

A G E N D A

MASSILLON PLANNING COMMISSION

December 14, 1983 4:00 P.M.

Mayor's Conference Room

1. Approval of the minutes for the Planning Commission meeting of November 9, 1983.
2. Petitions and Requests

Special Land Use Request

George Protos is requesting the approval of the Planning Commission to construct a restaurant at 1125 Industrial Avenue, S.W. The property is zoned I-1 Light Industrial. Planning Commission approval of the proposed use is required pursuant to Section 170.112, Paragraph 4, "Principal Uses Permitted Subject to Special Conditions in an I-1 District", of the Massillon Zoning Code.

3. Other Business

PLEASE NOTE THE 4:00 P.M. MEETING TIME

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

Members

Vice Chairman, Rev. David Dodson
Mayor Delbert Demmer
Bernie Green
Henry Joiner
David Dodson
Rudy Turkal
Pearl Gray
Doris Hintz

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first rezoning request on the agenda was located at 3212 Lincoln Way, West, Lot No. 10215; to be rezoned from R-2 Single Family Residential to B-1 Local Business to provide off-street parking, a turn around, and possible expansion of John George Convenient Store. The request is being made by William J. Vellios. Mr. Aaby presented the request to the Commission. He explained that the site has a vacant house on it and the owner wishes to have the house demolished and provide additional parking for the store. He also stated that all four corners in this area are zoned Local Business. Mr. Vellios was present and he commented that the house had been used at one time as rental property. Presently, he feels the house detracts from the business and would prefer to demolish it for parking and have the land available for possible expansion later. Mr. Turkal moved for approval, seconded by Mrs. Hintz, motion carried.

The second request was located at 19 10th Street, S.E., Lot No. 1478; to be rezoned from B-1 Local Business to RM-1 Multiple-Family Residential to permit the conversion of the existing structure into a multiple-dwelling unit. This request was made by Carl G. Selegan. Mr. Aaby presented this request also. He reported that this house had been damaged by fire several years ago. It sits behind Boebinger Realtors building and is in a Local Business District. The request to rezone it is being made so it can be remodeled and converted into apartments. Mr. Wagoner commented that this property has been before the Building Board of Appeals for quite some time because of its condition since the fire. After some comments by the members, Mr. Green moved for approval, seconded by Mr. Joiner, motion carried unanimously.

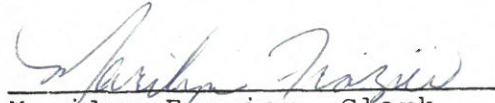
The final item before the Commission was a sketch plan - Subdivision. The location is proposed extension of Monroe Street, N.W. Part of Out Lot No. 107; to review two alternative sketch plans to: the proposed subdivision of this property, consisting of 5.078 acres. Review of these sketch plans would be prior to the preparation of a preliminary plat by the developer. These plans are being submitted by J. Allen Secrest. Mr. Wagoner presented the sketch plans. He explained that the developer presented Sketch Plan No. 1 to him for approval as provided in the Zoning Ordinance. After reviewing it and considering the fact that the plan would extend an already dead-end street he devised an alternate plan and decided it should be presented to the Commission for consideration. Plan No. 2 provides for a new street and much better access. After discussion by the Commission, Mrs. Hintz moved for approval of plan No. 1 provided there is a 46 foot right of way and 26 foot roadway, seconded by Mayor

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Cont'd.

Demmer, motion carried.

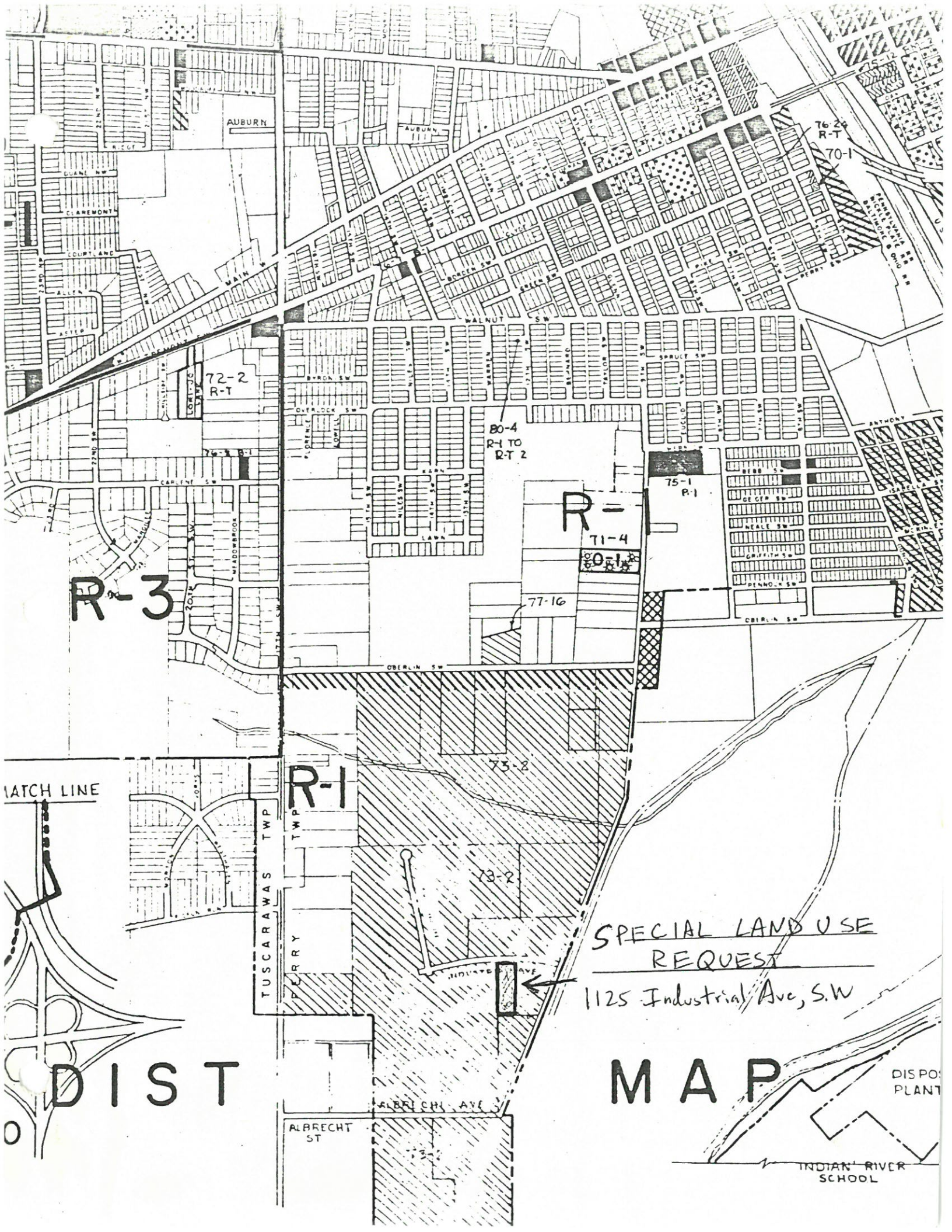
There being no further business before the Commission, the meeting adjourned at 8:15 p.m.

Respectfully submitted:


Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman



AUBURN

76-24
R-T

70-1

72-2
R-T

80-4
R-1 TO
R-T 2

75-1
R-1

R-3

R-1
71-4

77-16

R-1

73-8

73-2

SPECIAL LAND USE
REQUEST

1125 Industrial Ave, S.W

MAP

DISPOS
PLANT

INDIAN RIVER
SCHOOL

MATCH LINE

TUSCARAWAS TWP

PERRY

ALBRECHT
ST

ALBRECHT AVE

DIST