

A G E N D A

MASSILLON PLANNING COMMISSION

June 8, 1983 4:00 p.m.

Mayor's Conference Room

1. Approval of the Minutes for the Commission Meeting of April 13, 1983.
2. Petitions and Requests

Alley Vacation

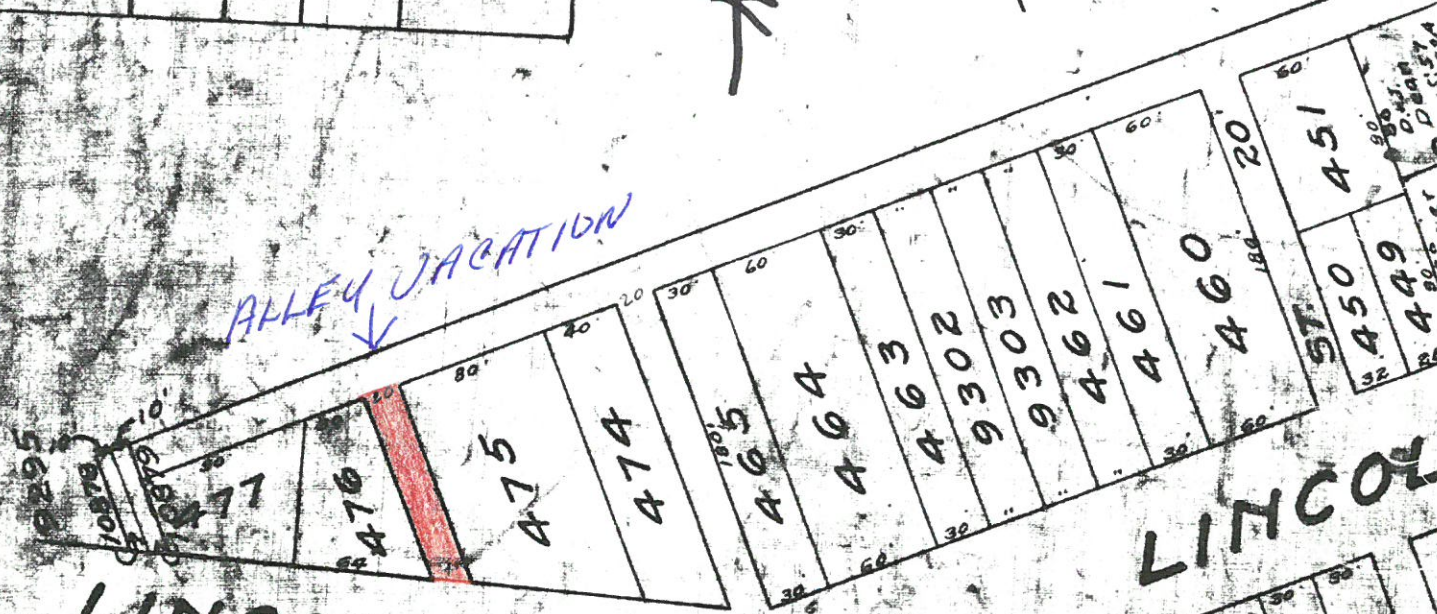
The request is to vacate a 20 foot alley lying between a 20 foot vacated alley and a 20 foot existing alley and running in a north/south direction between Lincoln Way, N.W. and a 20 foot existing alley; that portion from the north right-of-way line of Lincoln Way, N.W. to the south right-of-way line of an existing east-west 20 foot alley. The request has been submitted by George McCauley.

3. Other Business
4. Adjournment



20'	20'	10883	100
		27'	33'
		446	
		447	

ALLEY VACATION
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LINCOLN

LINCOLN

MAIN

478
Shell Co. Corp.
10510
22-10

60'



WABASH

AVE

FIR

459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492

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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 Cemetary, St. Joseph's Cemetary, 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 somesand 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.

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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 Demmer 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