

A G E N D A
Massillon Planning Commission
May 14, 1986 7:30 P.M.
City Council Chambers

1. Approval of the minutes for the April 9, 1986 meeting and April 30, 1986, Special meeting.
2. Petitions and Requests

Request for Approval of a Conditional Land Use

Location: 48 Charles Avenue, part of Lot No. 258. Mr. Charles E. Lakey is requesting approval of the Planning Commission to operate a business, Mr. P's Game Room, at this location. Indoor commercial recreation rooms are permitted uses subject to special conditions within the City's B-2 Central Business District, and subject further to the review and approval of the Planning Commission (Section 1165.04 (b) of the City Zoning Code.)

Rezoning Request - Springhill Settlement Ledgewood Annexation Area

Location: A 72.3193 acre tract of land located south of Hills and Dales Road and east of Wales Road, recently annexed to the City of Massillon. It is being recommended that the area be rezoned from Perry Township zoning to R-3 Single Family Zoning, and R-PUD Planned Unit Development zoning as indicated on the attached map. This request has been submitted by Frank Cicchinelli, Chairman of the Community Development and Annexation Committee of City Council.

3. Other Business

**** Note - The minutes of the April 30, "Special Meeting" will be distributed at the meeting.

Charles E. Lakey
48 Charles Ave.
Massillon, Ohio 44646

May 7, 1986

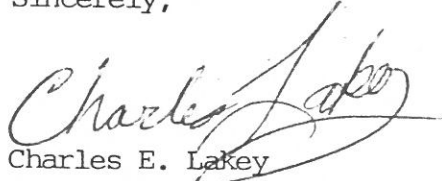
Massillon Planning Commission
100 City Hall Street, S.E.
Massillon, Ohio 44646

To Whom It May Concern:

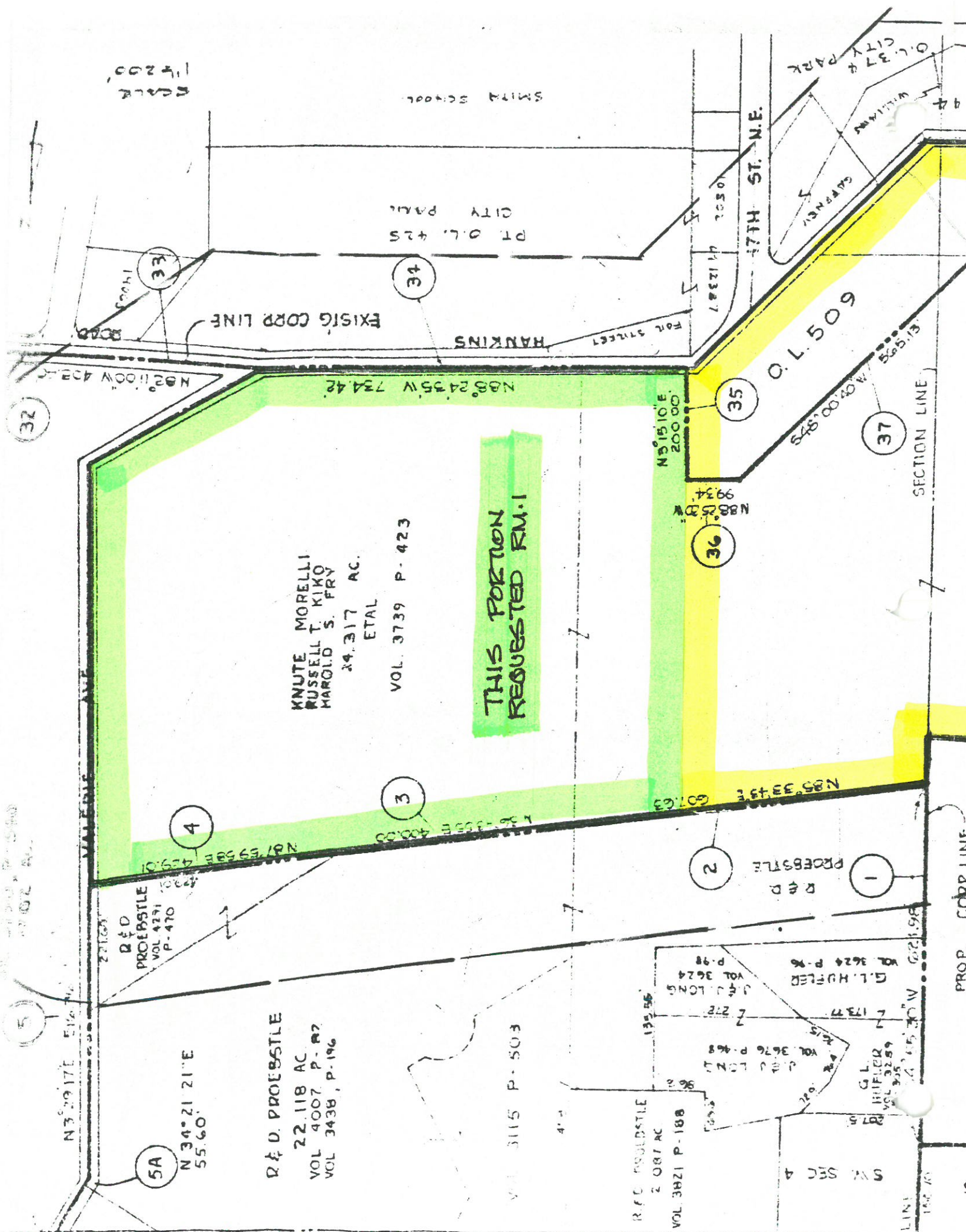
I, Charles E. Lakey, am requesting permission to
operate the business, Mr. P's Game Room. The game room is
located at 48 Charles Ave., S.E., Lot Number 258.
I am leasing the property from Paul Doering.

Thank you in advance for your cooperation.

Sincerely,


Charles E. Lakey

CEL/cam



SCALE
1"=200'

SMITH SCHOOL

O.L. 374 PARK

17TH ST. N.E.

PT. O.L. 425
CITY PARK

EXIST'G CORP LINE

HANKINS

FOR STREET

O.L. 509

SECTION LINE

N88°24'35"W 734.42'

N51°10'E
200.00'

N88°07'34"W
99.34'

KNUTE MORELLI
RUSSELL T. KIKO
MAROLD S. FRY
24.317 AC.
ETAL
VOL. 3739 P. 423

THIS PORTION
REQUESTED RM.1

N85°33'13"E 607.63'

N47°55'58"E 439.01'

R & D PROESSTLE
VOL. 4271 P. 470

R & D PROESSTLE

G.L. HUBER
VOL. 3624 P. 98

G.L. HUBER
VOL. 3624 P. 98

R & D PROESSTLE
2.087 AC
VOL. 3821 P. 188

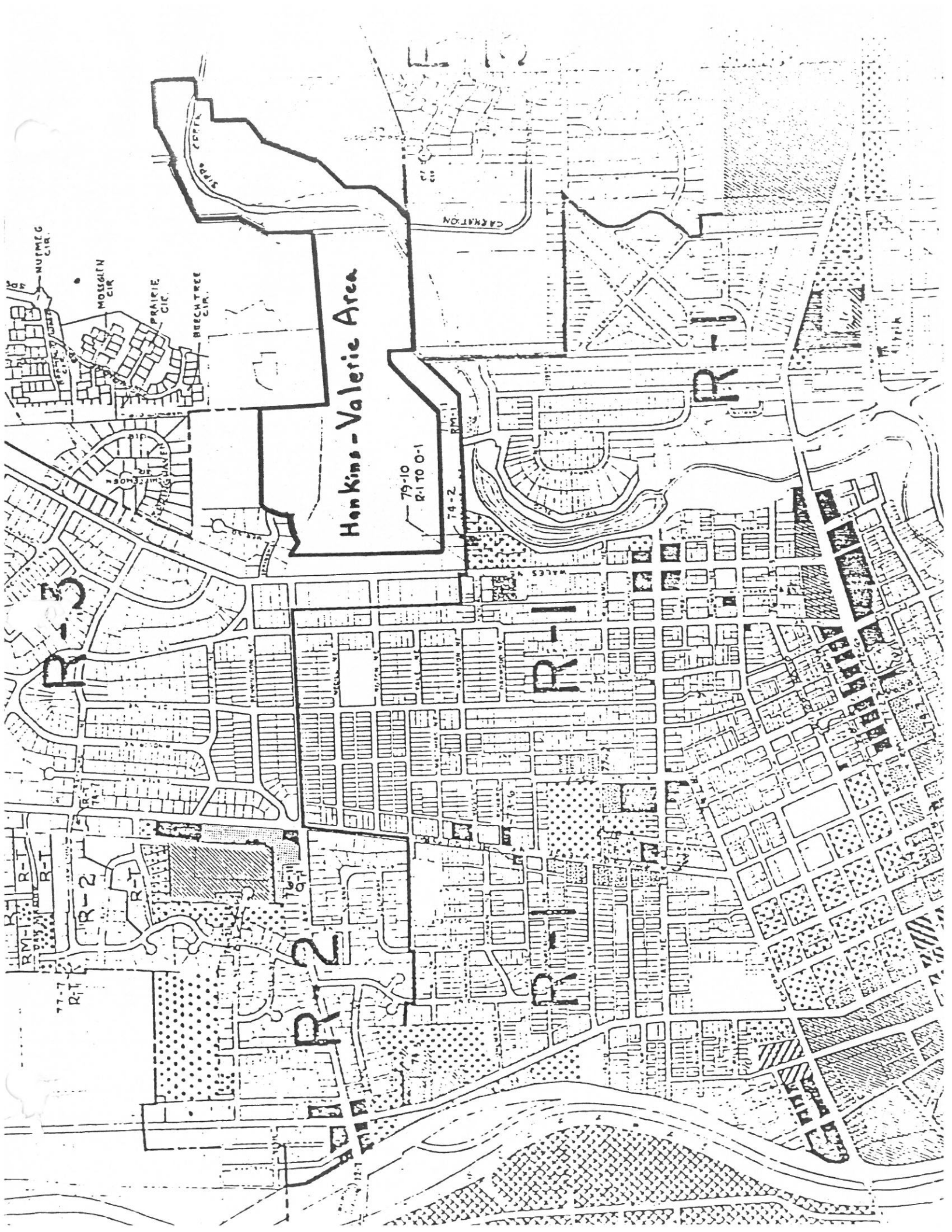
SW SEC 4

PROP. CORP LINE

N3°29'17"E 516.76'
N34°21'21"E 55.60'

R & D PROESSTLE
22.118 AC
VOL. 4007 P. 87
VOL. 3438 P. 196

VOL. 3115 P. 503



Henkins - Valerie Area

79-10
R-1 TO O-1

74-2

RM-1

77-7
R-1

R-2

R-2

R-1

R-1

R-1

R-3

The Massillon Planning Commission met in special session on April 30, 1986. The following persons were present:

Fred Wilson, Chairman
Bernie Green
Doris Hintz
Ted Willoughby
Henry Joiner

Aane Aaby
Marilyn Frazier

The purpose of the "Special" meeting was to consider the Street Vacation tabled from the April 9, meeting. The request was to vacate a portion of Exchange Street, 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., a distance of 92.75 feet. This request was submitted by Lincoln Building Partners, an Ohio Partnership.

Lincoln Building Partners had met with representatives from the City to make some revisions to the original plan which was presented at the previous meeting. They have an option to acquire Lots No. 216 and 217 on the other side of Exchange Street. They are seeking to vacate this portion of Exchange Street to permit the construction of drive-through windows for Ameritrust, which is planning to relocate both their Massillon office and current drive-through facility to this location. Mr. Aaby presented the request to the Commission. The entire portion of Exchange Street, S.W., is not being requested for vacation - only that portion from Lincoln Way West to the rear of the Lincoln Professional Building. That portion of Exchange Street from the north property line of Lot No. 222 (the location of the Squeeze Inn) to the south property line of Lot No. 223 (the location of Dr. Larusso's vacant building) would remain open and would have access from Diamond Court, S.W. Dave Work was present representing Lincoln Building Partners. He commented that the City had requested these changes and they had concurred with them. Charles Hinton, proprietor of Tiger Town Lounge was present. He commented that even with the proposed changes he would not be able to conduct his business. The beer delivery trucks would be unable to make deliveries. He is leasing the building and his lease does not expire until January 1, 1987. After the expiration of the lease the building is to be torn down. Mr. Green asked Mr. Work for a scheduled date for business at the new site. Mr. Work replied that they wanted to be ready for occupancy in September, 1985. John Ferrero was present representing Dr. Larrusso. He commented that Dr. Larrusso has been trying to sell or lease the building and this street vacation could hamper his ability to do so. Atty. Snively was present also representing Lincoln Building Partners. Mr. Willoughby commented that the Site Plan Review Committee would have to approve the plan prior to construction. Mr. Hinton repeatedly insisted that this Street Vacation would have a serious impact on his business.

After much discussion, Doris Hintz moved to recommend approval of the vacation of this portion of Exchange Street, S.W. with actual construction making provisions for access for businesses that are currently operating and making provisions for access for other buildings. The motion was seconded by Ted Willoughby, and carried unanimously.

The meeting adjourned at 8:50 P.M.

Respectfully submitted:

Marilyn Frazier
Marilyn Frazier, Clerk

Approved:

Fred Wilson
Fred Wilson, Chairman

CHARLES

SOUTH

ST.

S.W.

ERIE ST.

5

Request for Conditional Land Use
Location: 48 Charles Avenue, S.E.

AVE.

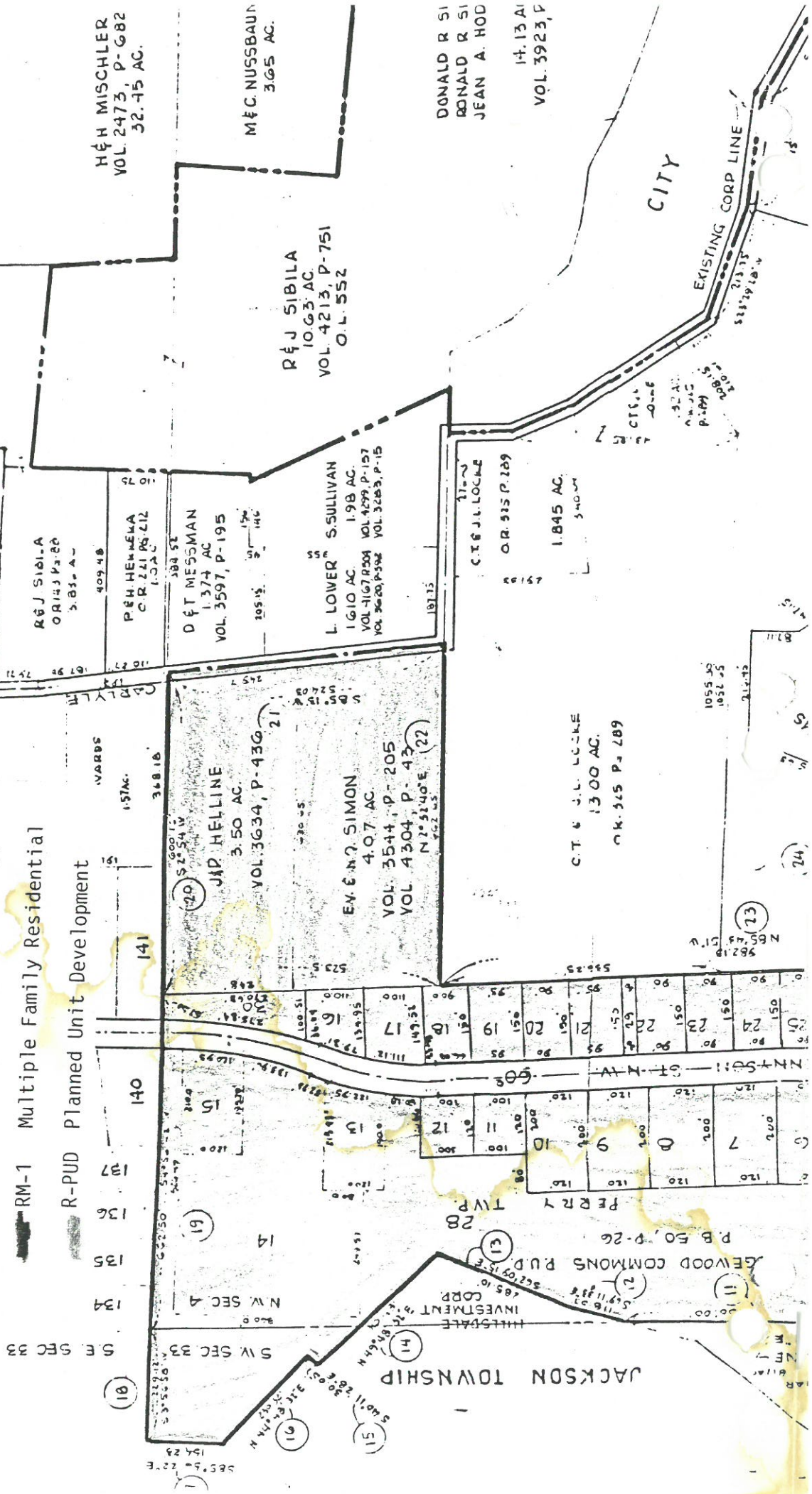
5
7

1ST

S.E.

Springhill Settlement/Ledgewood Annexation
Area Proposed Massillon Zoning

- R-3** Single Family Residential
- RM-1** Multiple Family Residential
- R-PUD** Planned Unit Development



The Massillon Planning Commission met in regular session on November 12, 1986. The following were present:

Fred Wilson, Chairman
Rudy Turkal
Bernie Green
Dr. Dale Hart
Mrs. Doris Hintz

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the October 8, 1986, meeting. The minutes were approved as prepared.

The next item under Petitions and Request was a rezoning request. Location: 524-528 Lincoln Way East, Lot Nos. 6890 and 6891, presently zoned O-1 Office, to be rezoned B-1 Local Business. The request has been submitted by Bob Spencer, the property owner, who wishes to construct a hamburger stand on this property. Mr. Aaby presented the request. He stated that the petitioner was not the property owner, but has an option to purchase the property. The intention is to build a small building to place and receive orders for fast food items. There is business in the area, but not on the north side of Lincoln Way. The only signatures on the petition were from the people trying to sell the property for this project. The petitioner was not present. After some discussion, Mr. Green moved to table the request, seconded by Dr. Dale Hart, motion to table carried.

The next item was an alley vacation. Location: A 12 foot alley lying between Mader Ct., N.E., and Commonwealth, N.E., and running in a north-south direction. Specifically the request was to vacate that portion from the south right-of-way line of Mader Ct., N.E. southerly to the south property line of Lot No. 803, a distance of 46 feet. This request was submitted by Mrs. Wanda Smith. Mr. Wagoner presented the request. The lots in the area are very narrow. The traffic going through the alley causes unsafe conditions for the children. The reason for the request is to eliminate the traffic through the alley. This would not affect access to the pizza shop in the area. Mr. Smith was present and stated that trucks and other vehicles have always been a problem. A truck had taken a portion of his garage off at one time. Mr. Turkal moved for approval, seconded by Mrs. Hintz, motion carried.

Under Old Business, there was an item concerning Lincoln Hills Subdivision. The City of Massillon is requesting that the Planning Commission grant a variance, in accordance with Section 1113.07 of the City Subdivision Regulations, waiving the requirement for sidewalk construction along the south sidewalk of Abraham Avenue, N.W., between Lincoln Way, N.W. and Abraham, N.W. Mr. Wagoner presented the request. He stated that the owners in the area wanted to forego installation of sidewalks. Their reason is the houses are built, yards landscaped and sloped without the walks. Bob Berquist, who lives in the allotment was present. He stated that in order to meet the requirement, the yards have to be relandscaped and trees removed. He stated further that it would not be practical to install sidewalks. He and another resident, Dave Fox, Jr. stated that they had talked to the other residents in the area and everyone was in agreement to not have the sidewalks installed. Mrs. Hintz stated that since there is adequate sidewalks on the other side of the street, she would move to grant the variance of sidewalk in the area. Dr. Hart seconded, motion carried 3-1.

The final item was under New Business, an amendment to the City

Massillon Planning Commission
November 12, 1986
Page 2

Zoning Code to permit home occupation businesses within residential areas, subject to certain specified conditions. The proposal was presented by Mr. Wagoner. The Planning Commission members discussed the item briefly but took no action it. There being no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted:

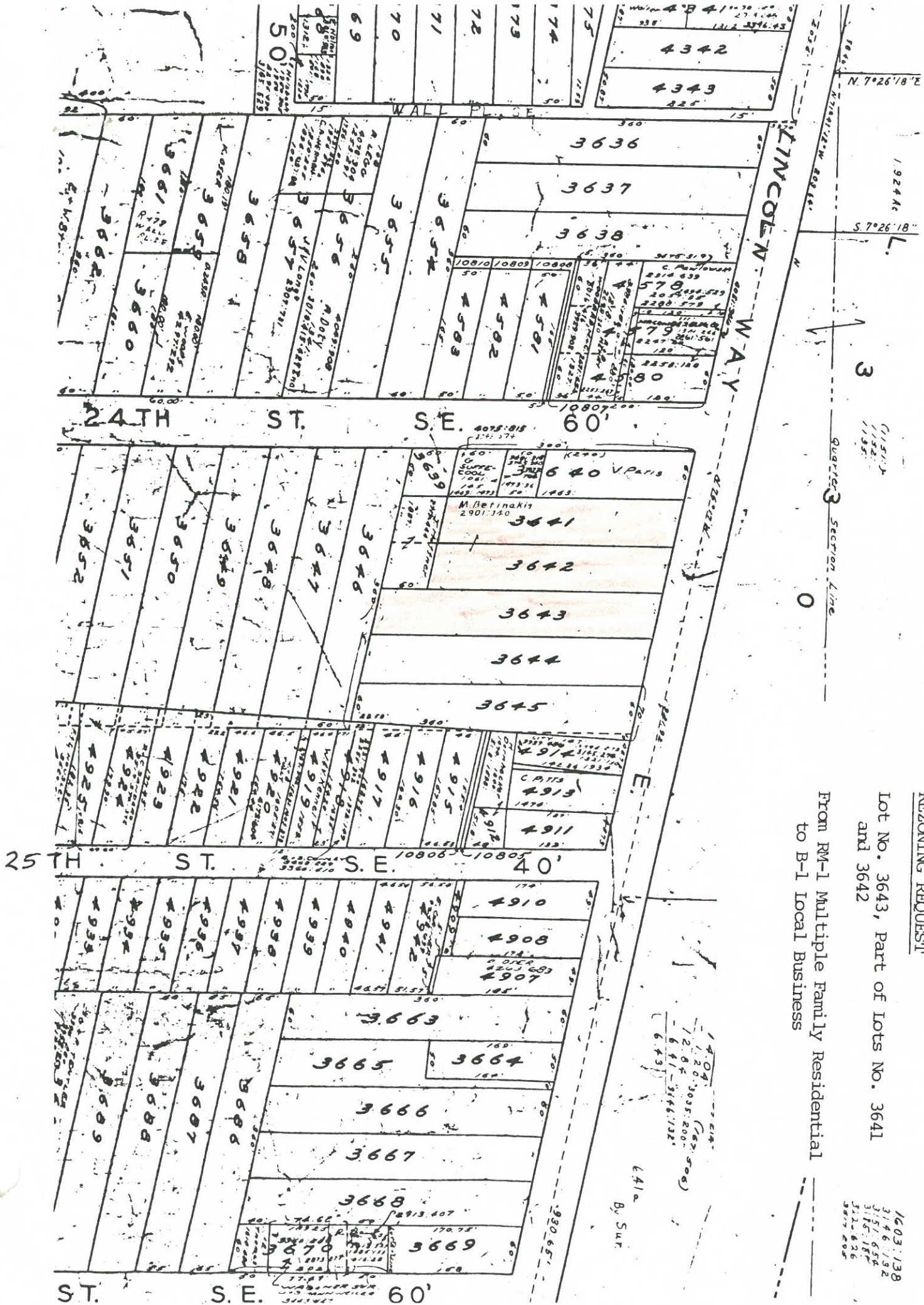
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

From RM-1 Multiple Family Residential
to B-1 Local Business

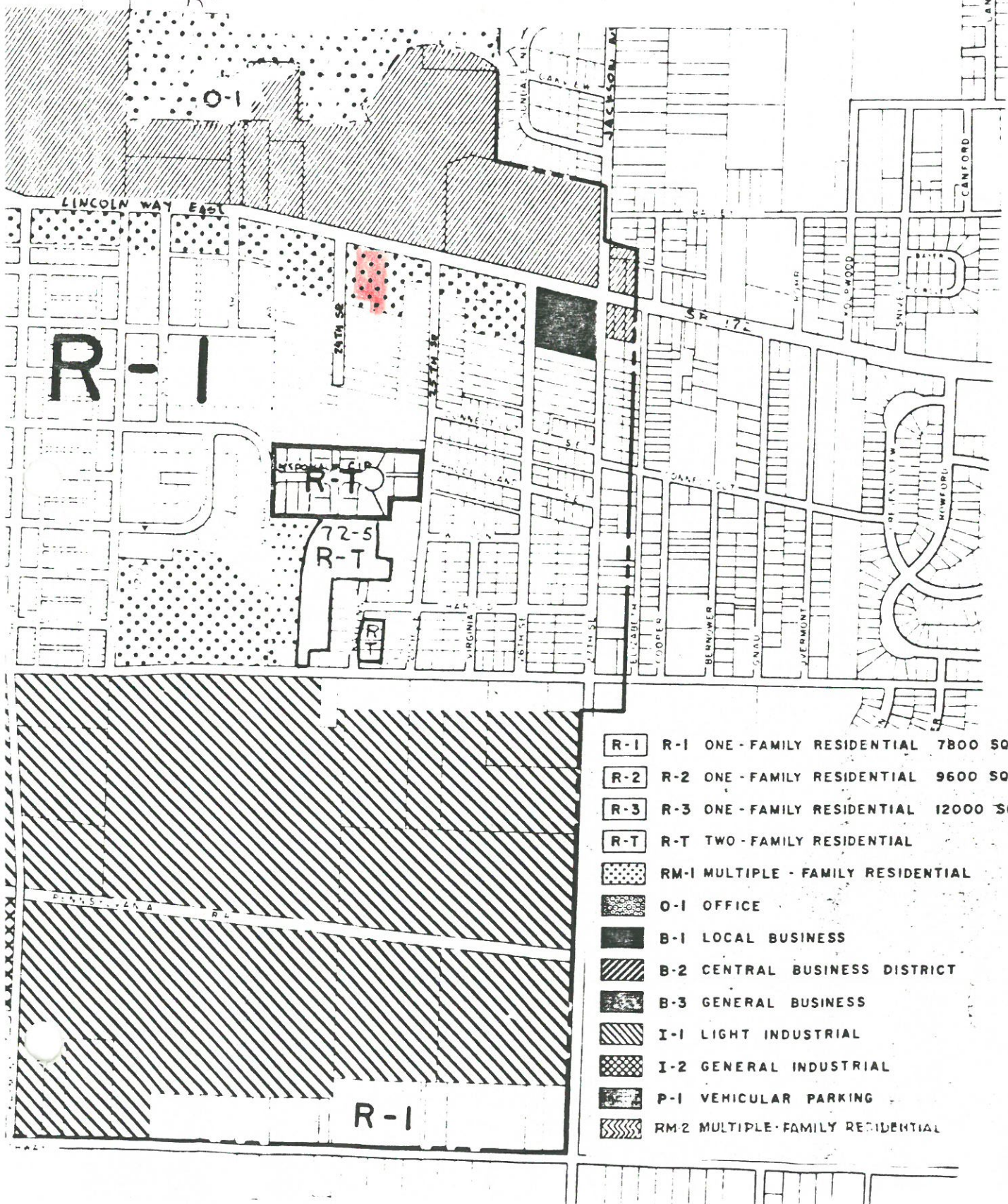
1



EXISTING ZONING MAP - REZONING REQUEST

Lot No. 3643, Part of Lots No. 3641
and 3642

From RM-1 Multiple Family Residential
to B-1 Local Business



CARL OSER AGENCY

Realtor - Builder - Insurance

~~131 CHERRY ROAD, N.W.~~
MASSILLON, OHIO 44646

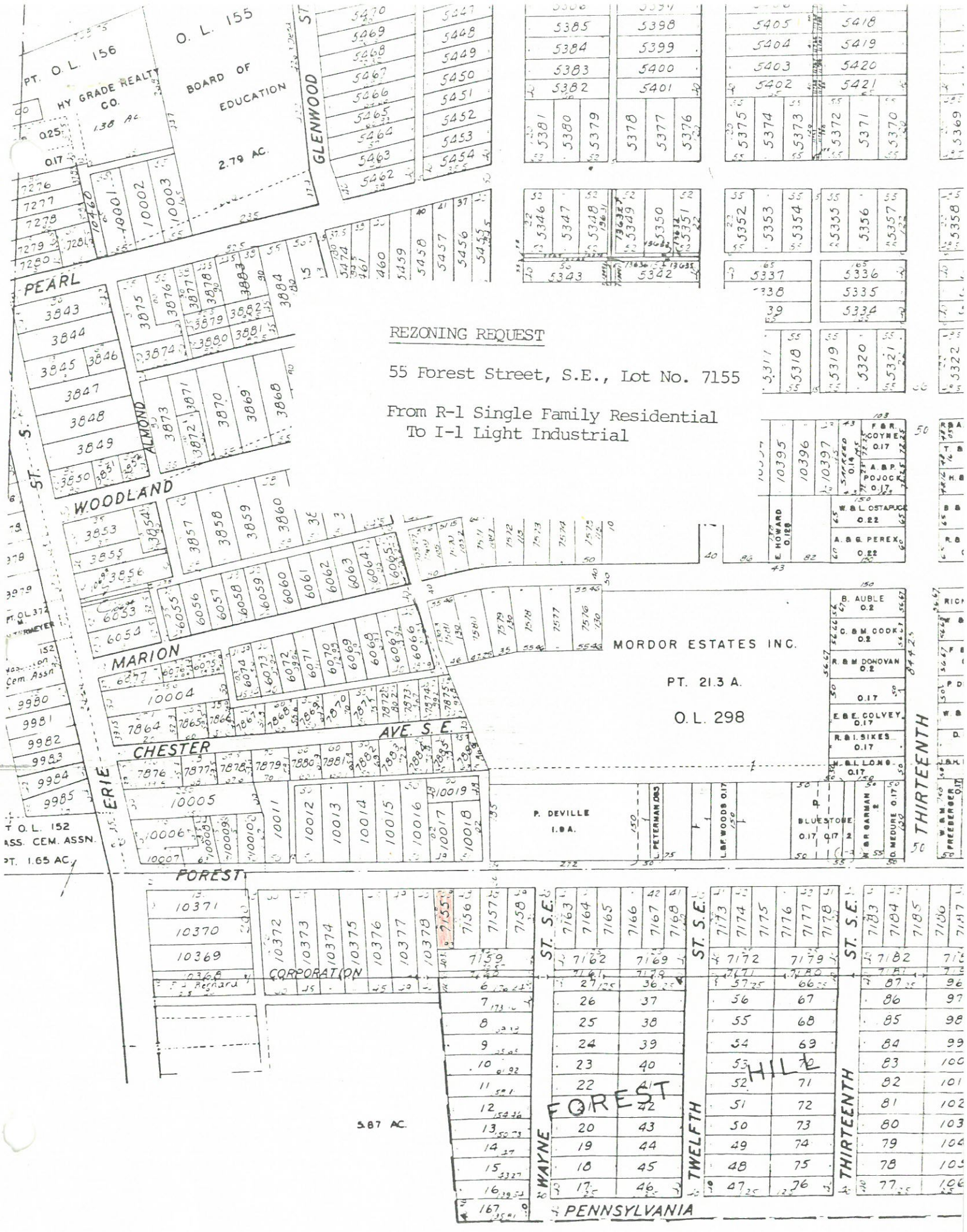
SUBJECT: ZONING CHANGE AT 2417 AND 2427 LINCOLN WAY EAST, MASSILLON, OHIO

I believe this change is necessary and beneficial to the City of Massillon for the following reasons:

1. Location is on street of more width than any in Massillon, has highest traffic count in Stark County excepting Route 77.
2. Tract of land consists of one and one fourth acres with traffic light approximately at center of property for good ingress and egress.
3. Entire block is zoned for multi-family dwelling to a depth of 360 feet. This is definitely a transitional area not feasible for apartment complexes.
4. Real estate tax base would be increased at least 1000% over existing structure.
5. Sales tax collected should exceed \$100,000.00 per year on sales when construction is completed.
6. City of Massillon would benefit by the City income tax collections of at least 50 employees when construction is complete.
7. There are nine lots on Lincoln Way East between 24th Street and 25th Street. Of these nine lots, owners of eight lots have signed zoning petitions in favor of the requested rezoning.
8. Employment for at least 50 people in the City of Massillon will be made possible when project is completed.
9. All financing arranged without any commitment from the City of Massillon.



Carl A. Oser



REZONING REQUEST

55 Forest Street, S.E., Lot No. 7155
From R-1 Single Family Residential
To I-1 Light Industrial

MORDOR ESTATES INC.

PT. 21.3 A.

O.L. 298

587 AC.

FOREST

PENNSYLVANIA

EXISTING ZONING MAP - REZONING REQUEST

55 Forest Street, S.E., Lot No. 7155

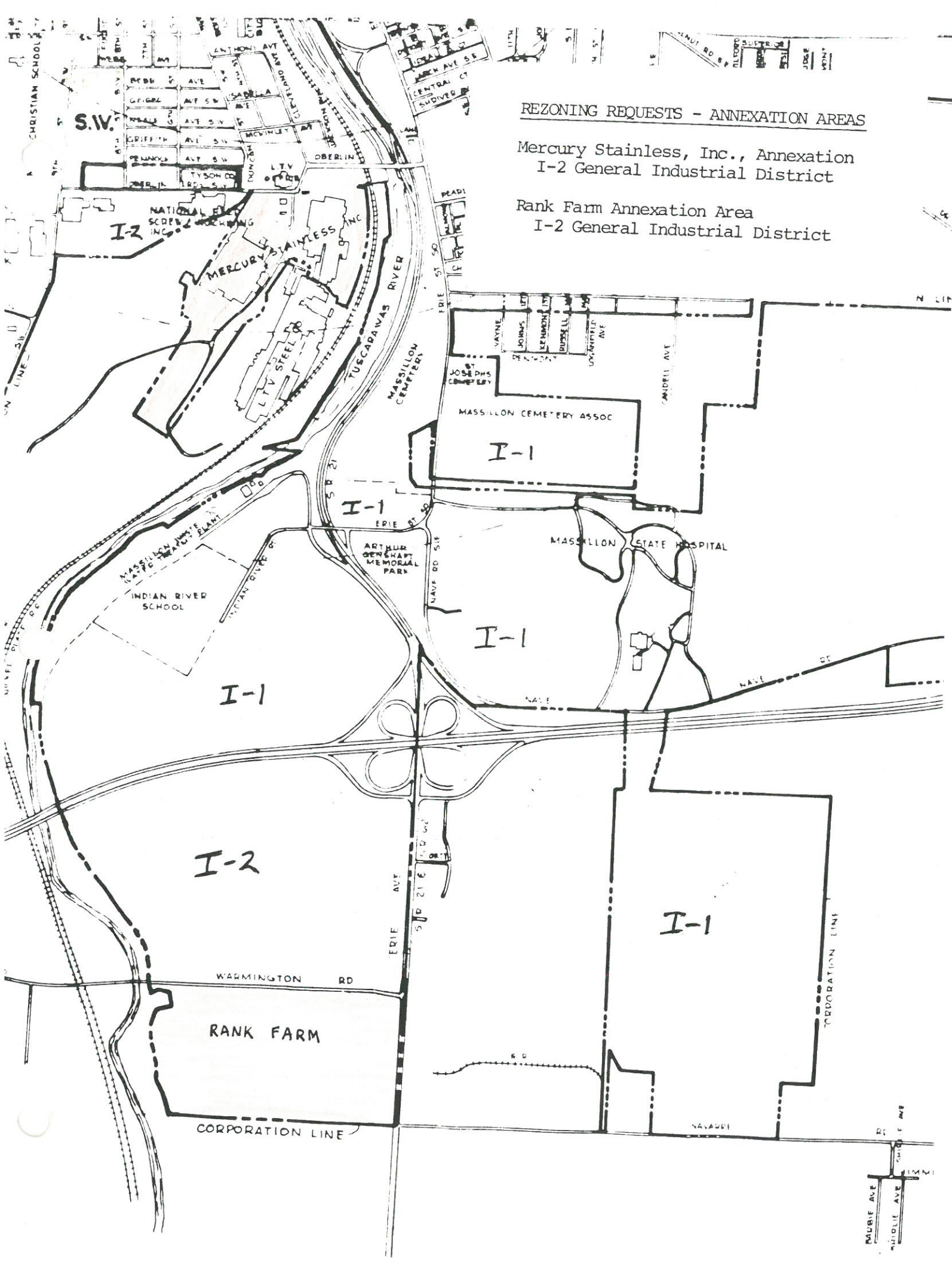
From R-1 Single Family Residential
To I-1 Light Industrial

R-T

CEMETERY

- R-1 R-1 ONE-FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- R-2 R-2 ONE-FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 R-3 ONE-FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-T R-T TWO-FAMILY RESIDENTIAL
- RM-1 MULTIPLE-FAMILY RESIDENTIAL
- O-1 OFFICE
- B-1 LOCAL BUSINESS
- B-2 CENTRAL BUSINESS DISTRICT
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE-FAMILY RESIDENTIAL

Rank Farm Annexation Area
I-2 General Industrial District



President

Carl M. Turkal

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

Ronald E. Mang

Clerk

Mary Ann Coyne

December 15, 1986

The Massillon Planning Commission
City Hall
Massillon, Ohio 44646

RE: January 14, 1987 Planning
Commission Meeting

Dear Members:

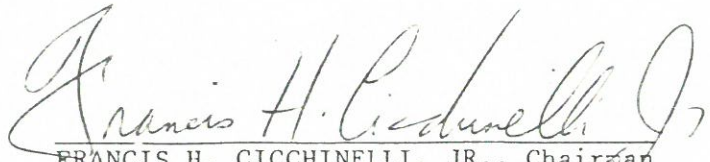
The Community Development and Annexation Committee of
Massillon City Council recommends the following rezoning
requests:

1. Rank Farm Area - 111.806 acres -
I-2 Heavy Industrial
2. Oberlin - Cleveland Avenue S.W. Area (Mercury
Stainless) - 75.801 acres - I-2 Heavy
Industrial
3. Angelo & Mary Ann Sciortino Area - 5.031 acres -
A-1 Agricultural

If you should have any questions please feel free to
contact me.

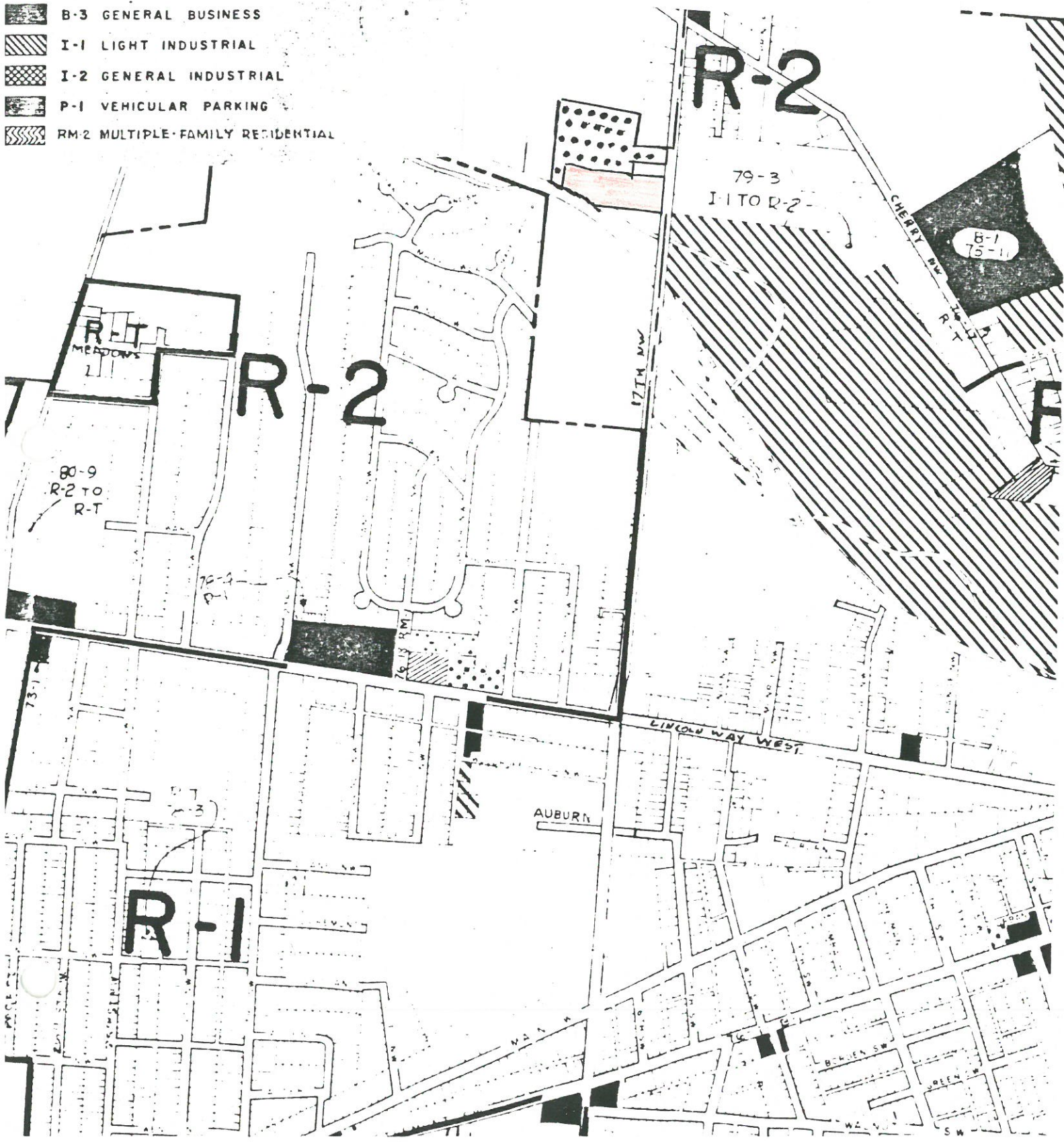
Thank you for your consideration in this matter.

Respectfully,


FRANCIS H. CICCHINELLI, JR., Chairman
Community Development and Annexation
Committee

R-1	R-1 ONE-FAMILY RESIDENTIAL	7800 SQ. FT. LOTS
R-2	R-2 ONE-FAMILY RESIDENTIAL	9600 SQ. FT. LOTS
R-3	R-3 ONE-FAMILY RESIDENTIAL	12000 SQ. FT. LOTS
R-T	R-T TWO-FAMILY RESIDENTIAL	
	RM-1 MULTIPLE-FAMILY RESIDENTIAL	
	O-1 OFFICE	
	B-1 LOCAL BUSINESS	
	B-2 CENTRAL BUSINESS DISTRICT	
	B-3 GENERAL BUSINESS	
	I-1 LIGHT INDUSTRIAL	
	I-2 GENERAL INDUSTRIAL	
	P-1 VEHICULAR PARKING	
	RM-2 MULTIPLE-FAMILY RESIDENTIAL	

Scortino Annexation Area
Rezoning Request - From Tuscarawas
Township to A-1 Agricultural District



Massillon Police Department

Dec. 20, 1986

102 CITY HALL STREET, S.E.
MASSILLON, OHIO 44646
830-1735

Chief
830-1762

Mayor Delbert Demmer
830-1700

Dear Sir,

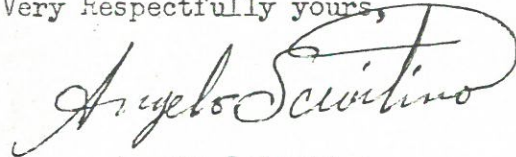
I am submitting this letter as a request, regarding the zoning of my recently annexed property. The property in question being located at 747 17th Street NW.

I understand that land or property, when annexed, normally remains in the same category or classification it held prior to annexation. This is exactly what I am requesting to do. My property up until now was in an Agricultural classification. My reason for this request is, so that I may be able to keep a small number(2 or 3) of domestic farm animals, namely horse or steers. This would be for my own personal use, and not for profit, and not be in violation of the city code.

I wish for this request to be considered only if it is NOT in conflict or violation of any city codes or standards. I am grateful to the city of Massillon, for allowing my annexation in the first place, and would not make any further requests if they were not feasible....in any way.

I thank you in advance for your continued patience and understanding.

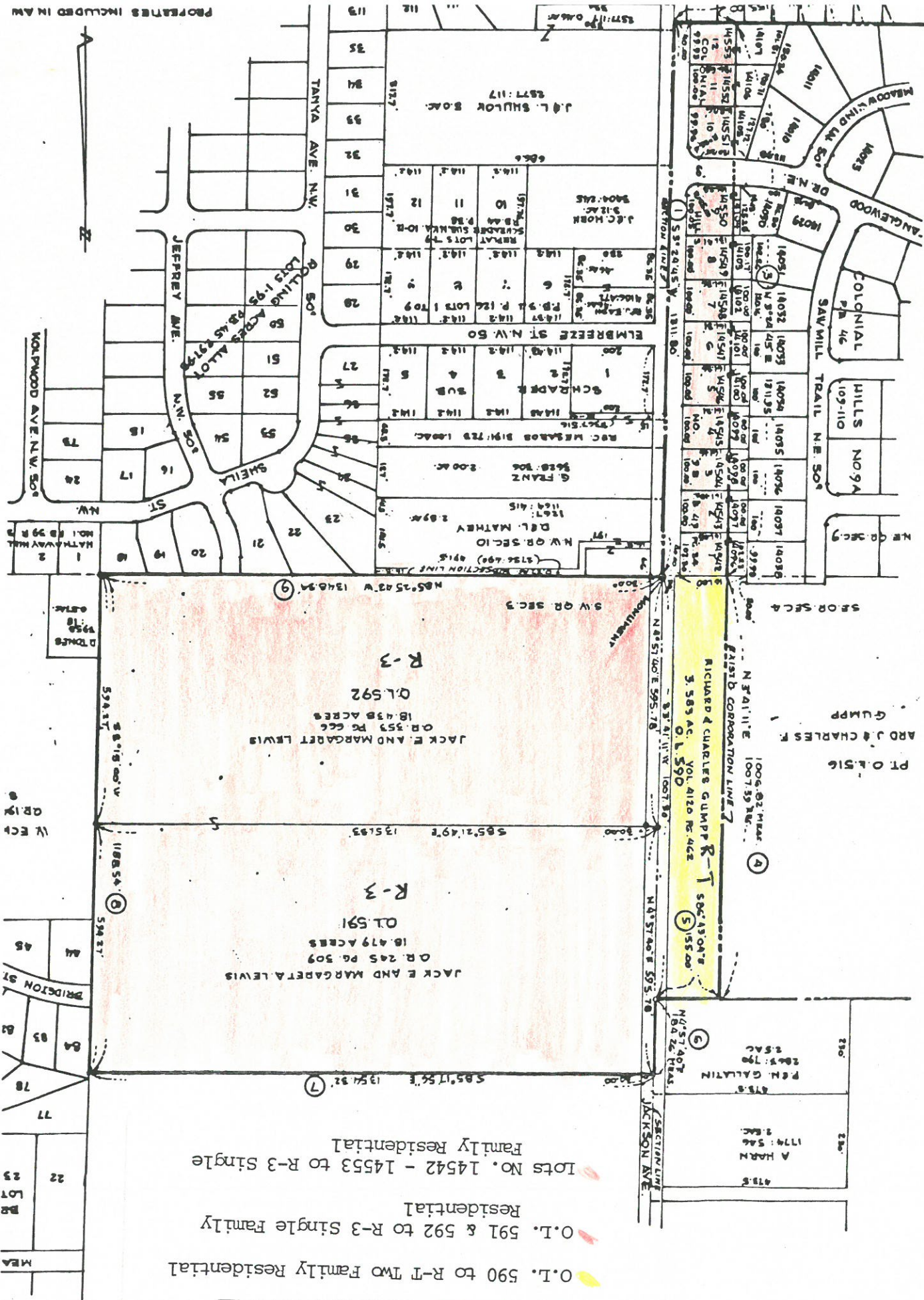
Very Respectfully yours,

A handwritten signature in cursive script that reads "Angelo Sciortino". The signature is fluid and elegant, with a large, sweeping initial 'A'.

Angelo Sciortino

MILL CREEK ANNEXATION AREA ZONING

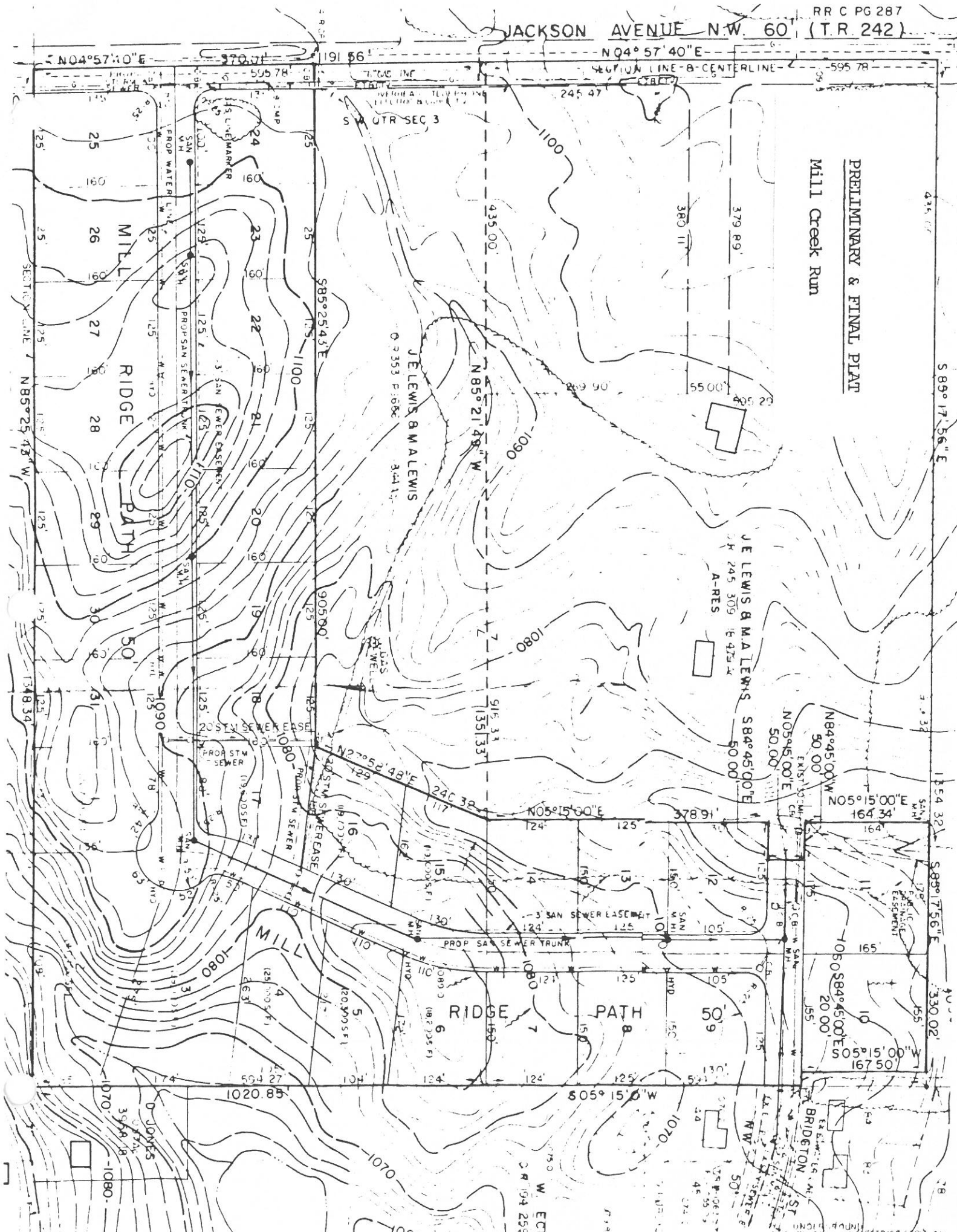
O.L. 590 to R-T Two Family Residential
 O.L. 591 & 592 to R-3 Single Family Residential
 Lots No. 14542 - 14553 to R-3 Single Family Residential



JACKSON AVENUE N.W. 60'

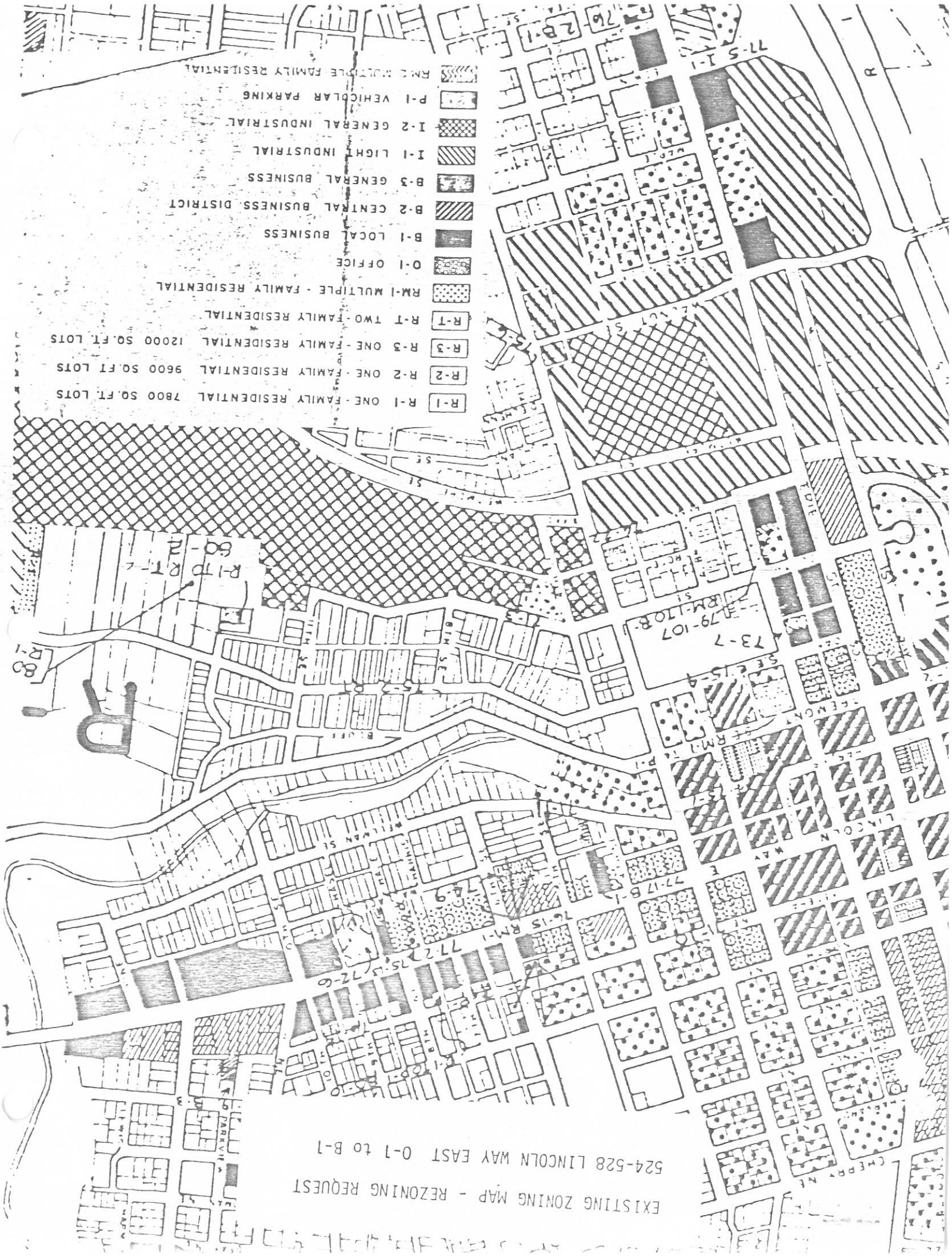
PRELIMINARY & FINAL PLAT

Mill Creek Run



EXISTING ZONING MAP - REZONING REQUEST 524-528 LINCOLN WAY EAST 0-1 to B-1

- R-1 ONE - FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- R-2 ONE - FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 ONE - FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-T TWO - FAMILY RESIDENTIAL
- RM-1 MULTIPLE - FAMILY RESIDENTIAL
- O-1 OFFICE
- B-1 LOCAL BUSINESS
- B-2 CENTRAL BUSINESS DISTRICT
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE FAMILY RESIDENTIAL



REZONING REQUEST 0-1 to B-1
524-528 LINCOLN WAY EAST
LOT NOS. 6890 & 6891



November 6, 1986

City of Massillon
Zoning Department

Council:

The property I was looking at rezoning (lots #6890-6891) in the early 1970's was zoned commercial. The owners had it changed to multi-family so they could rent out their houses. Everywhere else east and west on Lincoln Way East is already commercial. The block between 5th and 6th Streets is the only one that is not. The houses are old and a change for the better could only help the appearance of the city.

I do not have definite plans on what to put on the property, but whatever I would do I would be sure to make every effort not to disturb the houses to the rear, since they would be the only ones in question. I would put up a fence to shield any traffic from them. Also being on a corner with access on Lincoln Way and 6th Street should help with traffic flow. Plus there is a traffic light at the corner to help even more.

I do not want to force any decision on anyone living around the property. I realize it is their homes. With everyone around them already commercial and on a busy street I just think its a matter of time before it is changed.

Thank You,



Bob Spencer II