

A G E N D A
Massillon Planning Commission
October 10, 1984 7:30p.m.
Massillon City Council Chambers

1. Approval of the minutes for the September 12, 1984, Commission Meeting
2. Petitions and Requests

Rezoning Request

Location: 2015 Wales Road, N.E., located at the north west corner of Wales Road, N.E., and Burd Avenue, N.E., Part of Outlot No. 362, presently zoned O-1 Office, to be rezoned B-1 Local Business. The request is being submitted by Virgil Slutz who wishes to utilize the existing building on the property as a boutique, craft store, and beauty salon.

3. New Business

Nave-Erie Annexation

A 921.701 acre tract of land located along Nave Road east of the SR21/U.S.30 interchange and extending to Richville Drive on the east and to Navarre Road on the south. This annexation was approved by the Common Pleas Court of Stark County, Ohio, on June 28, 1984, and accepted by Massillon City Council on October 1, 1984. The Community Development and Annexation Committee of City Council is requesting the Planning Commission to investigate and recommend the appropriate zoning for this area.

4. Old Business

Proposed Amendments to the Zoning Code

- A. An amendment creating a new zoning classification: A-1 Agricultural District
 - B. An amendment creating a new zoning classification: R-MH Mobile Home Park District
5. Other Business

The Massillon Planning Commission met in regular session on September 12, 1984, at 7:30 p.m. in Massillon City Council Chambers. The following people were present:

Chairman Fred Wilson
Rev. David Dodson
Bernie Green
Henry Joiner
Pearl Gray

Robert Wagoner
Aane Aaby
Marilyn Frazier
Frank Cicchinelli
T. Roy Roberson

Prior to the official start of the meeting, Mr. Cicchinelli and Mr. Roberson gave a summary of the proposed zoning amendments on the agenda. It was determined that the proposed Agricultural and Mobile Home Park Districts are intended as a sort of protection for future annexation areas.

The first item of business was the minutes of the August 8, meeting. The minutes were approved as prepared.

The next item under Petitions and Requests was a Rezoning Request. Location: Lot No. 10425, located on the north side of Tremont Avenue, S.E. between 16th Street, S.E. and 18th Street, S.E. to be rezoned from R-1 Single-Family Residential to B-1 Local Business. The request has been submitted by Ronald Sinay of Buckeye Trophy for the purpose of providing future access onto Tremont Avenue from O.L. 333 (the location of Buckeye Trophy). Mr. Aaby presented the request. Mr. Sinay has an option on the property. The request was submitted to only include the western portion of the lot, but the Planning Department staff felt it should be the entire lot. This proposal will allow for access for Buckeye Trophy onto Tremont Street. This will take some of the traffic burden away from Lincoln Way. The ingress and egress now isn't very good for large trucks. North on Tremont is mostly business and south on Tremont is residential. The Planning Department feel that the request would be consistent with the zoning in the area. Mr. Wagoner displayed a map showing the streets in the area. Mr. Sinay was present and he agreed with Mr. Aaby's comments. Rev. Dodson moved for approval, seconded by Mr. Green, motion carried.

The next item under new business was the proposed amendments to the Zoning Code.

A. An amendment creating a new zoning classification: A-1 Agricultural District.

B. An amendment creating a new zoning classification: R-MH Mobile Home Park District.

C. An amendment establishing home occupations as a permitted use subject to special conditions, in R-1 through R-3 Single Family Residential Districts.

After extensive general discussion on the proposed amendments, it was decided that the Commission review the proposed amendments and be prepared to make rulings on them at the next meeting. (The proposed amendments are a part of the minutes)

Mrs. Dan Harold was present. She was interested in opening an antique shop in her home on Amherst Road, N.E. She wondered if it would be covered under the Home Occupations. After listening to the discussion concerning the proposed amendments, it was determined that the only way she could do this was to have the property rezoned. She was not interested in requesting a rezoning.

The meeting adjourned at 9:00p.m.

Respectfully submitted:

Marilyn Frazier
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

THE CITY OF MASSILLON, OHIO

INTERNAL CORRESPONDENCE

TO PLANNING COMMISSION MEMBERS

DATE October 10, 1984

FROM ... Marilyn Frazier, Clerk

SUBJECT Meeting, October 31, 1984, 7:30 p.m.

The meeting of October 10, had to be cancelled due to a lack of quorum. We are planning to schedule a combined October and November meeting for October 31, at 7:30p.m.

If you have any objections to this or cannot attend, please contact me as soon as possible.

Thank you for your cooperation.



Marilyn Frazier, Clerk

SECTION 170.21 DEFINITIONS:

Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce, provided however, that the operation of any such accessory uses shall be secondary and incidental to the normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals or the raising of mink, foxes, or other nondomesticated animals. A use shall be classified as agriculture only if agriculture is the principal or main use of the land.

Roadside Stand: A temporary structure designed or used for the display or sale of neighborhood agricultural products or other products produced on the premises upon which such a stand is located.

A-1 AGRICULTURAL DISTRICT

INTENT:

The A-1 Agricultural District is established as a zone in which agricultural and certain related uses are encouraged as the principal uses of land. The specific intent is to facilitate the proper use of lands best suited to agriculture in order to minimize the conflicts between urban and agricultural uses, to preserve and protect agricultural land from unnecessary encroachment by nonagricultural uses, and to prevent the premature termination of agricultural pursuits.

PRINCIPAL USES PERMITTED:

In an Agricultural District, no building or land shall be used and no building shall be created except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Agricultural buildings and uses provided:

- a) Buildings used to house farm animals shall be located no less than 200 feet from any residential structure other than that located on the property in question.
- b) Livestock or poultry raising or breeding for commercial purposes shall only be permitted on lots of five (5) acres or more.
- c) Roadside stands, including one sign advertising such products not exceeding twenty (20) square feet, may be erected beyond the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line. A total of two (2) Off-Street parking places be provided. Such stand, sign, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.

- d. Slaughter houses, fertilizer works, plants for the processing of animal skins or hides, and plants for the reduction of animal matter are specifically excluded from this District.
2. One-family detached dwellings.
3. Publicly owned and operated parks, playgrounds, and recreational facilities.
4. Conservation of natural resources including land and water conservation and wildlife refuges.
5. Accessory buildings and uses, customarily incident to any of the above permitted uses.

PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Utility and public service building and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
2. Private non-commercial recreational areas; institutional or community recreation center; non-profit swimming pool clubs, all subject to the following conditions:
 - a. The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a major thorofare as designated on the Major Thorofare Plan, and the site shall be so planned as to provide all access in accordance with Section 170.167.
 - b. Front, side and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
 - c. Off-street parking shall be provided so as to accommodate not less than one-half of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of usage.

- d. Whenever a swimming pool is constructed under this Ordinance, said pool area shall be provided with a protective fence, eight (8) feet in height, and entry shall be provided by means of a controlled gate.
3. Golf courses, excluding miniature golf courses, which may or may not be operated for profit, subject to the following conditions:
 - a. The site shall be so planned as to provide all access in accordance with Section 170.167.
 - b. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.
 - c. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse affects upon adjacent property. This shall be not less than two hundred (200) feet from any property line abutting residentially zoned lands provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.
4. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:
 - a. There shall be a minimum distance of not less than ten (10) feet, between the adjoining property line, or alley right-of-way and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten (10) feet.
 - b. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
 - c. Swimming pools shall be located no less than thirty-five (35) feet from any front lot line.
 - d. No swimming pool shall be located in an easement.
 - e. For the protection of the general public, swimming pools shall be completely enclosed by a fence not less than six (6) feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premises of the residence is enclosed, then this provision may be waived by the Building Inspector upon inspection and approval.
 - f. A pool shall not be located nearer than twenty (20) feet of any overhead power line.
 - g. Accessory buildings and uses customarily incident to any of the above permitted uses.

AREA AND BULK REQUIREMENTS

	Minimum Lot Size		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)		
	Area	Width	Stories	Feet	Front	Each Side	Rear
A-1 District	1 Acre	100 ft	2 1/2	35	40	15	50

R-MH Mobile Home Park Districts

Intent:

The R-MH Mobile Home Park District is designed to provide sites for mobile home parks, which will generally serve as zones of transition between non-residential development and multiple-family residential districts. It is intended that such mobile home parks shall be so located, designed, and improved as to provide a desirable residential environment protection for adjacent residential properties, and access for vehicular traffic without traversing minor streets in adjoining residential neighborhoods.

Principal Uses Permitted:

In a Mobile Home Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Mobile Home Parks
2. Accessory structures and uses customarily incident to the above permitted uses.

In a Mobile Home Park District, recreational vehicles shall not be occupied as living quarters and commercial areas for the sale of new or second-hand mobile homes shall not be permitted.

Required Conditions

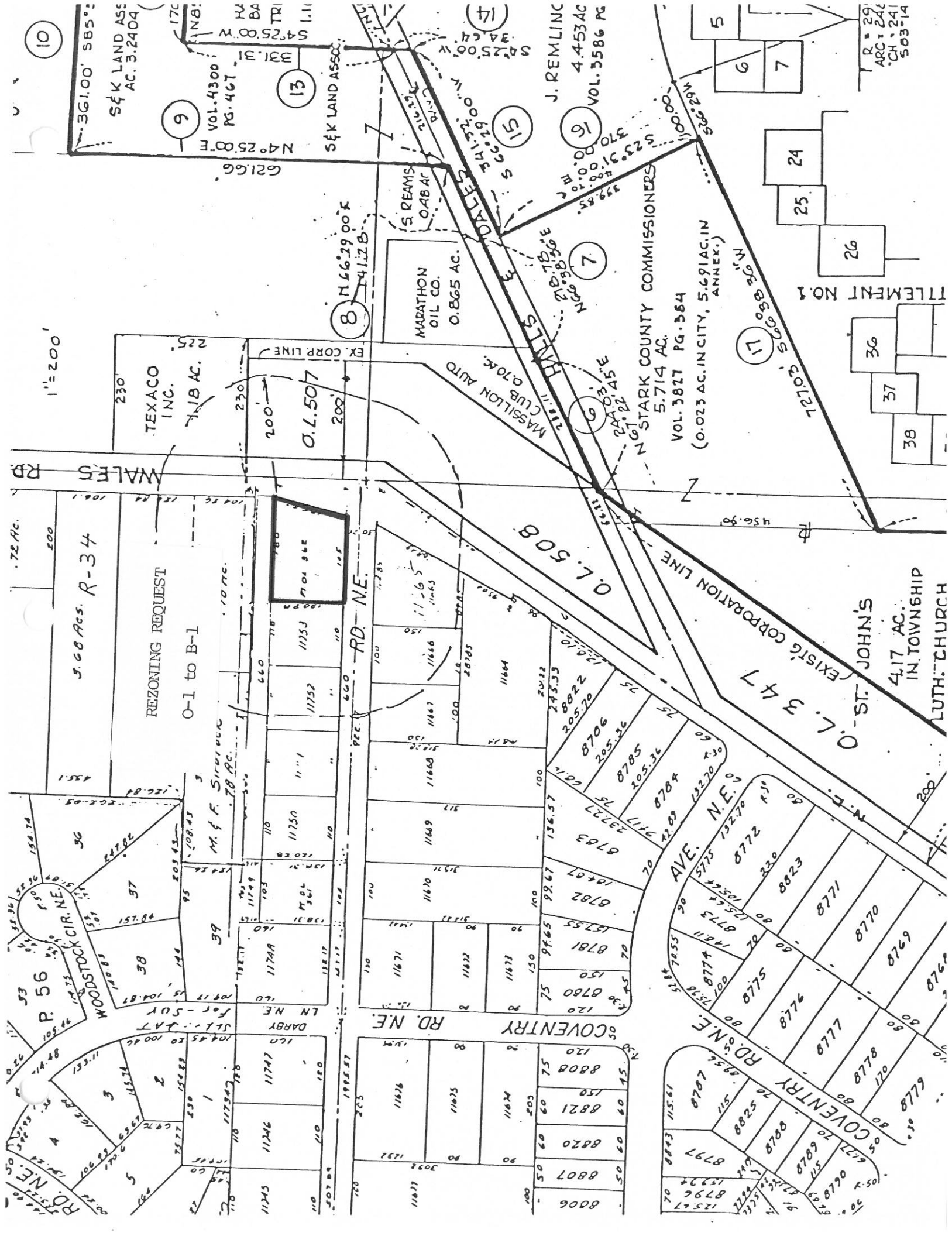
1. All site plans for mobile home park developments shall be submitted to the City Site Plan Review Committee for its review and approval prior to the issuance of a building permit.
2. ~~Mobile Home Park Districts shall not directly abut any One-Family Residential District and shall be located a minimum of two hundred (200) feet from any One-Family Residential District. At least one side of the Mobile Home Park District shall directly abut either an RM-1 Multiple-Family or an R-T Two-Family Residential District.~~
3. All mobile home park developments shall be a minimum of ten (10) acres in size.

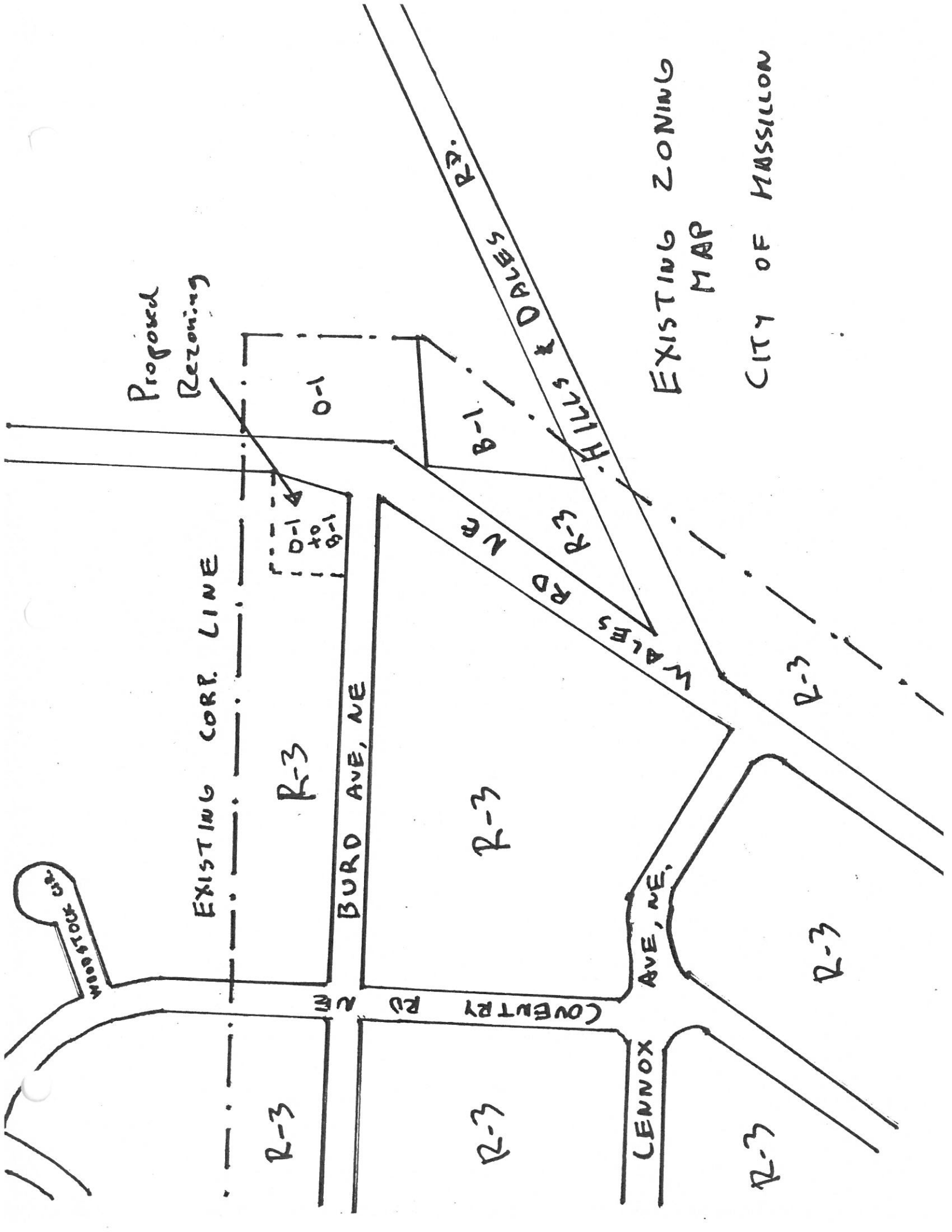
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4. Access from the mobile home park to the nearest major thoroughfare shall be by means of a public right-of-way of not less than sixty (60) feet in width. No access shall be permitted through a One-Family Residential District. No mobile home lot shall have direct access for vehicles to a public thoroughfare.
5. The mobile home park development shall provide a twelve (12) foot greenbelt between itself and all abutting districts. The greenbelt shall provide a continuous year round obscuring screen. A five (5) foot masonry wall may be substituted for the greenbelt with the approval of the Planning Commission.
6. Each mobile home lot shall contain a minimum area of at least five thousand (5,000) square feet.
7. Each mobile home unit shall contain a minimum of five hundred (500) square feet of living space per family.
8. Each mobile home unit shall be parked on a concrete slab of a minimum size of 14 X 50 feet.
9. No mobile home shall be located closer than fifty (50) feet to the right-of-way line of a major thoroughfare, or twenty (20) feet to any mobile home park property line.
10. No building or structure hereafter erected or altered in a mobile home park shall exceed one-story or fourteen (14) feet in height.
11. A minimum of two (2) off-street, automobile parking spaces shall be provided on each mobile home lot. In addition, the operator of the mobile home park shall provide a separate parking lot, providing a minimum of one (1) parking space for every two (2) mobile home lots. Said parking lot shall conform to all yard requirements and shall be suitably paved to eliminate dirt and dust.
12. Each mobile home lot shall provide underground services and utilities for each mobile home and service center.
13. All mobile homes must be enclosed from the ground to the floor level of the mobile home with a solid or lattice type enclosure in order to eliminate any unsightly storage areas.
14. Unless otherwise provided for in this Ordinance, all mobile home parks shall conform to the following laws and regulations:
 - a. Section 3733.01 through 3733.08 of the Ohio Revised Code.
 - b. Chapter 3701-27 of the Rules of the Ohio Department of Health Public Health Council.
 - c. Section 154.90 of the Subdivision Regulations of the City of Massillon, Ohio.

Area and Bulk Requirements

See Section _____, "Required Conditions" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard set back requirements, and other requirements for the location, layout construction, drainage, sanitation, safety tie-downs, and operation of mobile home parks.





President

Ronald Mang

1st Ward

Charles "Sonny" Spielman

2nd Ward

Tom Seesan

3rd Ward

David Smith

4th Ward

T. Roy Roberson

5th Ward

Mark Van Voorhis

6th Ward

Kirk Albrecht

Council-At-Large

Francis Cicchinelli

Council-At-Large

Tony Eaglowski

Council-At-Large

Helen Maier

Clerk

Mary Ann Coyne

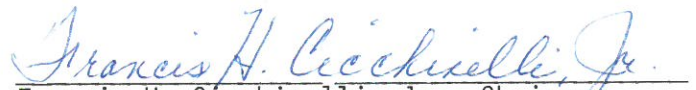
October 5, 1984

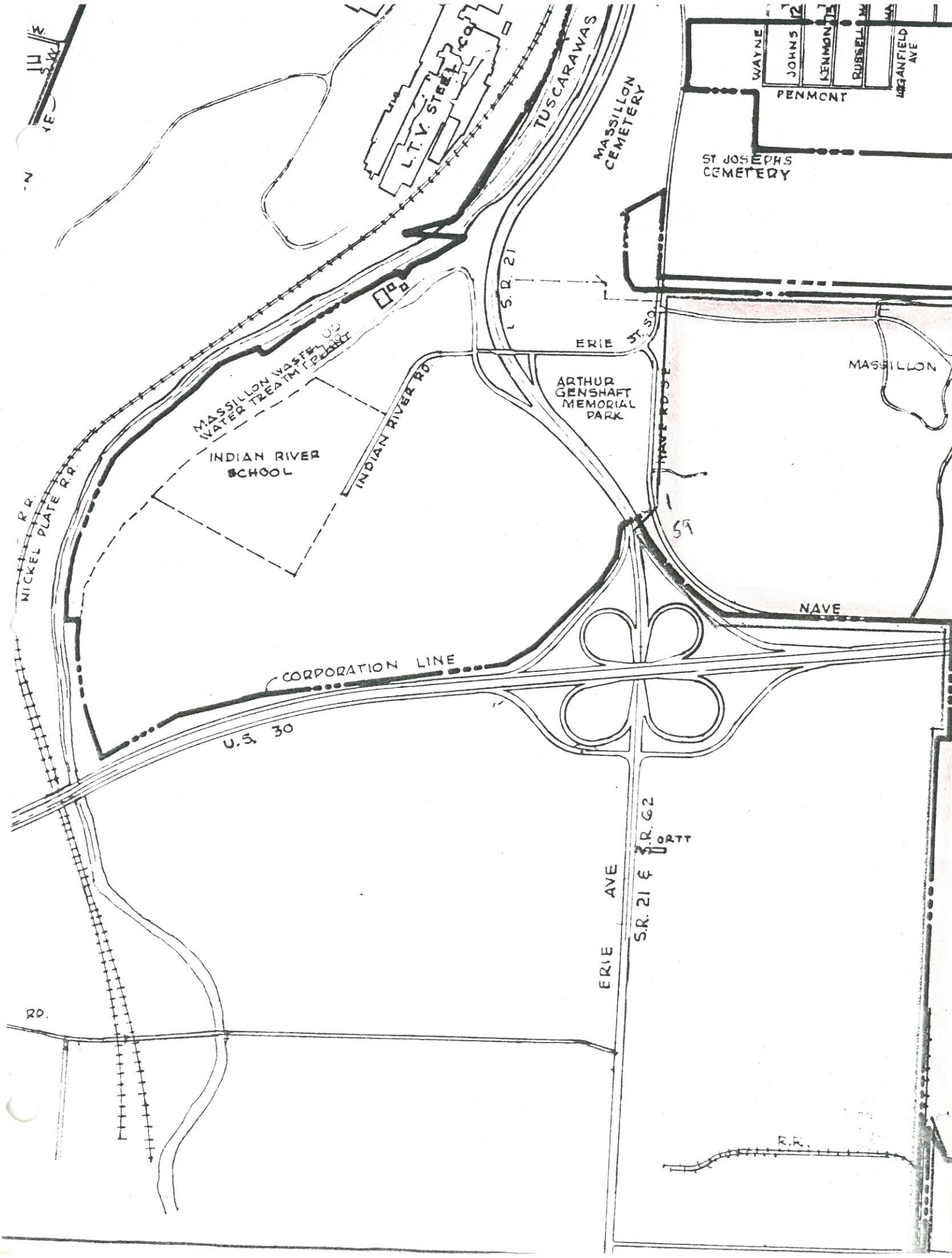
Mr. Fred Wilson, Chairman
Massillon Planning Commission

Dear Chairman Wilson:

The Community Development and Annexation Committee of Massillon City Council hereby requests the Planning Commission to investigate and recommend the appropriate zoning for the recently annexed Nave/Erie area.

Respectfully,


Francis H. Cicchinelli, Jr., Chairman
Community Development and Annexation
Committee Massillon City Council



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1E

N

L.T.V. STEEL CO.

TUSCARAWAS

MASSILLON CEMETERY

WAYNE
JOHNS
KENMONT
RUSSELL
LOGANFIELD AVE

PENMONT

ST JOSEPH'S CEMETERY

MASSILLON WASTE WATER TREATMENT PLANT

INDIAN RIVER SCHOOL

INDIAN RIVER RD.

ERIE ST. 50

ARTHUR GENSHAFT MEMORIAL PARK

MASSILLON

NAVE RD.

NAVE

CORPORATION LINE

U.S. 30

ERIE AVE

SR. 21 & R. 62

PORTT

RD.

R.F.