

A G E N D A

MASSILLON PLANNING COMMISSION

March 9, 1983

7:30 p.m.

City Council Chambers

1. Approval of minutes for the meeting of February 9, 1983
2. Petitions and Requests

Rezoning Request

South Massillon Annexation - a 408 acre tract of land, consisting of Out Lots No. 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, and 551; and also including Out Lot No. 536 (Massillon Wastewater Treatment Plant). The property is being proposed for R-1 Single-Family Residential and I-1 Light Industrial zoning as indicated on the attached map. The request is being submitted by Francis H. Cicchinelli, Jr., Chairman, Community Development and Annexation Committee, Massillon City Council.

Preliminary Plat

Terrace Hills - a 28 acre tract of land, consisting of Part of Out Lots No. 330 and 417, and located on the north side of Lincoln Way, East, across from 23rd Street, S.E. The request is proposed to be subdivided into 16 lots for the development of a 100 bed nursing home facility, a 100 unit elderly apartment complex, 2 office buildings, 104 condominium units, and 10 single family homes. The plat has been submitted by Joseph Newman, project developer.

3. Other Business

THE CITY OF MASSILLON OHIO

February 21, 1983

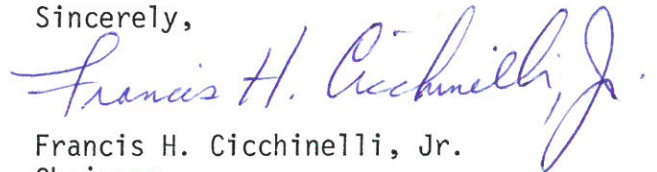
Fred Wilson, Chairman
Massillon Planning Commission
P.O. Box 568
Massillon, Ohio 44648

Dear Mr. Wilson:

Now that the South Massillon Annexation is official, I am requesting that the Planning Commission investigate and recommend the appropriate zoning district for this area to City Council.

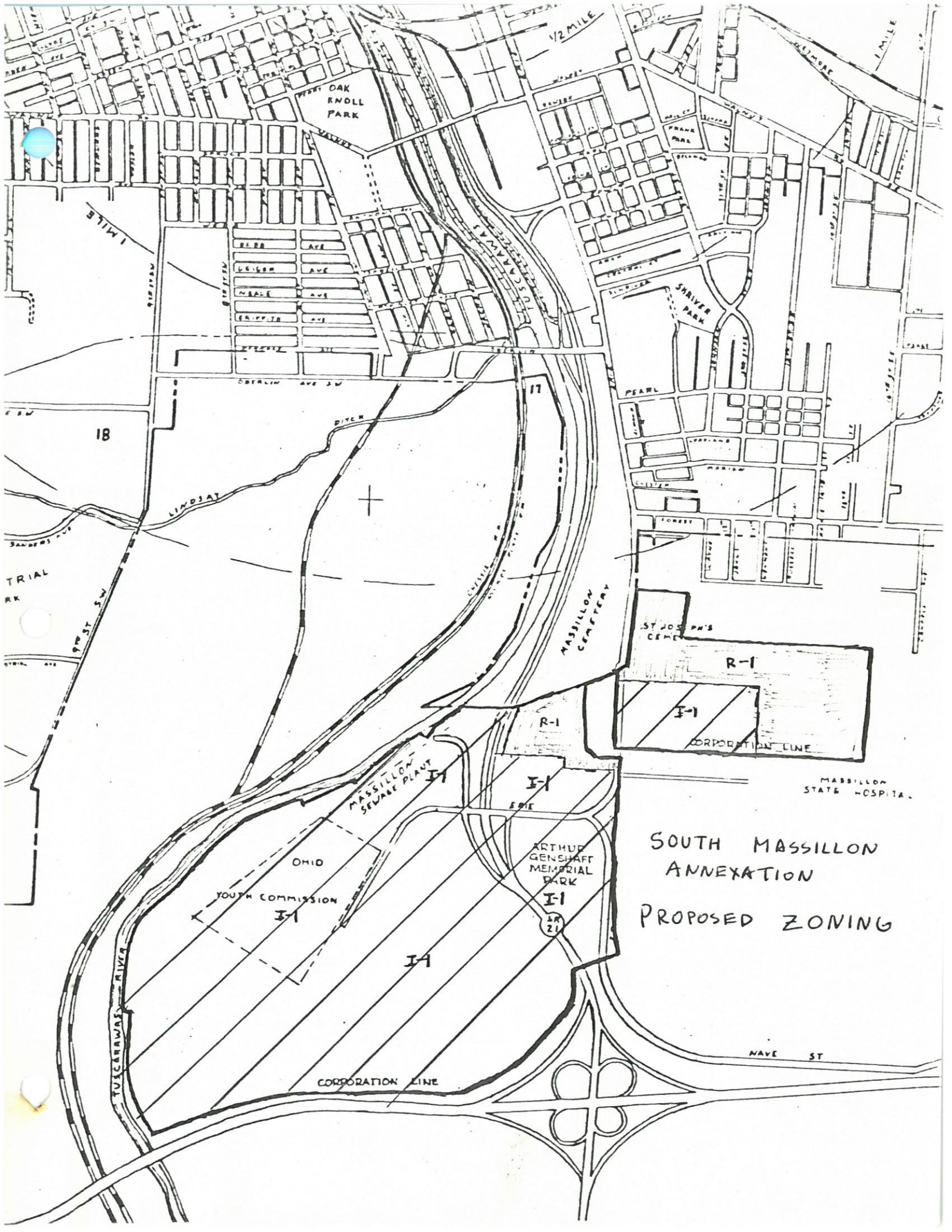
Thank you for your consideration of this request.

Sincerely,



Francis H. Cicchinelli, Jr.
Chairman
Community Development and
Annexation Committee

cc: Aane Aaby
Bob Wagoner



SOUTH MASSILLON
ANNEXATION
PROPOSED ZONING

OAK KNOLL
PARK

MASSILLON
CEMETERY

ST JOSEPH'S
CEMETERY

MASSILLON
STATE HOSPITAL

ARTHUR
GENSHAFT
MEMORIAL
PARK

YOUTH COMMISSION

MASSILLON
SEWAGE PLANT

CORPORATION LINE

CORPORATION LINE

18

17

R-1

R-1

I-1

I-1

I-1

I-4

I-1

OHIO

SR 21

MAVE ST

TRIAL
ARK

9th ST SW

MASSILLON AVE

1 MILE

1/2 MILE

1 MILE

MASSILLON AVE SW

LINDEN AVE

SANDERS AVE

MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

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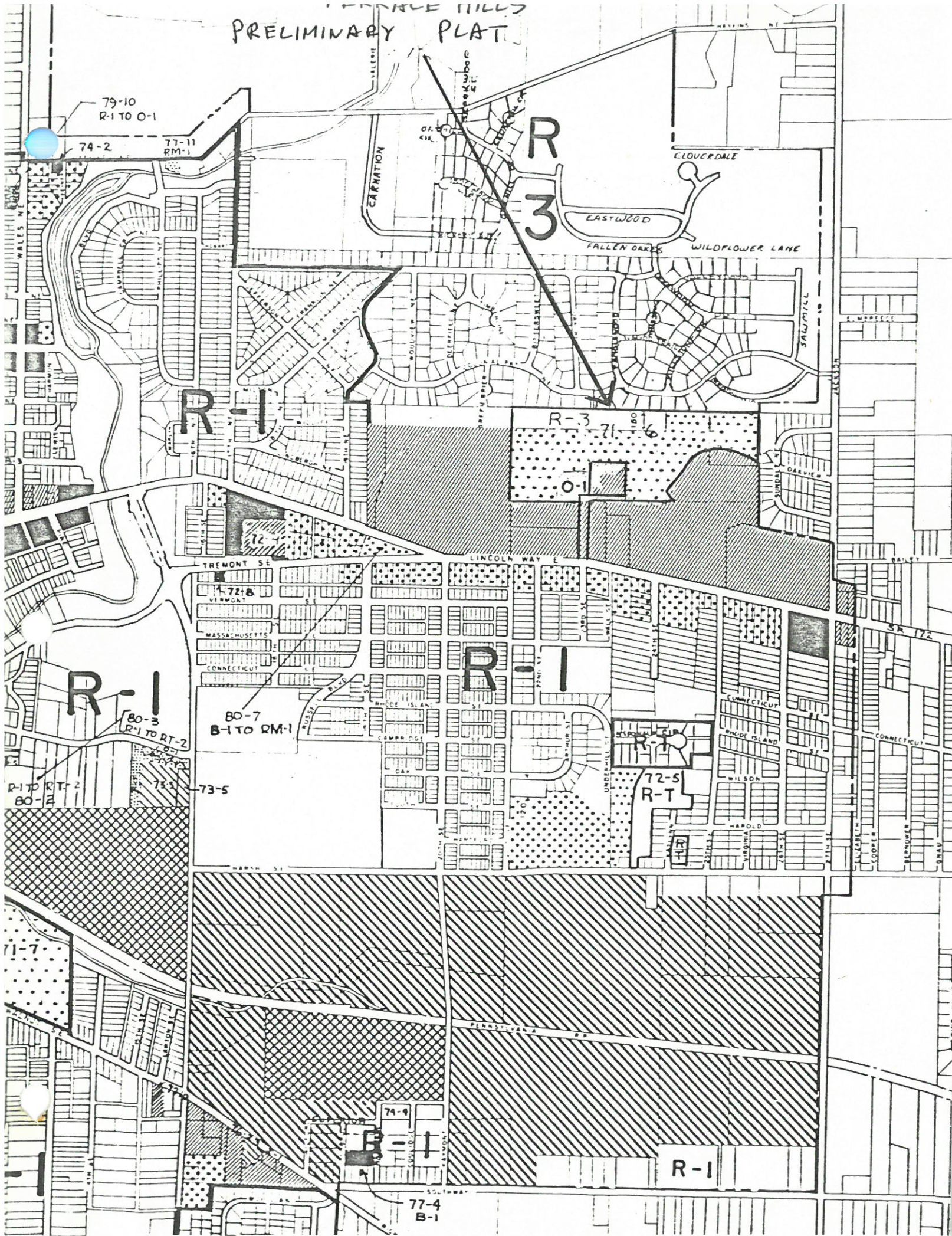
MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

MASSILLON AVE

PRELIMINARY PLAT



Members Present

Mayor Delbert A. Demmer
Chairman Fred Wilson
Rev. David Dodson
Henry Joiner
Ted Willoughby
Pearl Gray

Staff Present

Robert Wagoner
Aane Aaby
Marilyn Frazier

The Massillon Planning Commission met in regular session at 4:00 p.m. on Wednesday, February 9, 1983, in City Council Chambers. It was acknowledged that Bernie Green, Rudy Turkal, and Doris Hintz had contacted the Chairman or Clerk because they would not be able to attend the meeting. All three were excused. The first item of business was approval of the minutes of the December 8, meeting, which were approved as prepared.

The next item was a preliminary plat on Lincoln Hills Development - a 30½ acre tract of land, located on the north side of Lincoln Way, N.W., west of 27th Street, N.W., and known as and being Part of Out Lot No. 178 and Part of Out Lot No. 182 in the City of Massillon. George Protos, project developer, is proposing the subdivision of this property into 88 lots. Dennis D. Fulk is the project engineer. Mr. Wagoner presented the request. He explained that this preliminary plat had been presented to the Commission about 10 years ago by another developer, but the project could not proceed because of a problem with the sewer lines in the area. This problem has since been corrected. Aside from the fact that the site would have to be designed properly to address the curb problem, Mr. wagoner had no objections to the proposed project. Mr. Protos and Dennis Fulk were both present. Mr. Protos commented that he was willing to make any changes recommended by the Planning Commission or Planning Department. He also had an alternate plan available, which he displayed. He commented further that Mr. Brennan, ward Councilman was happy with this project. At present, the development would consist of between 88 and 91 new homes being built. Later an additional acquisition would be made in the area and it would also be developed in the same manner. The total number of homes for this development would be 126, and the selling price is to be between \$49,000-59,000. Fifteen to twenty homes would be built this summer. Ted Willoughby moved for approval of the request, seconded by Rev. Dodson, the motion carried.

The final item of business was election of officers. Fred Wilson was re-elected Chairman and Rev. Dodson was elected Vice Chairman, both unanimously. There being no further business, the meeting adjourned at 4:30p.m.

Respectfully submitted:


Marilyn Frazier, Clerk

Approved:

Fred Wilson
Chairman