

AGENDA

Massillon Planning Commission

August 10, 1983 7:30 p.m.

Massillon City Council Chambers

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

Lot Split

The request is to split 13 feet from the east end, or rear, of Lot No. 839, located at 718 3rd Street, N.E. This 13 feet will then be added to Lot No. 831, located at 719 4th Street, N.E. The purpose of this lot split is to create the possibility of building a house on each lot. This request has been submitted by Richard P. Roll:, Construction Superintendent of First Savings and Loan Co.

Lot Split

This requested lot split is as follows:

- a) To split off 4,035 square feet from the west side of Lot No. 9496, located along Tremont Avenue, S.E. The portion to be split off includes the residence at 540 Tremont Ave., S.E. The balance of the lot includes the residence at 542 Tremont Ave., S.E., and contains a total of 6,632 square feet.
- b) To split off 2,833 square feet from the southeast portion of Lot No. 9497, including the residence at 546 Tremont Ave., S.E. The balance of this lot includes a garage and contains a total of 5,160 square feet.

This request has been submitted by William K. Yost, Attorney-at-Law.

Request for Special Land Use

Meadow Wind Health Care Associates, Joseph Newman General Partner, is requesting Planning Commission approval for a proposed 100 bed nursing home, to be located on Part of Out Lot No. 417, east of the proposed extension of 23rd Street, N.E., north from Lincoln Way East. This request has been submitted pursuant to Section 170.63, Paragraph 2, of the Massillon Zoning Code, "Principle Uses Permitted Subject to Special Conditions" in an RM-1 Multiple-Family Residential District.

Final Plat

Meadow Wind Health Care Center and the Extension of 23rd Street, N.E., located on Part of Out Lots No. 330 and 417, on the north side of Lincoln Way East. Total Project Area-6.20 acres. Submitted by Joseph Newman, Project Developer.

3. Other Business

The Massillon Planning Commission met in regular session on June 8, 1983, at 4:00 p.m. in the Mayor's Conference Room. The following were present:

Members

Chairman Fred Wilson
Vice Chairman Rev. David Dodson
Ted Willoughby
Rudy Turkal
Pearl Gray

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

Also present was Don Cornell

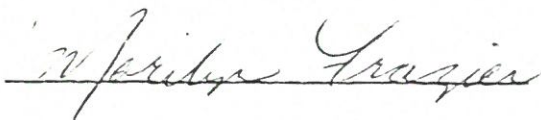
The first item before the Commission was approval of the minutes of the June 8, meeting. Rev. Dodson moved for approval, seconded by Rudy Turkal, the motion carried unanimously.

The next item under Petitions and Requests was a Lot Split. The request was to split approximately 45 feet off the north end of Lots 1814 and 1815, located at 112 - 114 10th Street, S.W. and 932 Tremont, S.W. The lot split was requested by the Cornell Agency, representing the Blanche W. Urban Estate.

The request was presented by Aane Aaby. Lots 1814 and 1815 are under one ownership with two buildings, a 2½ story house and also a 2½ story duplex. The house sits on Tremont and the duplex has a 10th Street address. There is a series of garages to serve both lots. Because the properties are to be sold separately the lots need to be split allowing a 4 stall garage to become a part of the Tremont property and a 2 stall plus 1 additional garage to become a part of the duplex property. This plan would create substandard lots. Don Cornell of Cornell Real Estate was present and explained that as is this property is not likely to be sold. His opinion is that they would probably be able to find a buyer for the house and another for the duplex. He referred to the duplex as a "handyman's special." He also commented that an easement would be provided for the purchaser of the house to have access to the garages. Mr. Wilson suggested that adding 15 feet to the yard of the duplex would give the residents more area without jeopardizing the lot for the house. Mr. Cornell had no objections to this plan, but stated again that according to his professional opinion and the current market, he didn't feel this property would sell as is and the only hope of finding a purchaser was to split the lot. Rudy Turkal moved to approve the request with the stipulation that an additional 15 foot piece be split off the north end of the property with the house, seconded by Rev. Dodson, motion carried unanimously.

There being no further business, the meeting adjourned at 4:25 p.m.

Respectfully submitted:



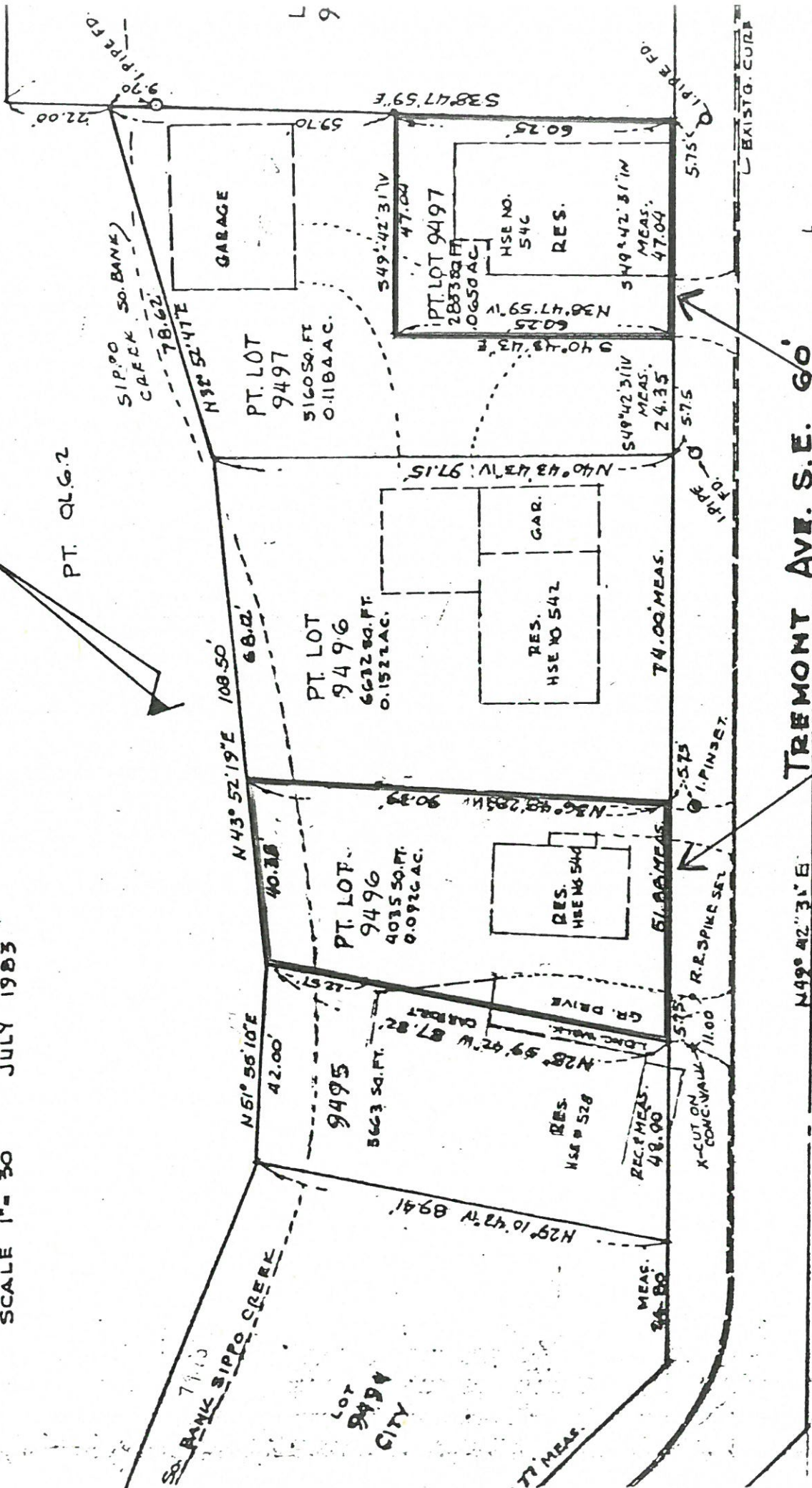
Approved:

Fred Wilson, Chairman

Robert P. Hoover
ROBERT P. HOOVER - OHIO REG. NO. 6133

SURVEY LOTS 9496 & 9497

MASSILLON, STARK CO., OHIO
 ROBERT F. WAGONER, REG. SURVEYOR NO 4787
 SCALE 1" = 30' JULY 1983



TREMONT AVE. S.E. 60'

Proposed Lot Splits

3

R-1

R-11

R - 1

R-T

77-4
B-1