

AGENDA

Massillon Planning Commission

September 14, 1983 7:30 P.M.

Massillon City Council Chambers

1. Approval of the minutes for the August 10, 1983 Commission meeting.
2. Petitions and Requests

Final Plat - Meadow Wind Health Care Center

Final Plat of part of Out Lot No. 330, Parts of Out Lot No. 417, and Part of Out Lot 418, including the dedication of an extension of 23rd Street, N.E., located on the north side of Lincoln Way, East. Total Project Area: 13,537 acres. Project Developer: Joseph Newman, Project Engineer: Friedl and Harris, Inc.

Alley Vacation

The request is to vacate a 12 foot alley lying between 1st Street, N.E. and Old Canal Bed, and running in a north-south direction between Ohio Avenue, N.E. and State Avenue, N.E.; the request being to vacate that portion from the south right-of-way line of Ohio Avenue, N.E., to the north right-of-way line of State Avenue, N.E. The request is being submitted by Jeannette M. Boing.

Street Vacation

The request is to vacate a portion of 6th Street, N.W. at the Norfolk and Western Railroad Tracks. This street vacation is being requested so that a private rail crossing can be built in this area.

3. Presentations and Reports

Lincoln Centre Project

A report will be presented outlining the proposed Lincoln Centre Project being planned for the western portion of the City's Central Business District. Facilities being planned for this development include a civic center, a hotel and restaurant complex, a parking deck, and other retail, commercial, and institutional development.

The Massillon Planning Commission met in regular session in City Council Chambers on Wednesday, August 10, 1983 at 7:30 p.m. The following were present:

Members

Mayor Delbert Demmer
Chairman Fred Wilson
Henry Joiner
Pearl Gray
Doris Hintz

Staff

Robert Wagoner, City Engineer
Marilyn Frazier, Clerk

The first item of business was approval of the minutes of the July 13, 1983, meeting. Henry Joiner moved to approve the minutes as prepared, Doris Hintz seconded, the motion carried.

Under Petitions and Requests, the first item was a Lot Split. The request was 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. The request was presented by Robert Wagoner, who introduced Mr. Roll. Mr. Roll explained the request and presented plat plans of the houses to be constructed. He stated that there had been a house on Lot No. 839. The Mayor asked if he was aware of the possibility of needing variances on this project. He was aware of this. Mrs. Hintz moved for approval of the request, seconded by the Mayor, motion carried unanimously.

The second item under Petitions and Requests was also a Lot Split. The requested Lot Split was 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. Mr. Wagoner presented the request. He stated that members of the Theodore Gregory estate is forcing the sale of the two homes on the ends. The house in the middle is to be retained by Mrs. Gregory. Presently all are under one ownership. After some comments from the Commission, Henry Joiner moved for approval, seconded by the Mayor, motion carried unanimously.

The final request before the Commission was for Special Land Use. The request was from Meadow Wind Health Care Associates, Joseph Newman General Partner, requested Planning Commission approval for a proposed 100 bed nursing home, to be located on Part of Our Lot No. 417, east of the proposed extension of 23rd Street, N.E. north from Lincoln Way East.

August 10, 1983

This request has been submitted pursuant to Section 170.63, Paragraph 2, of Massillon Zoning Code, "Principal Uses Permitted Subject to Special Conditions" in an RM-1 Multiple-Family Residential District. Mr. Wagoner presented the request. He stated that the preliminary plat had been approved by the Commission and the City was committed to it. The project meets open space requirements. The developer had planned to ask for approval of the final plat, but was not prepared at this time, therefore this item is being deleted from tonight's agenda. Pearl Gray moved for approval, seconded by Doris Hintz, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:00 p.m.

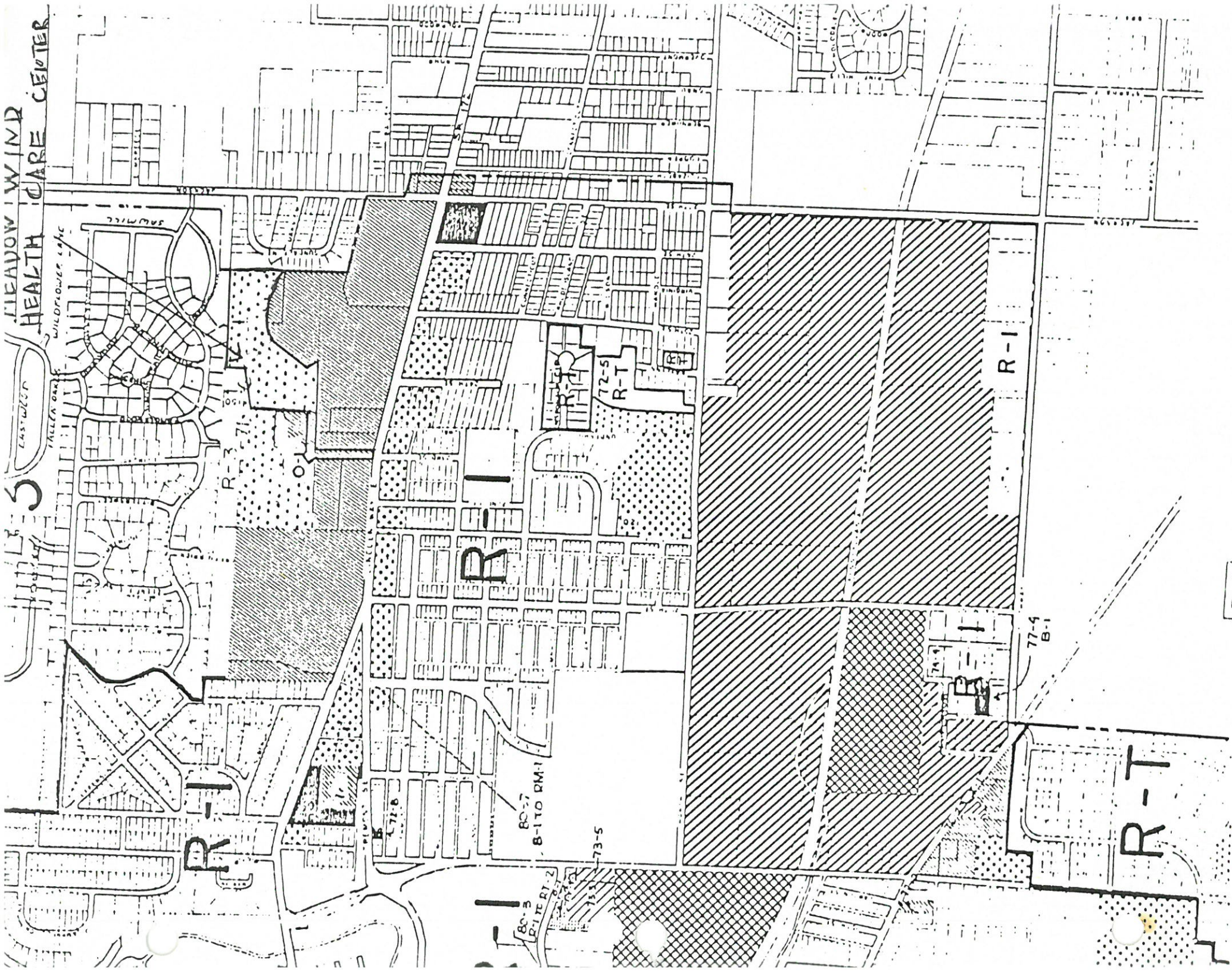
Respectfully submitted:



Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman



MEADOW WIND
HEALTH CARE CENTER

CASTLE
FALLS DAM

5

WILDFLOWER LAKE

WILDFLOWER LAKE

WILDFLOWER LAKE

WILDFLOWER LAKE

WILDFLOWER LAKE

R-1

R-1

80-7
B-1 TO DM-1

73-5

80-3
R-1 TO R-2

72-5
R-T

R-1

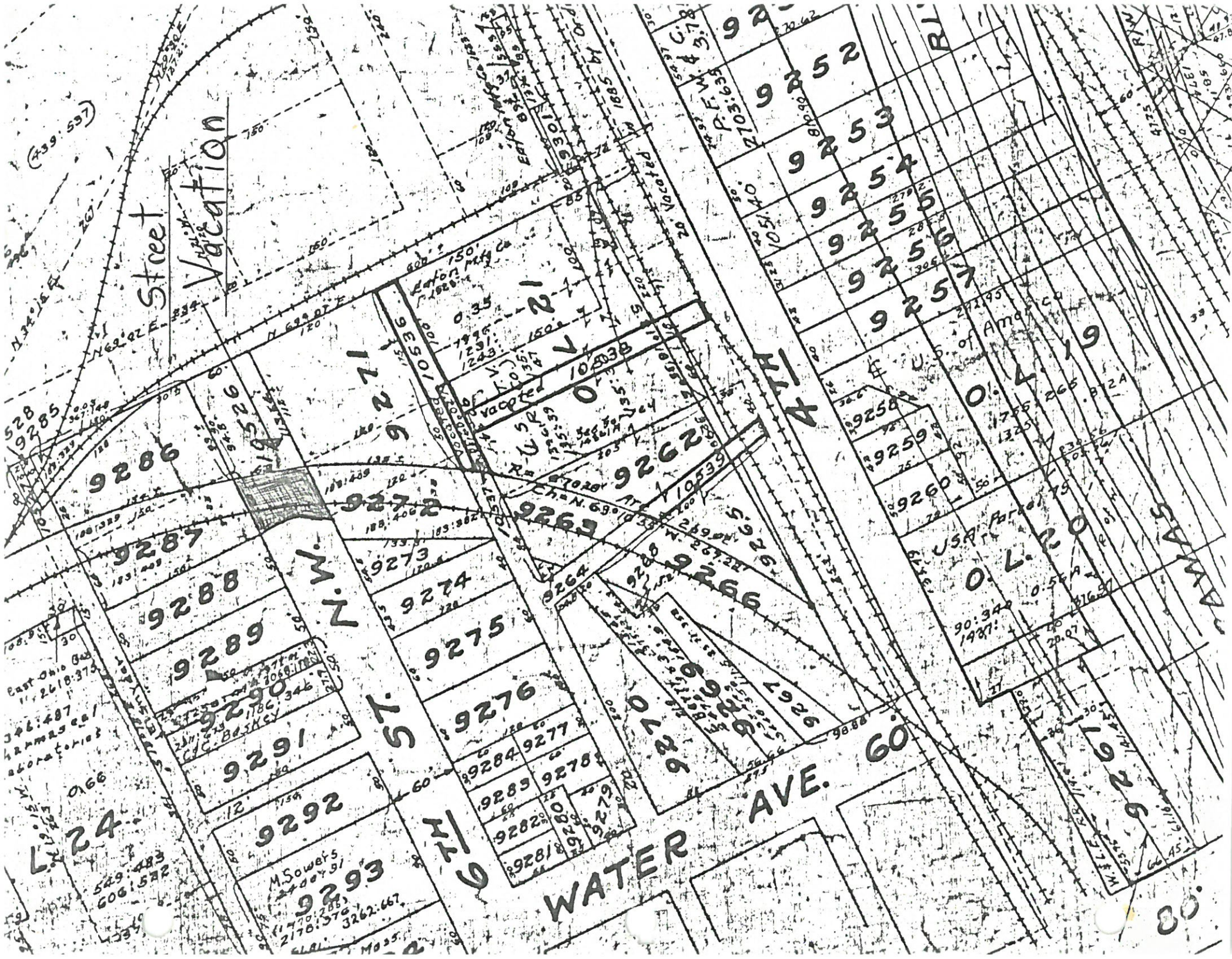
77-4
B-1

R-T

This is a detailed street map of a residential neighborhood in Cleveland, Ohio. The map shows a grid of streets and individual lots, each labeled with a number. The streets shown include:

- DAVID AVE.** (Running vertically on the left side)
- OHIO AVE.** (Running vertically in the center)
- STATE AVE.** (Running vertically on the right side)
- ERTLE** (Running horizontally at the top)
- RUTH CT.** (Running horizontally below Ertle)
- 15th** (Running horizontally in the middle)
- 14th** (Running horizontally below 15th)
- 13th** (Running horizontally at the bottom)

Individual lots are labeled with numbers, often with additional details like "G.E. KAMMER" or "G.E. KAMMER". The map also shows various street names and numbers, such as "9720", "5142", "5143", "5144", "5145", "5146", "5147", "5148", "5149", "5150", "5151", "5152", "5153", "5154", "5155", "5156", "5157", "5158", "5159", "5160", "5161", "5162", "5163", "5164", "5165", "5166", "5167", "5168", "5169", "5170", "5171", "5172", "5173", "5174", "5175", "5176", "5177", "5178", "5179", "5180", "5181", "5182", "5183", "5184", "5185", "5186", "5187", "5188", "5189", "5190", "5191", "5192", "5193", "5194", "5195", "5196", "5197", "5198", "5199", "5200".



(739.537)

Vacation Street

9285
9286

9287
9288

9289
9290

9291
9292

9293
M. Sowers
2170.570
3262.667

W. N. Z.

S. Y.

W. N. Z.

WATER AVE.

60'

W. N. Z.

R. I.

W. N. Z.

80'

9271
9272
9273
9274
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9267

U.S. of America

U.S. Parcel

U.S. Parcel

U.S. Parcel

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LINCOLN CENTRE

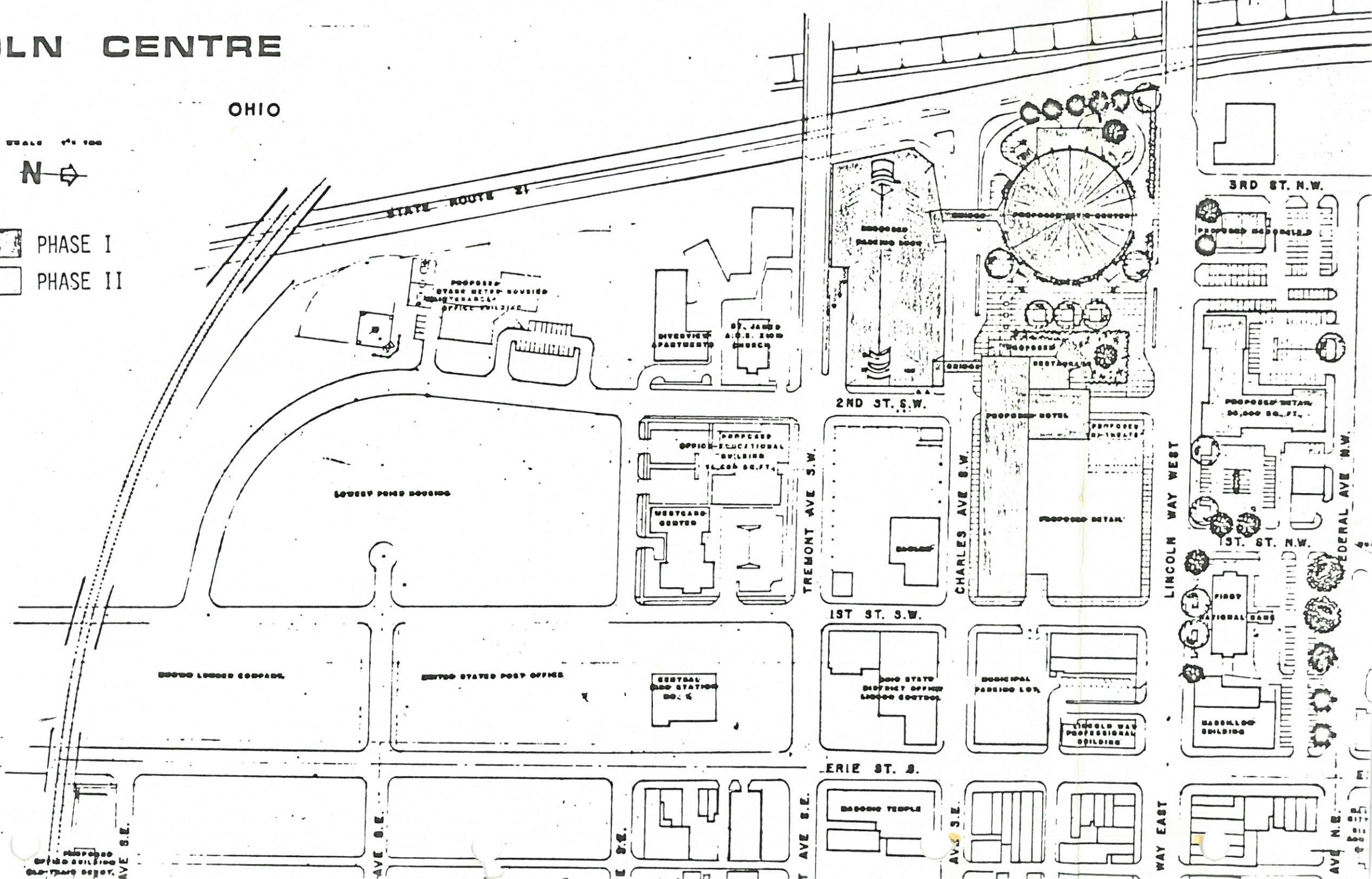
MASSILLON

OHIO

SCALE 1/4" = 100'



- PHASE I
- PHASE II



Proposed
City Building
City-Plan Dept.