

A G E N D A
Massillon Planning Commission

February 13, 1985, 7:30p.m.
Massillon City Council Chambers

1. Approval of the Minutes of the January 9, 1985, Commission meeting.
2. Petitions and Request

Rezoning Request

Location: 422 1st Street, S.E., Lot No. 2016; presently zoned R-1 Single Family Residential, to be rezoned B-1 Local Business. The request has been submitted by Fredrick J. Hannon, who wishes to operate a barber shop at this location.

3. Old Business

The Massillon Planning Commission met in regular session on January 16, 1985, at 7:30 p.m. in City Council Chambers. The following were present:

Fred Wilson, Chairman
Ted Willoughby
Pearl Gray
Doris Hintz
Rudy Turkal
Bernie Green
Henry Joiner

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item on the agenda was approval of the ~~January 19, 1985~~ ^{December 12, 1984} minutes. There was one correction and the minutes were approved with the one correction.

The first item under Petitions and Requests was a rezoning request. Location: Out Lot 573, located on the north side of Hills and Dales, N.E. west of Harter Bank, in the recently annexed Springhaven Area. Presently recommended for O-1 Office Zoning, the request is to rezone this property to B-3 General Business. The request is being submitted by Richard Holland. Mr. Aaby presented the request. He stated that at a previous meeting the Commission recommended O-1 Office for the tract because it was most comparable to the zoning classification for the land when it was a part of the township. This request is to be heard at the next Council meeting. Since the Commission made a recommendation, the owner(S and K Land Associates) has received an offer to sell the property to Richard Holland to be used as an automobile dealership. Mr. Aaby stated that Mr. Ferrero, City Law Director, felt the Planning Commission could make a recommendation even though the zoning had not yet been approved. Mr. Wagoner added that the sanitary sewer is served into the Massillon system through the County. There is other car dealerships in the area. Mr. Holland and Mr. Stergios, along with John Platt joined the meeting. Mr. Stergios presented a very preliminary plat plan. He further explained the project. He said that General Motors would like Holland's operations under one roof in a larger building, and in the vicinity of the other dealerships. There is a possibility of some Federal funding and John Platt had been working on this aspect of the project. After some discussion by the members, Mrs. Hintz moved for approval, seconded by Rudy Turkal, motion carried.

The next item was a Preliminary Plat-Indorf Allotment No. 1. Location: Out Lots No. 284, and 285, located on the north east corner of Oberlin Road and 17th Street, S.W. Total area of the site is 14.35 acres, to be subdivided into 35 lots. The property is zoned R-1 Single Family Residential. Submitted by R.H. Indorf, property owner; Edwin S. Browne, Engineer. Mr. Wagoner presented the request for the proposed subdivision. He stated that the lots are larger than the regulations require. A new street would run easterly from 17th Street, with a cul-de-sac going north and dead end into a North-South street. He explained some aspects of the road and lots. The sanitary and storm sewer is adequate in the area. After some questions and comments by the members, Rudy Turkal moved to approve the plat with the change of two lots at the S.E. corner to face east and west rather than north and south, seconded by Bernie Green, motion carried.

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The next item was a request for replat. Location: 861 Seneca Ave. N.E. (Part of Lot No. 9593), 864 10th Street, N.E. (Lot No. 9595). The request is to take a 3½ foot strip from the west end of Lot No. 9593 and add to Lots No. 9594 and 9595. The request has been submitted by Orville R. DeBos, Jr. Surveyor. Mr. Wagoner presented the request. Replatting will clean up the maps. There are two buildings involved. A garage is actually sitting on two lots and replatting will rectify this situation. Bernie Green moved to approve the request, seconded by Mrs. Gray, motion carried.

The next item was a Special Land Use. Location: 859 South Avenue, S.E. Lot. 2236. Presently zoned I-2 Industrial, the request is to operate an upholstering shop at this property. Section 170.112 of the City Zoning Code permits retail uses, such as upholstering shops, in Industrial Districts, subject to the review and approval of the Planning Commission. The request has been submitted by Nick Arndt, property owner, as a result of an order made by the City Building Inspector. This item was tabled at the last meeting in order to obtain a legal opinion from the Law Director. Mr. Aaby explained that he had talked to the Law Director and found out that since the property is zoned Heavy Industrial the ruling doesn't apply. Therefore, no action is necessary by the Commission.

The final request was a rezoning request tabled from the December 12, 1984, meeting. Location: 402 Cherry, N.E., Lot No. 825. Presently zoned R-1 Single Family Residential, the request is to rezone the property to R-T Two Family Residential for the purpose of converting the existing structure into a duplex. The request is being submitted by Linda Micheals, acting as agent for Katherine Brown, the property owner. Ms. Micheals was present and explained that the property has been on the market for quite some time and only one buyer has expressed an interest. His agreement states that he will only purchase the property if it is rezoned. There was extensive discussion about the parking which is inadequate. Bernie Green then moved for approval, seconded by Rudy Turkal, motion carried.

The final item for the evening was election of officers for 1985. Fred Wilson was re-elected Chairman and Bernie Green was elected Vice Chairman. There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Marilyn Frazier
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman