

A G E N D A

MASSILLON PLANNING COMMISSION

April 13, 1983 7:30 P.M.

Massillon City Council Chambers

1. Approval of the Minutes for the Commission Meeting of March 9, 1983.
2. Petitions and Requests

Final Plat

Lincoln Hills Development No. 1: a Final Plat of 18 lots, totalling 7.1484 acres, Part of Out Lot No. 178, located on the north side of Lincoln Way West at 28th Street, N.W. This plat has been submitted by George Protos, the project developer.

Lot Split

The request is to split approximately 30 feet from the rear portion of Lot No. 2405, located at 205 Maple Ave., S.E., to be added to Lot No. 2408, located at 816 2nd Street, S.E. This lot split has been requested by Albert L. Isbell.

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 Waste-water 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. This request has been submitted by Francis H. Cicchinelli, Jr., Chairman of the Community Development and Annexation Committee of City Council. This request was tabled at the March 9 meeting to give Commission Members the opportunity to review the proposed rezoning of this area.

3. Other Business

The Massillon Planning Commission met in regular session on April 13, 1983, at 7:30 p.m. in City Council Chambers. The following were present:

Members

Fred Wilson, Chairman
Rev. David Dodson, Vice Chairman
Mayor Delbert A. Demmer
Bernie Green
Henry Joiner
Rudy Turkal
Doris Hintz

Staff

Robert Wagoner
Marilyn Frazier

Also in attendance was Councilman
Francis H. Cicchinelli

The first item of business was approval of the minutes of the March 9, 1983 meeting. The minutes were approved as mailed.

The next item under Petitions and Request was a final plat of Lincoln Hills Development No. 1: a Final Plat of 18 lots, totalling 7.1484 acres, part of Out Lot No. 178, located on the north side of Lincoln Way West at 28th Street, N.W. This plat was submitted by George Protos, the project developer. The request was presented by Robert Wagoner, who explained that the preliminary plat had been approved at the March 9, 1983, meeting. The difference is the streets have been turned to face 28th Street as previously recommended. The present zoning for the area is R-T but the lots are only suitable for single family. Mr. Wagoner suggested putting a notation on the deed indicating the single family use. The property adjoining the site also has been purchased by Mr. Protos to be developed in a similar manner. Mayor Demmer asked about sidewalks and Mr. Wagoner replied that they are required under the subdivision regulations. Mr. Protos was in the audience and acknowledged his understanding of the requirements. Bernie Green moved to approve the final plat, seconded by Rev. Dodson, motion carried with Rudy Turkal abstaining.

The next item was a lot split requesting to split approximately 30 feet from the rear portion of Lot No. 2405, located at 205 Maple Ave., S.E. to be added to Lot No. 2408, located at 816 2nd Street, S.E. The lot split was requested by Albert L. Isbell. Mr. Wagoner presented this request also. Mr. Isbell lives on Lot No. 2408 and also owns Lot. No. 2405. He plans to build a garage on the portion to be split. He also intends to sell the remaining portion of Lot. No. 2405. There is adequate land to accomodate both purposes. Rudy Turkal moved for approval of the request, seconded by Doris Hintz, motion carried unanimously.

The final item before the Commission was a 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. The request was submitted by Francis H. Cicchinelli, Jr., Chairman of the Community Development and Annexation Committee of City Council. This request was tabled at the March 9, meeting to give Commission Members the opportunity to review the proposed rezoning of this area. Rev. Dodson moved to remove the request from the table, seconded by Henry Joiner, motion carried. Mr. Wagoner presented the request. Owners of the recently annexed land are the City, Massillon Cemetery, St. Joseph's Cemetery, Indian River School, State of Ohio, Massillon Industrial Foundation, Michael C. Reardon, and Ohio Edison. Mr. Wagoner stated that the Perry Township Zoning Map shows the area zoned A & B. A is comparable to the City's Light Industrial and B not as heavy as the City's Heavy Industry. Reardon is thinking of doing some sand and gravel mining on their property and the cemeteries would like their area Light Industry also. The Mayor mentioned a possibility of a heavy industry use at a later time. Mr. Wagoner stated that Light Industry would accomodate any future expansion of any of the businesses in the area.

April 13, 1983

Page 2

Planning Commission minutes

As far as any future Heavy Industrial uses, a request could be submitted to the Planning Commission for future consideration. Mr. Cicchinelli commented that he would like to see this request proceed at this time because presently if any zoning developments were made in the area, Perry Township would have to act on them. Mayor Denmer moved to approve the request, seconded by Mr. Joiner, motion carried.

There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted:

Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

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Rezoning Request

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3. Other Business

816 Second St., S. E.
Massillon, Ohio, 44646
March 29, 1983

City Planning Commission
City Hall
Massillon, Ohio, 44646

Gentlemen:

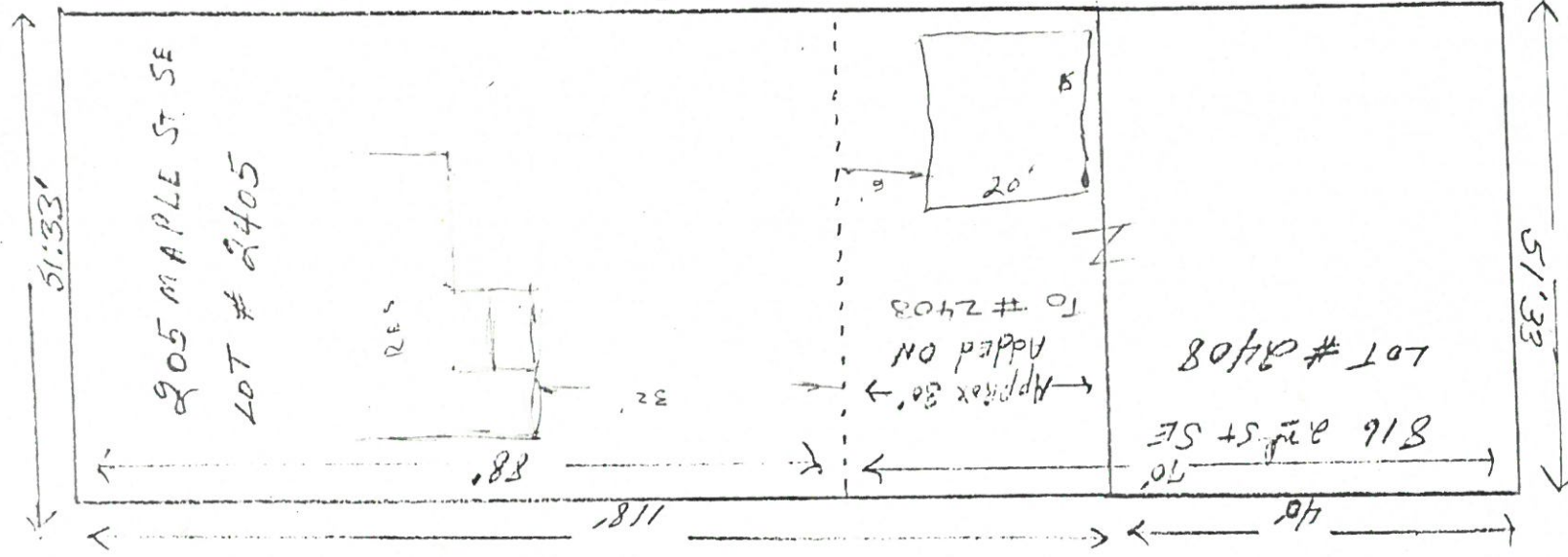
I request permission to add approximately 30 feet from Lot No. 2405
at 205 Maple, S. E., Massillon, Ohio, to Lot No. 2408 at 816 Second St.,
S. E., Massillon, Ohio.

Yours truly,

Albert L. Isbell

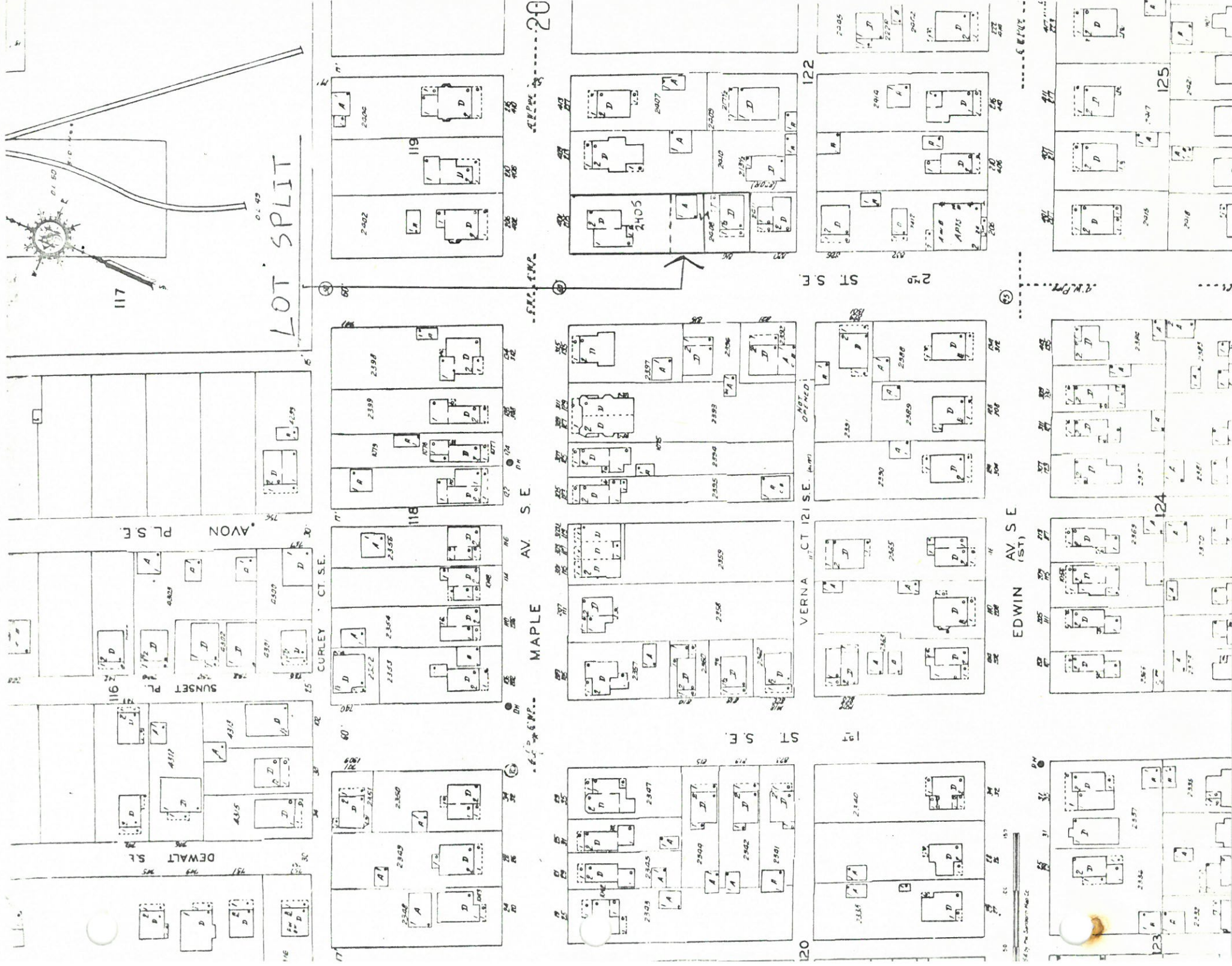
ALBERT L. ISBELL

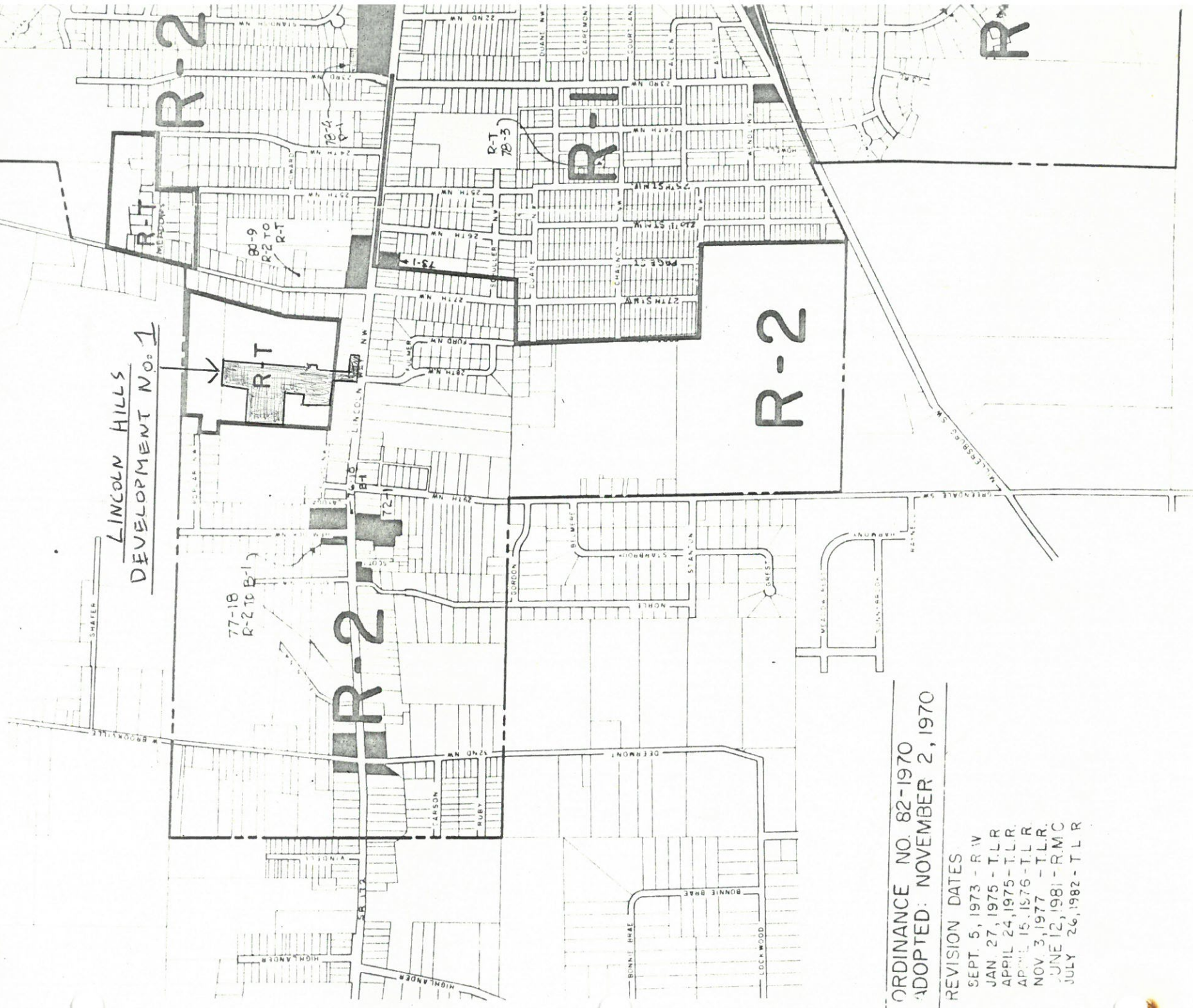
MAPLE ST. SE.



Lot Split
Request

2nd St SE

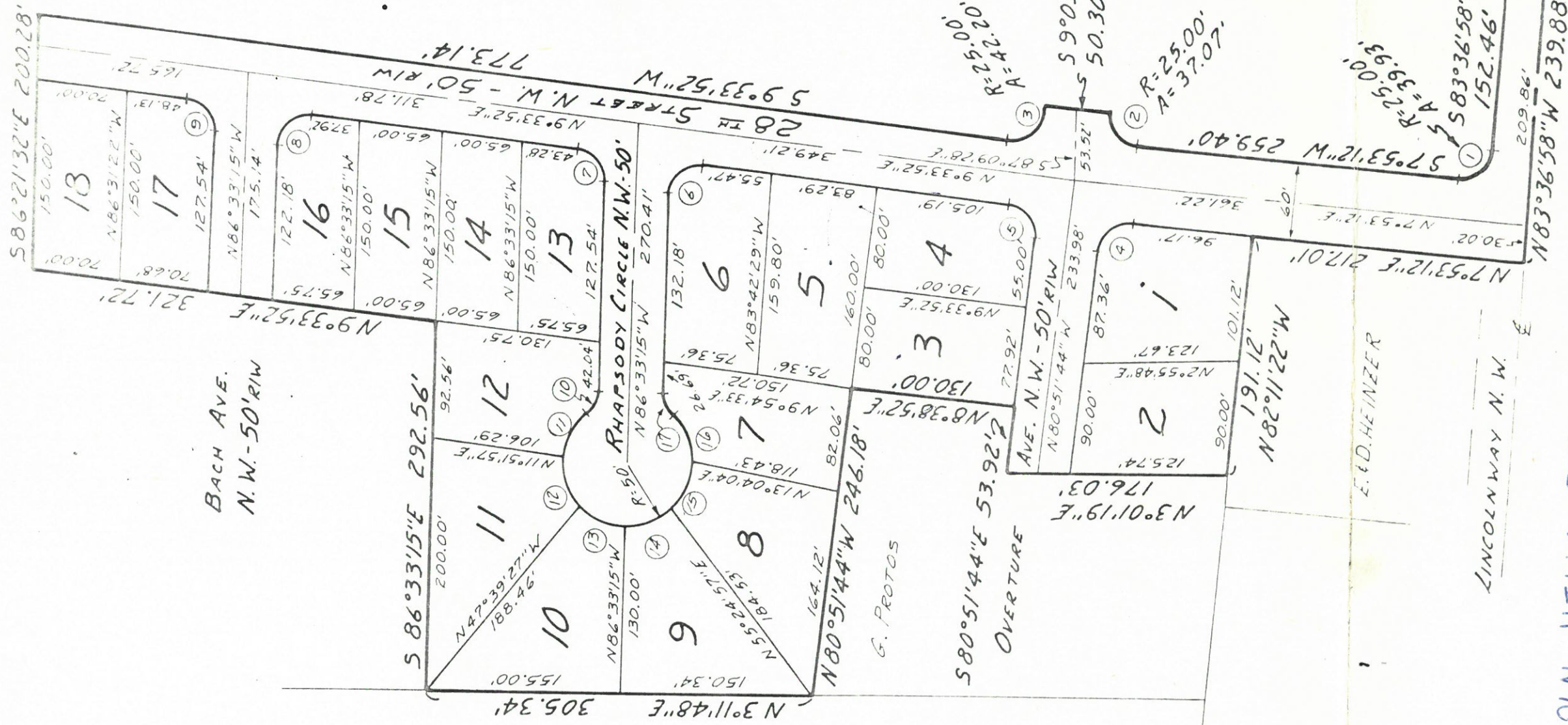




ORDINANCE NO. 82-1970
ADOPTED: NOVEMBER 2, 1970

REVISION DATES

- SEPT. 5, 1973 - R W
- JAN. 27, 1975 - T L R
- APRIL 24, 1975 - T L R
- APRIL 15, 1976 - T L R
- NOV. 3, 1977 - T L R
- JUNE 12, 1981 - R M C
- JULY 26, 1982 - T L R



LINCOLN HILLS DEVELOPMENT No. 1

MARCH 9, 1983

Members present : Fred Wilson, Mayor Delbert Denmer, Rev. David Dodson, Rudy Turkal, Bernie Green, Pearl Gray, Doris Hintz. Staff present: Robert Wagoner, Aane Aaby, Marilyn Frazier.

The Massillon Planning Commission met in regular session on March 9, 1983, at 7:30 p.m. in Massillon City Council Chambers.

The first item of business was the approval of the minutes of the February 9, meeting. The minutes were approved as prepared.

The next item under petitions and requests was a rezoning request from Francis H. Cicchinelli, Jr., Chairman of the Community Development and Annexation Committee for a recently annexed 408 acre tract of land, known as South Massillon Annexation, consisting of Out Lot Nos. 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.

Mr. Wilson read Section 170.33 Zoning of Annexed Areas:

Whenever any area is annexed to the City of Massillon, one of the following conditions will apply:

1. Land that is zoned previous to annexation shall be classified as being in whichever district of this Ordinance most closely conforming with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the City Council and the City Council shall consider same as required by State Law.
2. The City Council shall adopt an appropriate addition to the Zoning Map for land not zoned prior to annexation immediately following said annexation. The Planning Commission shall recommend the appropriate zoning districts for such land to City Council.

Mr. Wagoner presented the request. He stated that the enumerated parcels of land were owned by the following: City's Wastewater Treatment Plant; Massillon Cemetery; St. Joseph's Cemetery; Indian River School; Sub station of Ohio Dept. of Highway, Massillon Industrial Foundation; Michael C. Reardon; Ohio Edison; City of Massillon; and Indian River School. There are 6-8 houses and a small manufacturing plant not included in the annexation. Mr. Wagoner commented further that the light industrial classification would accomodate any expansion anticipated by the industries in the area. After some discussion by the members, Mr. Turkal moved to table the request until the Commission could investigate this further, Pearl Gray seconded, the motion for tabling the request was carried.

The next item of business on the agenda was a 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 a 10 single family homes. The plat has been submitted by Joseph Newman, project developer. Mr. Wagoner also presented this request. This area abutts Colonial Hills. Mr. Newman has a option to purchase the property and plans to develop it in several phases, with the nursing home being the first phase, followed by elderly housing,

and office building, then the condominium units and 10 homes. The sanitary sewer would tie into the Lincoln Way lines, with a small portion going through the Colonial Hills drainage. The certificate of need for the nursing home has already been secured. Mr. Newman was present and stated that they would like to start on the nursing home in May. They intend to have the nursing home and congregate housing units completed before winter. He added that the condos and housing (single family) units are undetermined at this time because of the housing market. The housing units would range in price from \$60,000 to \$80,000. He would anticipate the completion of the entire project to be three or four years. Mr. Hartsock of 1941 Colonial Parkway, N.E. was present and wanted to know what provisions were made for storm water. Mr. Newman assured Mr. Hartsock that both he and his engineer, would cooperate fully with the City to alleviate any drainage problems created by this project. Mr. Newman stated that he felt this project was good for the City of Massillon and he pledged to work closely and cooperatively with the City concerning it. Rev. Dodson moved to approve the plat, seconded by Bernie Green, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:30 p.m.

Respectfully submitted:

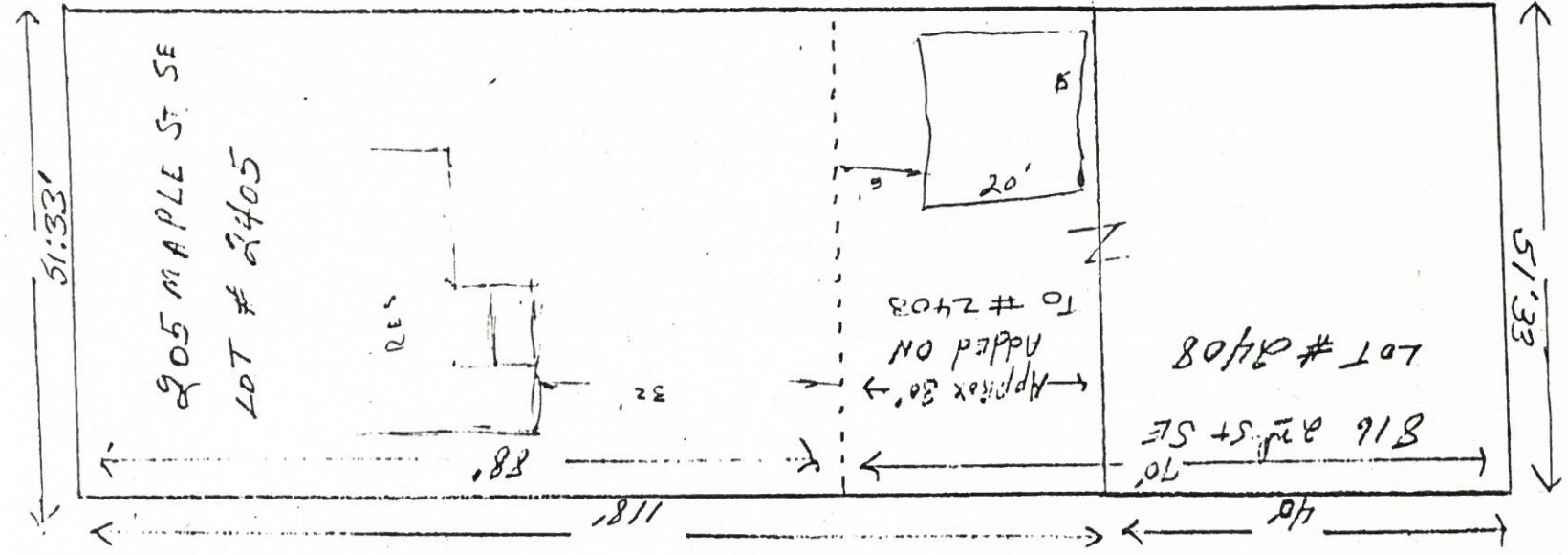


Marilyn Frazier, Clerk

Approved:

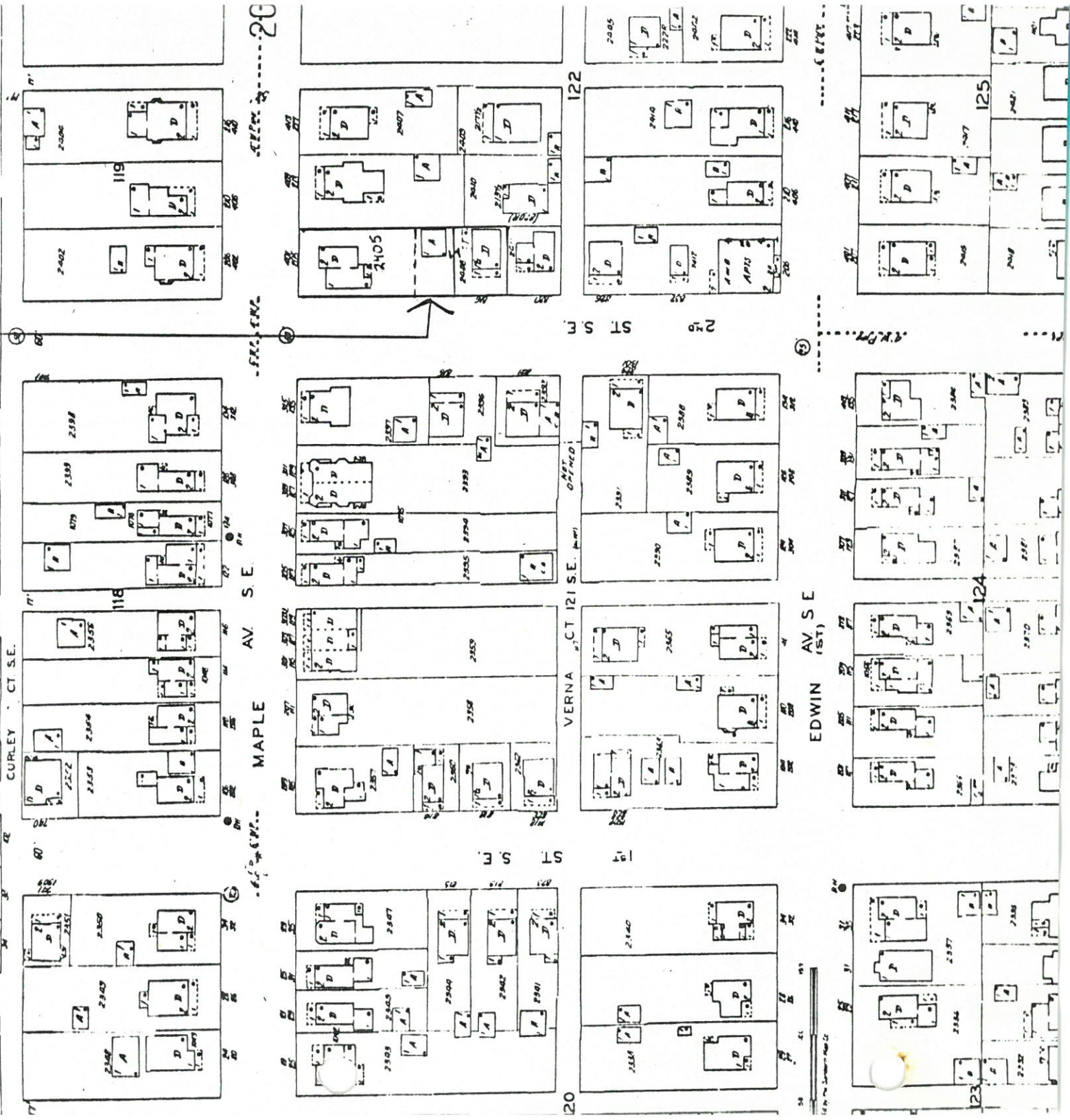
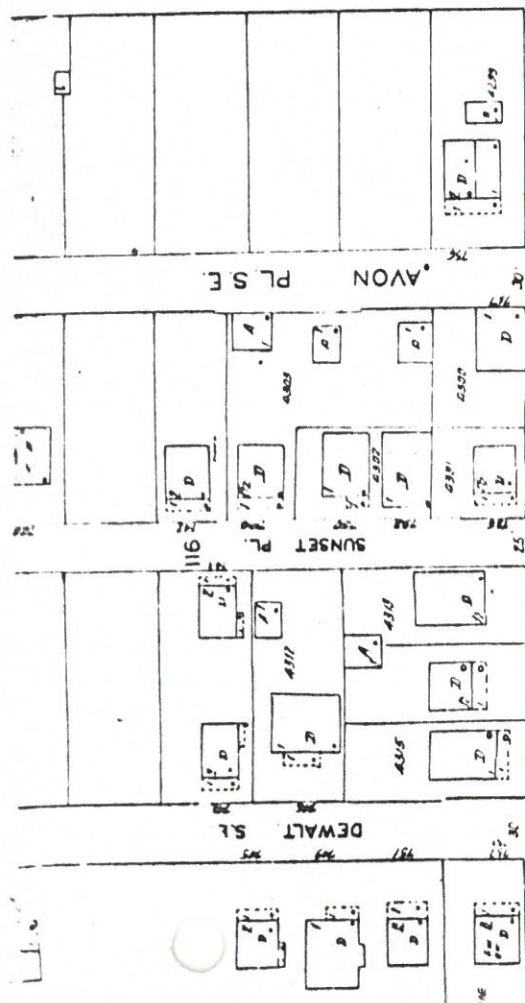
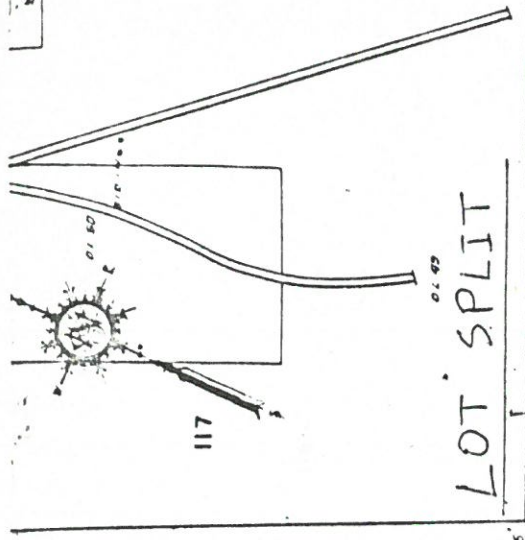
Fred Wilson, Chairman

MAPLE ST. SE.



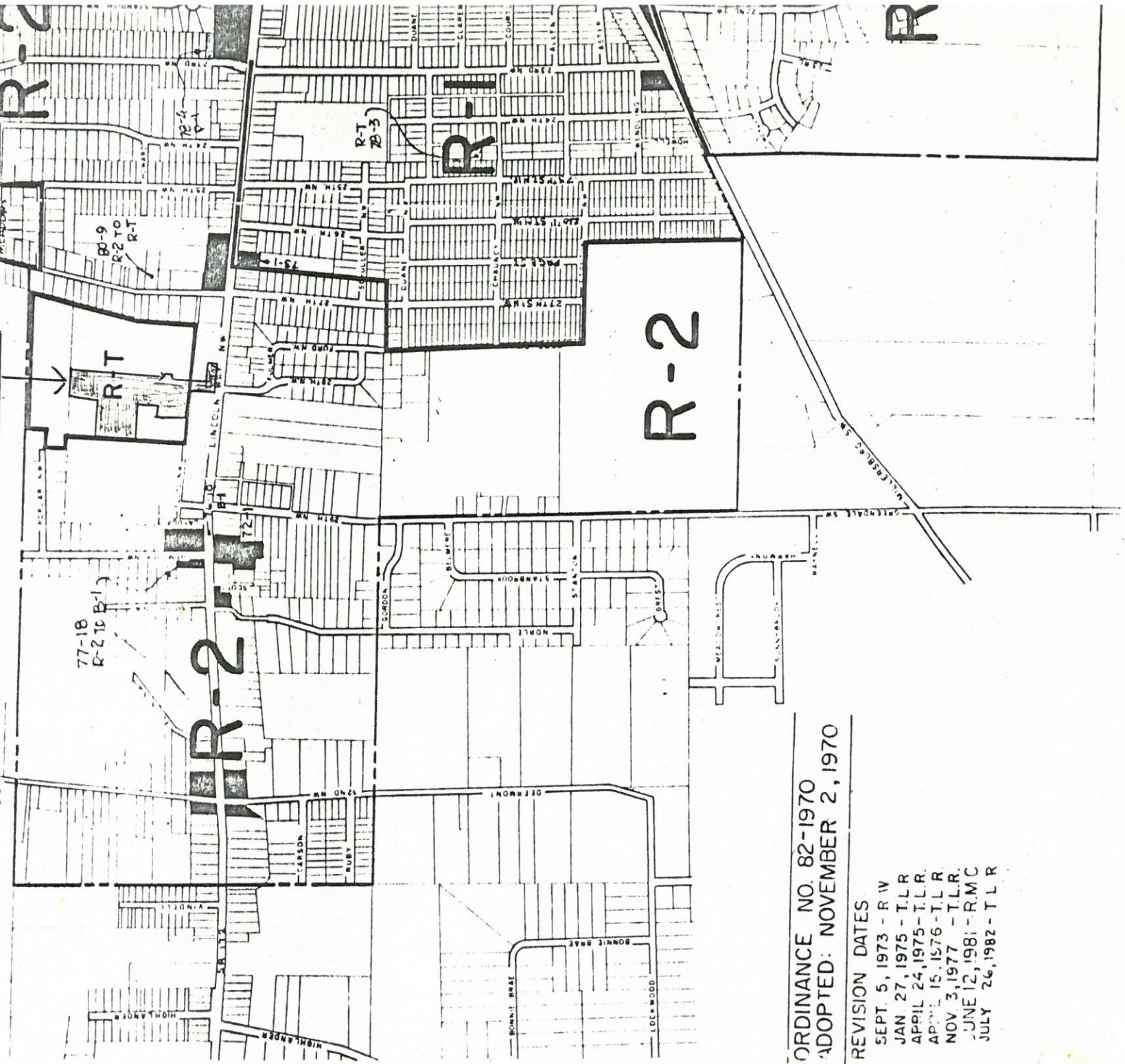
Lot Split
Request

2nd St SE



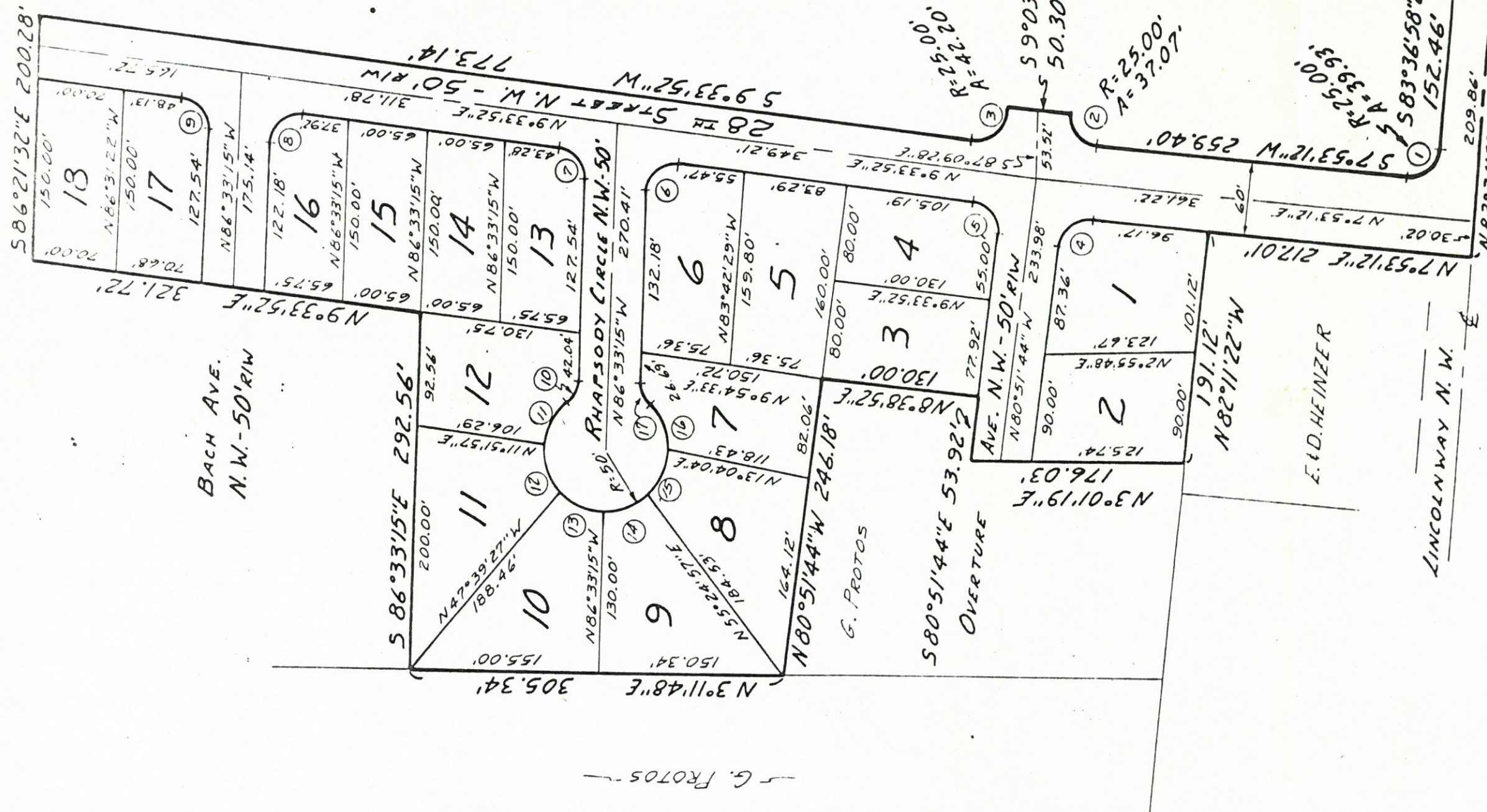
72-1975

LINCOLN HILLS
DEVELOPMENT NO. 1



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