

A G E N D A

MASSILLON PLANNING COMMISSION

Meeting, December 8, 1982 4:00 p.m.

MAYOR'S CONFERENCE ROOM

1. Approval of the Minutes for the September 8, 1982 Planning Commission Meeting.
2. Petitions and Requests

The request is to vacate (1) that portion of the first east/west alley south of Connecticut Ave., S.E., between 16th and 18th Sts., S.E., from the west property line of Lot No. 6488, easterly to the west right of way line of 18th Street, S.E., a distance of 280 feet; (2) the west 20 foot portion of 18th Street, S.E., 60' in width, from the south right of way line of Connecticut Ave., S.E., southerly to the north property line of Lot No. 6760, a distance of 125', and the east 20' portion of 18th Street, S.E., 60' in width, from the south right of way line of Connecticut Ave., S.E., southerly to the north right of way line of an existing 10' east/west alley, a distance of 115 feet; and the following addendum, that portion of the first east/west alley south of Connecticut Ave., S.E., between 18th St. & Russell Blvd., S.E., from the west R/W line of proposed portion of 18th St. to be vacated, easterly to the east property line of Lot No. 6478, a distance of 192 feet.

3. Other Business

Members Present

Fred Wilson, Chairman
Bernie Green, Vice Chairman
Mayor Delbert Demmer
Rudy Turkal
Doris Hintz

Staff Present

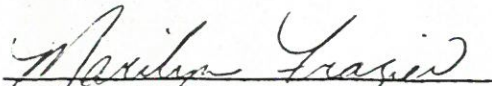
Robert Wagoner
Aane Aaby
Marilyn Frazier

The meeting was called to order at 7:30 p.m. The first item of business was approval of the minutes of the August 11, meeting, Rudy Turkal moved for approval, seconded by Doris Hintz, the motion carried.

The next item of business, under new business was proposed modifications to the Urban Renewal Plan. Proposed modifications were presented to the Urban Renewal Plan for the City's West Central Business District Community Redevelopment Area. These modifications include changes to the Future Land Use Map and the Property Acquisition and Disposition Map for the Project Area. The Commission's recommendation concerning these Plan changes will be forwarded to City Council for final consideration. The proposed modifications were presented by Aane Aaby. He explained that in 1975 the City contracted with Madison-Madison, Int. from Cleveland to draw up a plan for redevelopment of the City's downtown area to permit land acquisition for senior citizens' housing. Since there were no housing unit allocations available at that time the Project never proceeded. At this time Cicchini Enterprises plans to construct a McDonald's restaurant and small shopping center on the site in a two phase development plan. The modifications being considered would allow for this type of development.

It was explained to the Commission that the first phase would involve 8 parcels to be acquired, one of which is presently owned by the City. This block is presently the most deteriorated in the downtown Community Development Area. Atty. Virgil Musser was present representing the developer. Mr. Wagoner explained further that this step was necessary before anything else could be done. Mr. Musser reported that the first phase consisted of constructing the McDonald's restaurant and phase 2 would provide a mini shopping center. Guy Cicchini had met with officials from First National Bank and they had no objections. Mr. Musser added that the design was similar to the design of the bank building. McDonald's would acquire the land and build the building and Cicchini Enterprises of Jackson Township would lease. Mr. Musser said that he had met with Frank Cicchinelli and some of the members of the Community Development Committee and they were in favor of the project. Mayor Demmer expressed his support of the Project, but also his concern for the small businesses in the area. He said the City would have to try to figure out a way for them to recover. After some other discussion on the project, Bernie Green moved to recommend approval of the modifications, seconded by Doris Hintz, motion carried. There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted:


Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

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Addendum

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RUSSEL