

MASSILLON PLANNING COMMISSION

April 9, 1986

The Massillon Planning Commission met in regular session on April 9, 1986, at 4:00 p.m. in City Council Chambers. The following members were present:

Chairman Fred Wilson
Ted Willoughby
Henry Joiner
Rev. David Dodson
Rudy Turkal
Doris Hintz

Staff
Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the March 12, 1986, meeting. The minutes were approved as prepared.

The next item under Petitions and Requests was a Street Vacation - Exchange Place, S.W. The request was to vacate a portion of Exchange Place, a 34 foot right-of-way, lying between Erie Street, South and First Street, S.W., and running in a north-south direction between Lincoln Way, West and Diamond court, S.W.; specifically, the request is to vacate that portion of Exchange Place, S.W., from the south right-of-way line of Lincoln WAY, West southerly a distance of 92.75 feet. This request was submitted by Lincoln Building Partners, an Ohio Partnership. Mr. Wagoner presented the request. He explained that Lincoln Partners intends to build three drive-in windows for Ameritrust, who intends to occupy the first floor of the building (old First National Bank building). Lincoln Building Partners have a purchase agreement for the property. Mr. Snively added that he and his clients would be willing to work with the City on this Project. Presently, the bank and drive-in windows are a separate locations. The present drive-in locations present a traffic problem. John Ferrero was present, representing Dr. Larusso. Dr. Larusso owns Lot No. 223. He said he is willing to sell that lot to Lincoln Building Partners. If they do not want to purchase it, he is against this street vacation. His reasons for this is that the Street Vacation would hamper the ability to rent or sell this property. After extensive discussion of the vacation, Doris Hintz moved to table the request until next month. This would allow the petitioner some time to obtain additional information. Rev. Dodson seconded the motion, motion carried.

There being no further business before the Commission, the meeting adjourned at 4:30 p.m.

Respectfully submitted:


Marilyn Frazier

Approved:

Fred Wilson, Chairman

THE CITY OF MASSILLON, OHIO

INTERNAL CORRESPONDENCE

TO..... Planning Commission Members
FROM... Marilyn Frazier, Clerk
SUBJECT "Special" Meeting, April 30, 1986

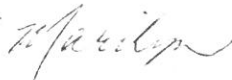
DATE April 17, 1986

This is to advise you of the intention to hold a "Special" Meeting on April 30, 1986, at 7:30 P.M. The purpose of this meeting is to consider the vacation of Exchange Place, S.W.

The petitioner has submitted the additional information requested by the Commission at the April 9, meeting. If you will not be able to attend this meeting, please contact this office (830-1721) no later than April 23. If we anticipate a quorum, you will receive an agenda and additional information a few days prior to the meeting.

Thank you for your cooperation in this matter.

Sincerely,



Marilyn Frazier, Clerk.

A G E N D A
Massillon Planning Commission
April 9, 1986 4:00 P.M.
Mayor's Conference Room

1. Approval of the minutes for the March 12, 1986, Commission meeting.
2. Petitions and Requests

Street Vacation - Exchange Place, S.W.

The request is to vacate a portion of Exchange Place, S.W., a 34 foot right-of-way, lying between Erie Street, South and First Street, S.W., and running in a north-south direction between Lincoln Way West and Diamond Court, S.W.; specifically, the request is to vacate that portion of Exchange Place, S.W., from the south right-of-way line of Lincoln Way, West southerly a distance of 92.75 feet. This request has been submitted by Lincoln Building Partners, an Ohio Partnership.

3. Other Business

The Massillon Planning Commission met in regular session on March 12, 1986, at 7:30 P.M. The following were present:

Chairman Fred Wilson
Mayor Delbert Demmer
Bernie Green
Henry Joiner
Dr. Dale Hart
Doris Hintz
Henry Joiner

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

The first item of business was the minutes of the February 12, meeting. The minutes were approved as prepared.

Chairman Wilson requested that the order of business be changed to hear Mr. Cicchinelli's report concerning the development of a comprehensive, long-range plan for Massillon as the next item of business. Mr. Cicchinelli had another meeting to attend. The request to change the order was approved.

Mr. Cicchinelli reported that City Council had passed Resolution #6, which calls for cooperation of several organizations within the community in developing this plan. Council is seeking assistance and input from citizens and organizations. Mr. Cicchinelli requested assistance from the Commission. He explained that the area of most concern at this time is the downtown area.

The next item of business under Petitions and Requests was an alley vacation - City Youth Center. Location: A 16 foot alley, located on the north side of Walnut Road, S.E., west of 15th Street, S.E.; specifically, to vacate that portion of the alley from the south property line of Lot No. 5216 to the north property line, a distance of 51.45 feet. This request has been submitted by the City of Massillon in conjunction with the development of an outdoor playground area at the City Youth Center, 1428 Walnut Road, S.E. Aane Aaby presented the request. Both lots adjoining the alley are owned by the City. It would make one continuous piece of property. The entire Youth Center property would be fenced in to keep the children inside. The alley vacation is needed to erect the fence. The Commission reviewed the site plan for the playground. Mr. Green moved for approval of the request, seconded by Henry Joiner, motion carried unanimously.

The next item was a Street Dedication-Indian River Road, S.W. The Location is Indian River Road, S.W., running in a north-south direction, from State Route 21 to Indian River School. This request has been submitted by the City of Massillon. This request was presented by Mr. Wagoner. The road is owned by the State and was built to serve the facility. It is needed for future industry in the area. After some discussion, the Mayor moved to recommend approval of the dedication, seconded by Mr. Green, motion carried unanimously.

The final item for the evening was also a Street Dedication. T. Roy Roberson, 4th Ward Councilman, has submitted a request that the City dedicate a number of streets in the Walnut Hills Neighborhood. These areas to be dedicated are driveway easements that are presently being privately maintained. Councilman Roberson is requesting that the City dedicate these areas as streets so that they can be publicly maintained. Mr. Wagoner presented this request. The homes in the area were built in 1943 by the government as war houses. They were later sold to individuals. The plan is to dedicate the easements and then improve them with Community Development funds. All property owners would have to sign for the dedication. Mr. Wagoner estimates the improvements would cost about \$22,000.

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March 12, 1986

T. Roy Roberson and Henry Wasik (a property owner in the area) presented a photographed layout of the area showing the condition of the easements. The both expressed their concern for the residents in the area. The Mayor said he didn't agree with the idea of the City making the improvements unless the property owners would be assessed according to ability to pay. He commented further that approximately 50% of the properties in the area are rental properties. Ruth Nichols, 1720 Shawnee, S.E., commented on the need for the improvements. There was a lot of discussion on the proposed dedication. Henry Joiner then moved to recommend approval of the concept to dedicate the easement, seconded by the Mayor, motion carried. 6-1.

There being no further business before the Commission, the meeting adjourned at 8:35 p.m.

Respectfully submitted:



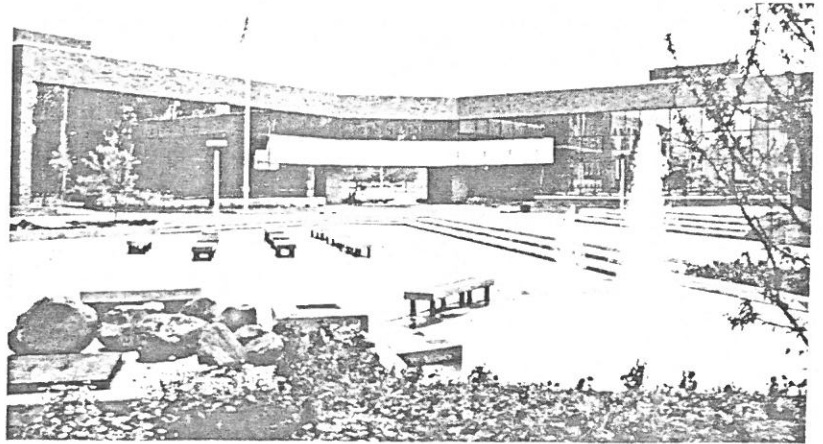
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

Community Development Department

Phone: (216) 830-1721



April 4, 1986

Atty. James Snively
11 Lincoln Way, East
Massillon, Ohio 44646

Dear Attorney Snively:

Enclosed please find a copy of the agenda for the next Planning Commission meeting to be held on April 9, 1986, at 4:00 p.m. It is my understanding that you represent Lincoln Building Partners. Please inform them that it is recommended that they have someone represent them at this meeting.

Thank you for your cooperation in this matter.

Sincerely,

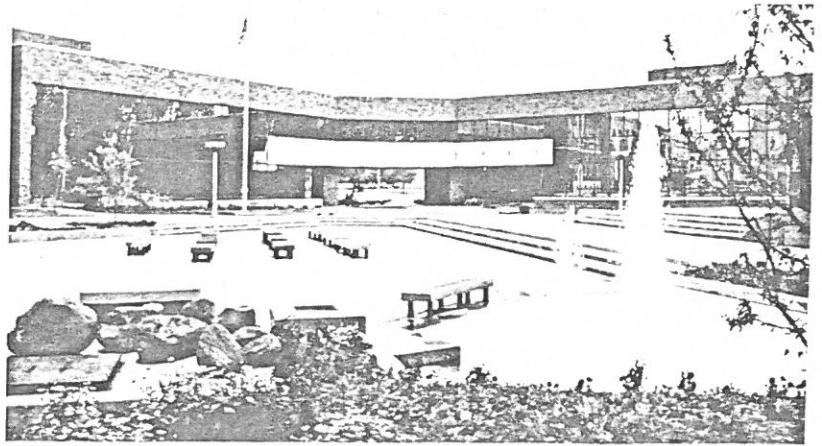
Marilyn Frazier, Clerk

Municipal Government Center
100 City Hall Street
Massillon, Ohio 44646

**Community Development
Department**

Phone: (216) 830-1721

April 4, 1986



Mr. Grant "Fuzzy" Kowell
420 1st Street, N.W.
Massillon, Ohio 44646

Dear Mr. Kowell:

Enclosed please find a copy of the agenda of the next Planning Commission meeting which contains an item which may have an effect on your property. These meeting are open to the public and if you would like to attend, feel free to do so.

If you have questions, contact Mr. Aane Aaby or Mr. Robert Wagoner.

Sincerely,

Marilyn Frazier, Clerk

Municipal Government Center
100 City Hall Street
Massillon, Ohio 44646