

ALLIANCE CITY PLANNING COMMISSION
MINUTES OF July 21st, 2021
4:30 P.M.

Attendance: Members – Mark Locke, President; Mayor Andreani; ~~Brad Goris~~ (absent); Mike Dreger; Kim Henderson; Cheryl Lundgren (absent) arrives later; Harry Paidas.

Meeting held at the Firehouse Theater, 450 E. Market St. Alliance, OH 44601. The meeting was called to order by Locke at 4:30 pm. Also present were Commission Counsel William Morris; Joe Mazzola, City Planning Director; Andrew Pietrzak, Assistant Engineer; Candice Martin, Eng. Clerk.

Attendance:

Goris and Lundgren absent. Mayor moves to excuse Goris and Lundgren. Paidas seconds. All are in favor. Motion Passes.

1) Minutes from June 16th, 2021 meeting;

Mayor Andreani moves to accept minutes. Henderson seconds. All are in favor. Minutes approved.

2) Request for a Replat of Lots 13004, 13005 and lots 13009, 13010, 13011 located at Park Commons Circle, Alliance, OH 44601 submitted by Les Koehn Construction (20210590PC);

Les Koehn is sworn in. He is the President of Les Koehn Construction. Mr. Koehn explains that these lots are small and he wants to merge them together to make them more buildable.

Pietrzak in Engineering explains that the only comment came last week from Curtis Bungard, the City Engineer. Pietrzak explains that there is a 20' storm sewer easement located on the properties. He advises that the scope of the project may need to be revised based on the size of the home or building to be built there. Engineering suggests getting with the Zoning Inspector when appropriate to submit a sketch to make sure that the home will meet the setback requirements. Pietrzak recommends conditional approval.

Locke asks Mr. Koehn if he is aware of the easement.

Mr. Koehn replies yes. He is aware that he cannot build on the easement. He further says that he has his setbacks. He can build within 5 ft. of the setbacks.

Mazzola in Planning recommends approval.

Mrs. Lundgren is now present

No other comments or questions.

Dreger moves to recommend Conditional Approval of the Replat to Council. Paidas seconds. All are in favor. Motion passes.

3) Other Business:

Paidas introduces Ms. Kim Cox and Mr. Chris Zufall with the Parks Department. Paidas explains that they will be giving a presentation on the construction of the new maintenance building at Silver Park and the repurposing of the old maintenance building. As he understands it, this project does not need plan approval; however, as a courtesy they are presenting this to the Commission and opening it up to any questions they may have. Ms. Cox explains that she and Mr. Zufall were asked by the Park Board and Mike Dreger to present the new maintenance building project to the Commission. Ms. Cox explains that the City of Alliance was awarded an ODNR grant which has allowed them to be able to move forward on several new projects in the next couple of years. This project is one of them. Ms. Cox further explains that the old maintenance building, which is an original structure to the park, is going to be renovated, updated, and converted into a modern farmhouse chic looking meeting space that will be able to be rented out to the public. This is possible thanks to a generous donation from the Robertson family.

(Drawings are passed out to everyone as well as an aerial view showing the location of the proposed building and where the existing is located)

Mr. Zufall explains that the new building location will be in the North lot across from their office on Union. It will have four garage bays, a window, and two entry doors. Inside the building, there will be a small office, utility closet, unisex restroom, and break room.

Henderson asks if it is bigger than what they have now.

Mr. Zufall replies yes. It is not a lot larger but it is more open. The old one has no depth. For example, one cannot currently park a truck with a snow plow inside. There are going to be a lot of benefits with the new building. The old maintenance building will be a great rental facility because of the design.

Ms. Cox explains that the log cabin facility is booked consistently and it is booked out a year or more in advance. The repurposed maintenance building will be an overflow rental facility. It will bring in revenue throughout the year. The old maintenance building is an original structure to the park and will be 100 years old in 2023.

No other questions.

Mayor Andreani explains that the theater will begin constructing sets in the fall. Council and the BZA will be moving to the Senior Center. Mayor Andreani feels we could sit out in the audience area and still have our meeting at the theater next month or we have the option of the Senior Center. Due to cluster outbreaks in the City, meetings will not be moving back to the conference room anytime soon.

Locke mentions that they will probably be doing rehearsals in the theater soon and we will have to move anyway.

Paidas asks if they are suggesting the Senior Center.

Mayor Andreani replies we can spread everyone out there.

Locke states we will either move next month or the following month.

Mayor Andreani says he just wanted to let everyone know the meeting next month will either be at the theater or at the Senior Center. He asks if it is a problem for anyone. It will be posted when everything is solidified.

No one responds.

No other business.

Paidas makes motion to adjourn. Henderson seconds. All are in favor. Motion passes. Meeting is adjourned at 4:45 pm.