungard said some under drains will be installed but will not increase the runoff. There will be no PA system or permanent concession stand. No action needs to be taken, this is just an FYI in case anyone would receive any questions.

Lundgren made the motion to adjourn. The Mayor 2nd the motion. All are in agreement. Meeting adjourned at 5:57 pm.