

**ALLIANCE CITY PLANNING COMMISSION**  
**MINUTES OF APRIL 17, 2019**  
**4:30 P.M.**

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

Cheryl Lundgren was not in attendance. Goris made the motion to excuse Lundgren. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**1) Minutes from March 20, 2019 meeting**

Paidas made the motion to accept the minutes from the March 20, 2019 meeting. The Mayor 2<sup>nd</sup> the motion. All are in agreement.

**2) Plan Review for Storage Building and Mulch Sales located at 1305 Freshley Ave., Alliance, OH 44601 submitted by Akins Land Surveying (20181676PC).**

Bob Akins, Akins Land Surveying, 776 N. Union Ave., was sworn in. Akins presented plans to the commission containing existing use information for 1305 Freshley Ave. Akins wanted to explain some of the comments he has received. Regarding the grubbing of the property, Akins said the owner was clearing the overgrown brush and some trees, there is no excavating or digging. The area where the grubbing is going on is not the area where Akins' client is occupying. His client is occupying the lawn area of the property. Akins said there were plans for some grubbing to be done on the north side of the property but that was explained at a previous meeting. Akins stated the intent of his client is to place some buildings in that area. Akins said the mulch storage areas presented on the plans, need to be turned 90 degrees so they run out to the sodded area. As far as the plan, Akins said his client has pretty much followed what was originally presented 2 or 3 months ago. At that time, a formal site plan was waived. Akins explained it is hard for his client to do much with the area due to the weather and the tenant does plan on arranging the display area. Akins will let him explain his ideas.

Pietrzak made the following comments:

1. The first 50 feet of the driveway off of Freshley Ave. will need to be asphalt.
2. It appears that over an acre of earth-disturbing activity has taken place. For sites over one 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 SWP3 plan has been reviewed and approved for this project prior to the City's approval.
3. All sites (more or less than one acre) must comply with City stormwater regulations. 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.”

4. Not enough information was provided on the submitted plan review in regards to setback lines, outdoor display location with sidewalk, parking dimensions, screening, hard surfaces and SWP-3 Plan. Recommend a Site Plan to include setbacks, outdoor displays, sidewalk to display area, parking dimensions, screening, hard surfaces, SWP-3 Plan and additional comments.

Locke asked Akins what specifically he is asking for. Akins explained he was told to come and ask for the variances that are needed. For example sidewalks, there are none in the immediate area.

Troy Mellott, owner of Sheds Direct, was sworn in. Mellott is not clearing the land, he is renting the property. The drive apron currently has 10 ft. of concrete. If he has to get asphalt he will but, there are semis constantly coming and going with the pick-up and delivery of the sheds. Mellott could not display the sheds as he had planned due to the weather. He would like to have them moved up from the street and properly landscaped so the customers could walk from unit to unit. The parking area surface is currently gravel. The equipment being used would tear up the asphalt.

Mazzola would like to see a site plan. He appreciates the setbacks with the weather, but would like to see what the plans are for the site.

Dreger asked if there were parking dimensions and how many parking spaces are needed. He thought the waiver was for the formal site plan but Engineering needs to be given the things being requested. Dreger does not think what was described when the site plan was waived, looks like what is happening. Akins said he can work with Bungard and Pietrzak to show where the lay down areas are. Locke said they need the list of variances so the commission knows which ones to vote on.

Akins requested to table this so they can get the commission more information. The Mayor made the motion to table this plan review. Goris 2<sup>nd</sup> the motion. All are in agreement.

**3) Site Plan for Central Coated Products Raw Materials Warehouse located at 2025 McCrea St., Alliance, OH 44601 submitted by Hettler Engineering (20190457PC).**

Mike Hettler, 1225 N. Main St., Canton, Oh., civil engineer for the project was sworn in. The owner is proposing to add a 100 sq. ft x 200 sq. ft. storage warehouse to the property. The site plan has 2 connector corridors between the existing facility and the new facility. The new facility will store materials and will cross through the connectors with tow motors to pick up the raw materials and bring them back to process them. Parking has been added and the existing detention basin will be taken out. This will be combined into a new detention basin which will be east of the proposed parking. Hettler received comments from the city and he feels these are minor and can be taken care of. Hettler needed to complete the plans, so a replat still needs to be done. He promises they will meet all setbacks. Hettler realizes this was suggested to be tabled but is asking the commission to reconsider and give a conditional approval so the owner can move forward with the architectural plans.

Pietrzak comments are as follows:

1. Show and label the bearings and distances of the centerlines. Show lot lines with bearings and distances as well. It appears the new building will be constructed across property lines which will require a replat.

2. Show and label all existing easements for the City of Alliance's sanitary sewer main. The current sanitary sewer lateral proposal will also need an easement because it is being constructed across property lines. Although, the lateral may not need an easement depending on how the site is replatted.

3. Show and label all setback lines.

4. No water service lateral was shown; if there is to be a fire line inside the building it must have a reduced pressure backflow with detector check. The domestic line must have a reduced pressure backflow preventer. The domestic and fire lines must be split and be separate liens at the right of way and have a shut off valve provided at that point.

5. The floor drains for the new building must be connected to an oil separator before being released into the sanitary sewer.

Recommend this item to be tabled until a replat of this site is completed.

Mazzola and Paidas recommend conditional approval.

The Mayor asked what the time frame difference would be if this was tabled, to proceed with the replat or not tabled. Dreger said if the replat was ready before May 6<sup>th</sup> it could be referred to Planning Commission before the next meeting.

Dreger asked Akins if the replat could be ready by April 30<sup>th</sup>. Akins and Hettler agreed it could.

Dreger made the motion to give conditional approval based on the engineer's comments and a successful replat. Paidas 2<sup>nd</sup> the motion.

**4) Replat of All Lot 93 and Part Lot 92 for the City of Alliance, located at the corner of N. Park Ave. and Keystone St., Alliance OH 44601 (20190473PC).**

The Mayor made the motion to recuse himself and Safety Service Director, Mike Dreger, from voting on this replat. Paidas 2<sup>nd</sup> the motion. All are in agreement.

Bob Akins, with Akins Land Surveying, presented this replat. This involves the Iron Horse Trail. The city wanted to put a sidewalk over part of the property which is owned by the railroad. The railroad agreed, but included the whole piece of property. Akins is proposing to replat these 2 lots and if the city would have a use in the future, this part is done.

Pietrzak and Mazzola recommend approval.

Paidas asked since there is a neighbor, are they notified? Locke said no notification is required for a replat.

Paidas made the motion to approve the replat for all of Lot 93 and part of Lot 92, located at the corner of N. Park Ave. and Keystone St. Goris 2<sup>nd</sup> the motion. All are in agreement with the Mayor and Mike Dreger recused from voting.

**5). Request for a Waiver of Site Plan for a Patio/Outdoor Eating Area located at 1307 W. State St., Alliance, OH 44601 submitted by Alliance First Friends Church (20190491PC).**

Frank Plavika, architect for the project was sworn in.  
Joyce Sams, project coordinator was sworn in.

Sams explained they would like to put in a concrete patio off of an existing fellowship hall, which is located between 2 buildings. This is not visible from the road. Sams spoke with Guy Aumend and he approved the plans for the fire pit.

Pietrzak and Mazzola recommend approval.

Paidas made the motion to approve the waiver of site plan for the patio/outdoor eating area located at 1307 W. State St. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**6). Request for a Conditional Use for a Patio/Outdoor Eating Area located at 1307 W. State St., Alliance, OH 44601 submitted by Alliance First Friends Church (20190491PC).**

Pietrzak and Mazzola recommend approval.

Goris made the motion to approve the conditional use for a patio/outdoor eating area located at 1307 W. State St. Henderson 2<sup>nd</sup> the motion. All are in agreement.

**7). Other Business**

Sheila Cherry asked if anything has come before the Planning Commission about vacating properties. She said there is a residence that only has 1 driveway and the tenants do not have enough room to park. They are receiving parking tickets. The commission has not had this presented at this time.

The Mayor made the motion to adjourn. Henderson 2<sup>nd</sup> the motion. All are in agreement. Meeting adjourned at 5:12pm.