

A G E N D A

Massillon Planning Commission
May 8, 1985 7:30 P.M.
Massillon City Council Chambers

1. Approval of the minutes for the April 10, 1985, Commission Meeting.
2. Petitions and Requests

Alley Vacation

Location: A 15 foot alley lying south of Walnut Road, S.E., and west of 3rd Street, S.E.; the request is to vacate that portion from the west right-of-way line of 3rd Street, S.E., westerly then northerly to the south property line of Lot No. 4275. The request is being submitted by Lynn Hetrick (see attached letter.)

Alley Vacation

Location: A 17 foot alley lying between Commonwealth Avenue, N.E., and Ertle Avenue, N.E., and running in an east-west direction between Amherst Road, N.E., and 1st Street, N.E.; the request is to vacate that portion of the alley from the south east corner of Lot No. 4847, westerly to the east property lines of Lot No. 11839 and Lot No. 11840. The request has been submitted by Albert J. Mann, Jr.

3. Other Business

The Massillon Planning Commission met in regular session on April 10, 1985, at 7:30 P.M. The following members and staff were present:

Vice Chairman Bernie Green
Mayor Delbert A. Demmer
Ted Willoughby
Rudy Turkal
Pearl Gray

Aane Aaby
Marilyn Frazier

The first item of business for the evening was the minutes of the March 13, 1985, Commission meeting. The minutes were approved as prepared.

The next item under Petitions and Requests was a request for Special Land Use. Location: Lawson's Store, 2622 Lincoln Way, West, zoned B-1 Local Business. Charles DeSaussure, Field Supervisor for the Mansfield Oil Company, is requesting the approval of the Planning Commission to install gasoline service pumps at this location. Gasoline service uses are permitted in B-1 Districts, subject to the review and approval of the Planning Commission. Mr. Aaby presented the request. He explained that Mansfield Oil would like to install self-service gas pumps in front of the Lawson Store. The item, if approved by the Commission, does not require Council action. According to Section 1163.04 of the ordinance, certain conditions must be met in order for the Commission to approve the request. Mansfield Oil and Lawsons could comply with all of the conditions except Section B, item 3, which states, "All food products sold on the premises must be pre-packaged." Mr. Aaby said he had checked with the Law Director and found out that all of the conditions must be complied with in order for the Commission to approve the request. Mr. DeSaussure was present and commented that he felt that the section was outdated, during this era of self-service stations. There is no possibility of an attendant pumping gas and then handling food. He commented further that there were other stations in the area which sold coffee. He wondered how they were meeting this condition. He also asked if he could obtain a variance on this item. Mr. Aaby told him he could not. Mrs. Gray moved to not approve the request, seconded by Mayor Demmer, motion carried unanimously.

The next item was a Zoning Request - Rolling Hills Area Annexation. Frank Cicchinelli, Chairman of the Community Development and Annexation Committee, is requesting that the Planning Commission review and recommend zoning for the recently annexed Rolling Hills Area, an 82.68 acre area located west of 27th Street, N.W., north of Lincoln Way, West. Mr. Aaby presented this request, also. He said that most of the property is Rolling Hills Mobile Park with only three lots being single family. The Community Development and Annexation Committee recommends R-2 Single Family for the three lots and R-MH (Mobile Home Park) for the remainder. Mayor Demmer moved for approval of the request, seconded by Mr. Willoughby, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:10 p.m.

Respectfully submitted:

Marilyn Frazier
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

SHAWN F. KENNEY

ATTORNEY AT LAW
30 FIRST STREET S. E.
MASSILLON, OHIO 44646
TELEPHONE 832-5405

April 23, 1985

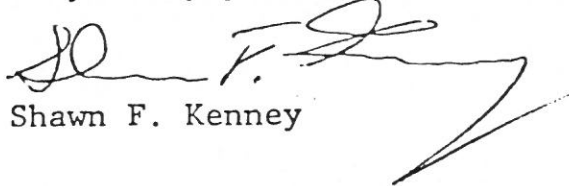
TO: Council of the City of Massillon
T. Roy Roberson, 4th Ward Councilman
Francis Cicchinelli

Dear Sirs:

I represent Mr. Lynn Hetrick, President of Lynn Truck Parts, Inc., located at 739 - 3rd Street, S.E., Massillon, Ohio. Mr. Hetrick, along with 100% of the property owners who own property at the Southwest corner of Walnut and 3rd Street, S.E., in the City of Massillon, have circulated a petition (the original of which is enclosed herein) whereby they are requesting that an unused vacant city alley which abuts their property be vacated by the City of Massillon. The alley in its present condition is filled with debris and is a nuisance. Mr. Hetrick, who owns the bulk of the property adjacent to the western corner of the alley, wishes to clean up the property and fence it in. His plans would greatly enhance the present condition of the area.

Accordingly, it would be greatly appreciated if Council could consider this petition as a formal request for vacation of an alleyway, and consider it at their earliest possible opportunity. If council, the engineer, or any official has any questions, please contact me and I will assist in any way possible. Thank you for your attention and concern in this matter.

Very truly yours,



Shawn F. Kenney

SFK/ecr
Enclosure

3225.174
3103.554
REPUBLIC STEEL
CORP.

4.10A. TOT.

44

Old O.L. Line

40' WALNUT RD SE 40'

MASSILLON INDUSTRIAL DEVELOPMENT ZONING
FORMERLY
O.L. Line
(1.00)
0.60A - 0.150
TOTAL
4084.214
3835.540
3740.761
3399.228
J. YOCUM
2873.43
(.54 ac.) (.34 ac.)
Vac. P.B. 27 P. 74
100.7' 191' 293'

4272
4273
4274

4275
4276
4277
4278
4279
4280
4281

S.E.
4293
4294
4295
4296
4297
4298
4299

4307
4306
4305
4304
4303

ALLEY VACATION REQUEST

0. L. 4 9
S.E.
321.5' 391.5'
1.62 ac - 0.150
2.02 Ac. TOTAL
H. Kingsbury (79)
3147.232
321.5'
73'
101'
0.06' (.14 ac - 0.93 a)
213.0'
0.50 - 0.92 ac
1.00
0.06
(0.94)
100'

