

A G E N D A
Massillon Planning Commission
June 11, 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 Peery 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

The Massillon Planning Commission met in regular session on June 11, 1986, at 7:30 P.M. in City Council Chambers. The following were present:

Chairman Fred Wilson
Mayor Delbert A. Demmer
Bernie Green
Henry Joiner
Rev. David Dodson

Robert Wagoner
Marilyn Frazier

The first item of business before the Commission was the minutes of the April 9, and April 30, meetings. The minutes of both meetings were approved as prepared.

The next item was a 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.)

Mr. Wilson explained that the correct address is 28 Charles, S.E. Planning Commission Clerk Marilyn Frazier reported that Mr. Lakey's letter had 48 Charles, S.E., therefore that was the address used to send a copy of the agenda. Mr. Wilson suggested holding this request until after the rezoning request to allow Mr. Lakey time to attend the meeting. Everyone was in agreement.

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, RM-1 Multiple 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.

Mr. Wagoner presented that request. As with other annexations, the procedure is to rezone the newly annexed area as close to the previous zoning as possible. Lots No. 14531 and 14532 would be RM-1 Out Lot 584, 585, 586 should be R-3 Single Family. The closest zoning for Springhill Settlement Unit 1, 2, and 3 and Ledgewood Commons would be R-PUD Planned Unit Development. The City has never had any property zoned PUD. There was a lot of discussion about PUD zoning and the Development Plan for this development. There are approximately 30 - 35 vacant lots in this development. Some members were concerned about the City's possible lack of control if City ordinances differed from the plan. It was determined that City ordinances would be final. After extensive discussion, Bernie Green moved to recommend approval of the request to rezone Units 1, 2, and 3 of Springhill Settlement and Ledgewood Commons R-PUD Planned Unit Development, Lots No. 14531 and 14532 RM-1 Multiple Family, and Out Lots 584, 585, 586 Single Family. The motion was seconded by Mayor Demmer, and carried 4-1.

The next item was the Conditional Use. Since Mr. Lakey still was not present, the Mayor moved to table the request until the next meeting. This motion was seconded by Mr. Joiner, carried unanimously.

There being no further business, the meeting adjourned at 8:45 P.M.

Respectfully submitted:

A handwritten signature in cursive script, reading "Marilyn Frazier".

Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman