

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF MARCH 17TH, 2021
4:30 P.M.

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

Meeting held by telephone/video conference due to COVID-19 pandemic. The meeting was called to order by Locke at 4:30 pm. Also present were Commission Counsel William Morris; Joe Mazzola, Curtis Bungard, Engineer; Candice Martin, Eng. Clerk. This meeting streamed live on the City of Alliance Facebook page.

Attendance:

Roll Call. All are present except Henderson. Cheryl motions to excuse. Paidas 2nds. Roll call vote. All agree. Henderson excused.

Mark Locke reads meeting notice.

1) Minutes from January 20, 2021 meeting;

Paidas moves to accept minutes. Goris seconds. Roll call vote. All are in agreement. Minutes approved.

2) Request for a Waiver of Site Plan for a Subway Restaurant to be located at 766 S. Union Ave. Alliance, OH 44601 submitted by J & K Subway (20210234PC);

Bungard explains that Engineering reviewed the waiver and other than making sure the drive aprons need to line up with isles with the parking, removing some hard surfacing and adding some soft landscaping in the corner area, they aren't really changing the site at all. They are adding coolers on the back of the building and the ingress/ egress /parking and the use is about what it is now. Bungard believes that this is a good one to waive the full site plan on.

Joe Maiorana is sworn in. Mr. Maiorana is the Construction Director for J & K Subway. He explains that they will be moving their Subway location down the road to this newer building. They will be purchasing the property. They went through all the comments Bungard made and they will be making them happen. The purchase of the property is based on all the approvals they need. This is the last one that they need and then they will be purchasing. There will be parking East and West along Union and North and South along Grant. This creates an 18 x 18 block. Bungard requested that they remove some concrete and do some plantings. The plantings will grow about 2 ft. tall and will be sourced locally about an hour away.

Mazzola in Planning is pleased to see something good happening there and pleased that they are putting in landscaping. Recommends approval.

Mayor Andreani echoes Mazzola's comments and is pleased to see the building going to a productive use. He appreciates the firm working on this project and having to go through all the approvals to make this happen.

Goris asks about signage.

Mr. Maiorana explains that that they were approved to do a small pole sign the night before because there is not enough room on the site to do a monument sign. It will be 6 ft. by 6 ft. There will be a small pole sign and 2 building signs.

Lundgren asks what the name is of the 2 ft. plants they will be using in the landscaping.

Mr. Maiorana answers Weigelas. A midnight wine color purplish style plant that grows 1 to 2 ft. tall. They are thinking of adding half a dozen or so. They get 2 to 3 ft. wide.

Paidas asks about the pumps that used to be there.

Mr. Maiorana explains that the owners have taken the pumps out and replaced with a nice concrete surface. The BUSTR came back and they are good to go.

No other comments or questions.

Goris moves to waive site plan. Paidas seconds. Roll call vote. All are in agreement. Motion passes.

3) Request for a Replat of Lot 9113 and Lot 9114 located at 930 W. Summit St., Alliance, OH 44601 submitted by Akins Land Surveying (20210243PC);

Vanessa Akins Cercone is sworn in. Ms. Cercone is with Akins Land Surveying; Surveyors for the project. Mr. and Mrs. Brothers would like to build a garage and they own two parcels. Per code they have to combine them together so they are not building across the lot lines.

Bungard in Engineering said everything looks fine to him.

Mazzola in Planning recommends approval.

No other comments or questions.

Mayor Andreani moves to recommend replat to City Council. Paidas seconds. Roll call vote. All are in agreement. Motion passes.

4) Site Plan Review for Farm Credit Mid-America to be located at 1980 W. Main St., Alliance, OH 44601 submitted by Milestone Design Group/Brackett Builders (20210246PC);

Todd Lanning is sworn in. Mr. Lanning is with Milestone Design Group the Landscape Architect on the project. Mr. Lanning explains that the Engineering comments have been received and they are looking to comply with all the comments. They will have a little bit of redesign to do with the parking.

Bungard in Engineering explains that he issued a separate memo regarding the comments for the site plan. There are quite a few items that have not been addressed yet. The main items are that the drainage has not been addressed. He did not see any area designated as retention or detention and no calculations for both and that is required as well as water quality and SW3P Plan. Those are the major items missing. He also has quite a few minor comments regarding all the utilities, such as a water meter box. Those are interior and not in a water meter pit. Sanitary Sewer is another one. They just need clarification on a lot of things. Bungard further explains that he highlighted on the checklist things missing from the plans and attached a separate memo explaining those items. A lot of the items were checked off by them as not

applicable and a lot of them are applicable. As long as they understand that they do need to be addressed, he can recommend that they are allowed to move forward, but there is still work to do.

Mr. Lanning explains that their Engineers are aware of the comments and as far as the detention basin there will be no problem with them designing a basin on the East side of the project. They will have all the storm water calculations and detention basin analysis done. They will have the SW3P submitted. They are working on that as well. As for the other comments, there should be no problem with them complying with those.

Mr. Lanning says he has a question about an interior water meter.

Mr. Bungard said it is inside the building.

Mr. Lanning said he will let the Architect know about that because he doesn't believe he was expecting that. That shouldn't be a problem.

Locke states that they received their Variance from the BZA last night for the fact they are in an I1 and that is not a permitted or conditional use.

Mr. Lanning replies yes.

Mazzola in Planning says it is good to see activity in the industrial park and good to see a landscape Architect in a position of leadership on the project. There is fine landscaping throughout the industrial park and he recommends approval.

Lundgren says it is a beautiful landscape plan and she loves the planting choices. Nice job.

Paidas asks about the entrances. He states that there is going to be one off of Main and not off of Sawburg. Just that one cut in. Is that correct he asks.

Mr. Lanning replies yes that is correct.

Locke states that they are on the second lot in. They are not on the corner lot.

No other comments or questions.

Mayor Andreani moves for conditional approval of the site plan based on compliance with all the Engineers comments. Lundgren seconds. Roll call vote. All are in agreement. Motion passes.

5) Request for Replat of Lots 12085, 5792-5797, 110, 112, 11176, 11623, 11624, 11839 and Outlots 85-87 located at 633 N. Union Ave. submitted by Wellert Corporation (20210267PC);

Savannah Peet with Circle K and Jesse Delarca with Wellert Corporation are sworn in. Circle K currently leases a store on Union Ave. What they are proposing to do is relocate their store. They need to consolidate the lots in question and replat them. This is one of the last steps needing done so they can proceed with their purchase of the property.

Bungard in Engineering explains that they reviewed this replat. There were a few lots in there that were vacated alleys that we had not assigned lot numbers to yet. They were being referred to as an alley that was vacated as part of this meeting or this ordinance number. We assigned numbers to them to clean things up. That would require changing the title block to include those lot numbers. Also some

nomenclature needs changed. Attorney Mr. Morris pointed out some things that Stark County may not like. There is also a sanitary sewer easement along the South property line. This is a 25 ft. easement where the sanitary sewer is being relocated. It shows up on the plans but not on the replat. This would be an easy place to put it. So he suggests putting that on there.

Ms. Peet asks if they can get conditional approval furnishing those things and making those changes.

Bungard answers yes. He will recommend it. But it is up to the Planning Commission.

Ms. Peet asks Mr. Delarca if he has anything he wants to add.

Mr. Delarca said that what they are asking for is reasonable. He can add those things and they are working on it. They didn't have it ready for this meeting. He will have it done before it goes to Council. All the easements will be shown. There is a sanitary easement on Wayne and a utility easement up by the alley driveway on Union Ave. Any comments or revisions that Bungard had on the plat will be taken care of as well.

Ms. Peet asks about the easement for the City's dedicated parking spaces. She asks if that needs to be shown on the replat.

Bungard responds that he wasn't aware that it was being done as an easement. He wasn't involved in those conversations. He doesn't know if that is an agreement with the Service Director. This is the first he has heard that this is being done as an easement.

Ms. Peet says that it doesn't need to be an easement. She just wanted to make sure that it is being accounted for in some way. It is part of the purchase agreement. She said she can talk to Mike about it offline.

Locke asks if Dreger can address this.

Dreger says that it is covered under their purchase agreement. Unless Bill is concerned about it he is not concerned about it.

Ms. Peet says that they can just sign it, "These spaces are dedicated to warehouse parking."

Mazzola in Planning recommends approval.

Goris asks if there will be a completely redesigned site plan and building plan from the one that was previously approved. He asks if anything is changing or will it be able to be used as is.

Mr. Bungard addresses the question. He says the site plan was approved. One of the conditions was that they complete this replat. They have adjusted this replat to comply with the site plan that was already approved. The site plan is still good. There have been some minor changes. The site plan still remains approved contingent on this being completed.

Dreger addresses Mr. Morris and states that he believes that it is necessary for him to abstain from the vote.

Mr. Morris replies that would be fine since he was involved in the purchase.

Locke asks about the Mayor.
Mr. Morris replies that it might make it difficult to pass.

No other comments or questions.

Paidas moves to recommend approval of the replat to City Council subject to the comments of Engineering. Paidas Seconds. Goris, Lundgren, Paidas, Locke – yes. Mayor Andreani and Dreger abstain. Motion Passes.

Ms. Peet says they are hoping to breaking ground in May and be open by November.

6) Other business:

None.

Lundgren makes motion to adjourn. Paidas seconds. Roll call vote. All are in agreement. Meeting is adjourned at 5:03pm.