

A G E N D A

Massillon Planning Commission
October 8, 1986 7:30 P.M.
Massillon City Council Chambers

1. Approval of the Minutes for the August 20, 1986 Commission Meeting.
2. Petitions and Requests

Rezoning Request

Location: Part of Out Lot No. 288, located to the east of Ojim, Inc. on the north side of Oberlin Road, S.W., between 9th and 17th Streets, S.W. Presently zoned R-1 Single Family Residential, the property being requested is for rezoning to I-1 Light Industrial. This request has been submitted by Mijo Radocaj who proposes to construct a manufacturing building on this site.

Rezoning Request

Location: 701 Erie Street North, Lot No. 7848, presently zoned R-1 Single Family Residential to be rezoned B-1 Local Business. This request has been Submitted by David and Vicki Baus who wish to operate a beauty salon in their home.

Alley Vacation

Location : A 12 foot alley lying between 8th Street, S.W., and Pond Street, S.W., and running in a north-south direction between Main Avenue West and Urban Court, S.W. The request is to vacate that portion of the alley from the south line of Lot No. 1593 to its southerly terminus. This request has been submitted by Deborah Stevens.

Replatting of Lots

Location: Lots No. 14519, 14520, 14521, 14522, and 14529, located on the south side of Tennyson Street, N.E., are to be re-platted into 4 new lots, each one to have 100 feet of front footage. This request has been submitted by David Genshaft.

The Massillon Planning Commission met in regular session on August 20, 1986. The following were present:

Chairman Fred Wilson
Mayor Delbert Demmer
Bernie Green
Doris Hintz
Rudy Turkal

Aane Aaby
Marilyn Frazier

The first item of business before the Commission was approval of the minutes of the July 9, meeting. The minutes were approved as prepared.

The next item was a rezoning request. Location: Part of Out Lot No. 60, located on the north side of Oak Avenue, S.E., between Independence Street, S.E., and 16th Street, S.E.; presently zoned R-1 Single Family Residential, to be rezoned O-1 Office. This request has been submitted by Superior Savings Credit Union, who wishes to construct a new credit union office at this location. Mr. Aaby presented the request. The property is located on the north side of Oak between Independence and 16th Street, S.E. The size is 1.44 acres. Currently there is a small structure and large greenhouse on the property which will be demolished. Superior Credit Union purchased the property at an auction. Mr. Aaby commented further that the site is large enough but it would be introducing non-residential into a residential area. David Conant of Superior Credit Union was present. He distributed photographs and drawings of the proposed building. He said that they want to expand their services to offer service to other businesses. He stated that this would be an improvement to the neighborhood and was well received by the neighbors. The Mayor asked about the petition. The Clerk provided him with the petitions. Bernie Green expressed his approval of the project. Mrs. Hintz said that since the area is residential, she would have to recommend denial of the rezoning. She so moved, with Rudy Turkal regretfully offering a second. The Mayor stated that since he had checked the signatures against information contained in the City Directory and found that some of the residents most affected had signed the petition, he felt better about the proposal. Mrs. Hintz then withdrew her petition and Mr. Turkal withdrew his second. Bernie Green then moved for approval, Mayor second, the motion failed 3-2.

The next item before the Commission was a Request for Conditional Land Use. Location: Part of Out Lot No. 163, located on the north side of Lake Avenue, N.W., between State Route 21 and the Tuscarawas River. Daniel Reed of Reed's, Inc., wishes to utilize this property for the purpose of selling and/or auctioning automobiles, motorcycles, and other vehicles. This property is presently zoned B-3 General Business. Pursuant to Section 1167.03 (a) of the City Zoning Code, outdoor sales areas are a conditionally permitted use within a B-3 District, subject to the review and approval of the Planning Commission. Aane Aaby presented the request. Reed's Towing acquired this property which consist of approximately 1.3 acres. The intention is to use it was a sales lot for wrecked vehicles. Auctions will be held periodically. The use would be a permitted use subject to conditions of the Commission. Zoning Board of Appeals granted variances. The Site Plan Review Committee must also hear the request. There was some discussion about the conditions noted in the ordinance. There were questions concerning the number of cars expected to be on the site. Mr. Reed stated that there would be approximately 130-170 at one time. After additional discussion by the Commission, the Mayor moved for approval, seconded by Mr. Turkal, the motion carried 3-1, with 1 abstaining.

Under Other Business Mr. Wilson requested the Commission to vote on the Conditional Land Use of 28 Charles, S.E., requested by Charles Lakey.

Rudy Turkal moved to deny the request, seconded by Mr. Green, motion carried unanimously.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Marilyn Frazier".

Marilyn Frazier, Clerk

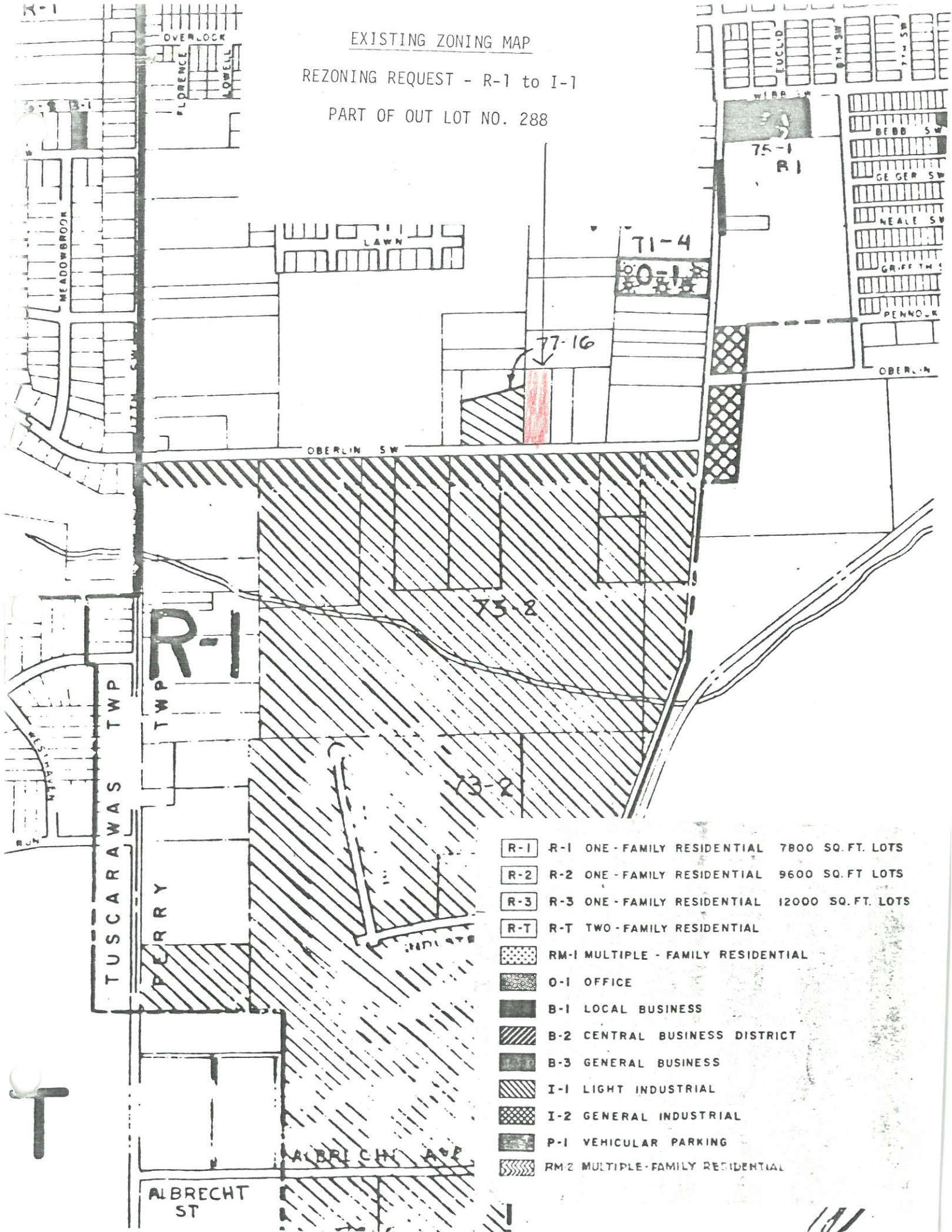
Approved:

Fred Wilson, Chairman

EXISTING ZONING MAP

REZONING REQUEST - R-1 to I-1

PART OF OUT LOT NO. 288



- 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

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3553 162

e. Rothrock et al

0.982 L.

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0.982

REZONING REQUEST

PART OF OUT LOT NO. 288

R-1 To I-1

1/4 SECTION LINE

001252
 3591 419
 3702:301
 3506 409

(2282:595) 3078:434
2480:198 3119:148

430'

10A

1396:

A

(1373: 563:)

1.05A

1.25A

C. Mastrianni

2914.58

117A

В. Нодо

2063:559

435.6.

E Woolley

2148: 442

BERLIN

A-V-E:

A. E. D., INC.
4002:529
2179:262
2674:235

IE OHIO BELL TELEPHONE
3715:195 PT.O.L. 287

SEE 61
0.121A.
1.71A "3387:516"
1.167A "3443:617"
1.253A "3617:292"

PT. O.

L.

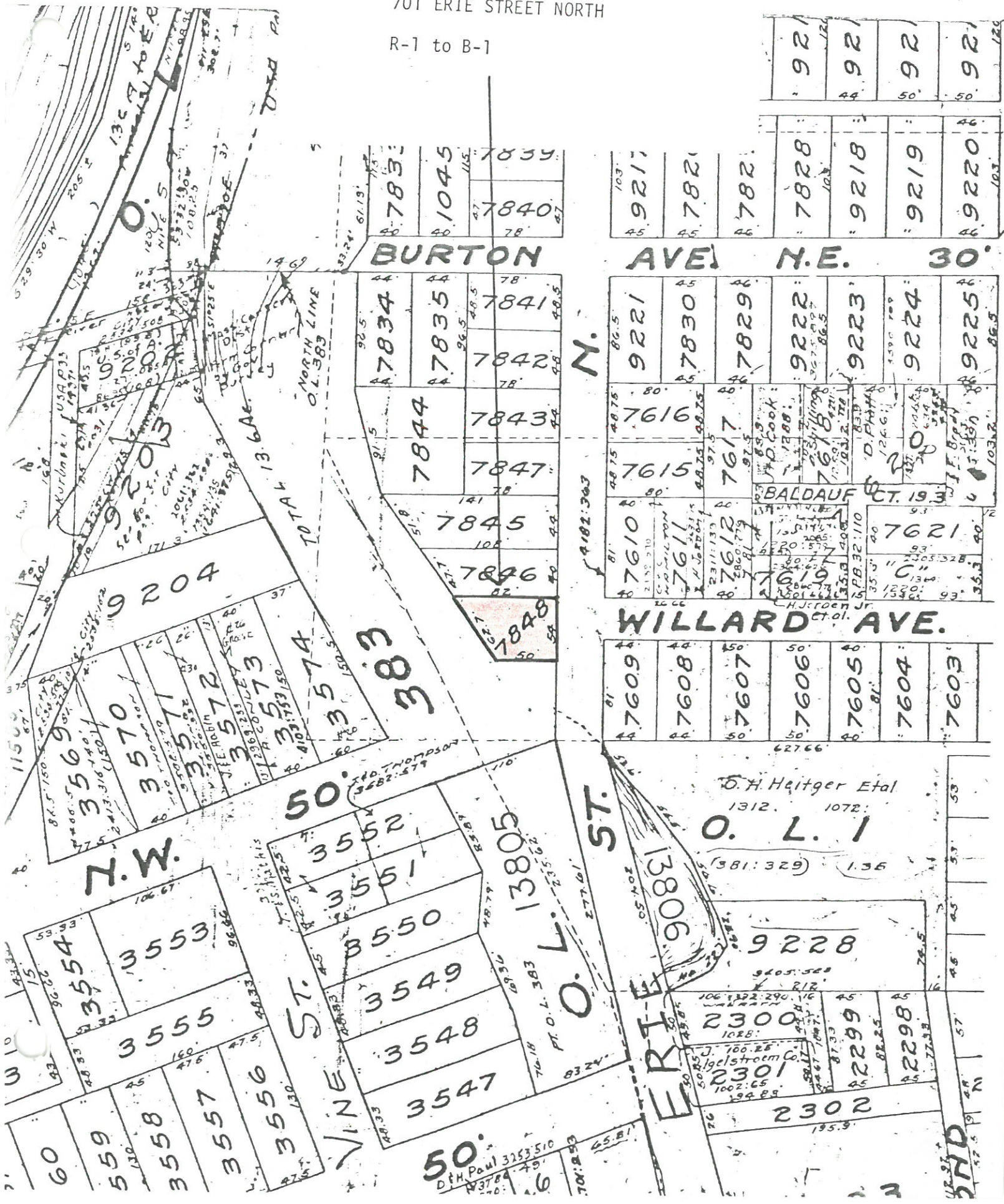
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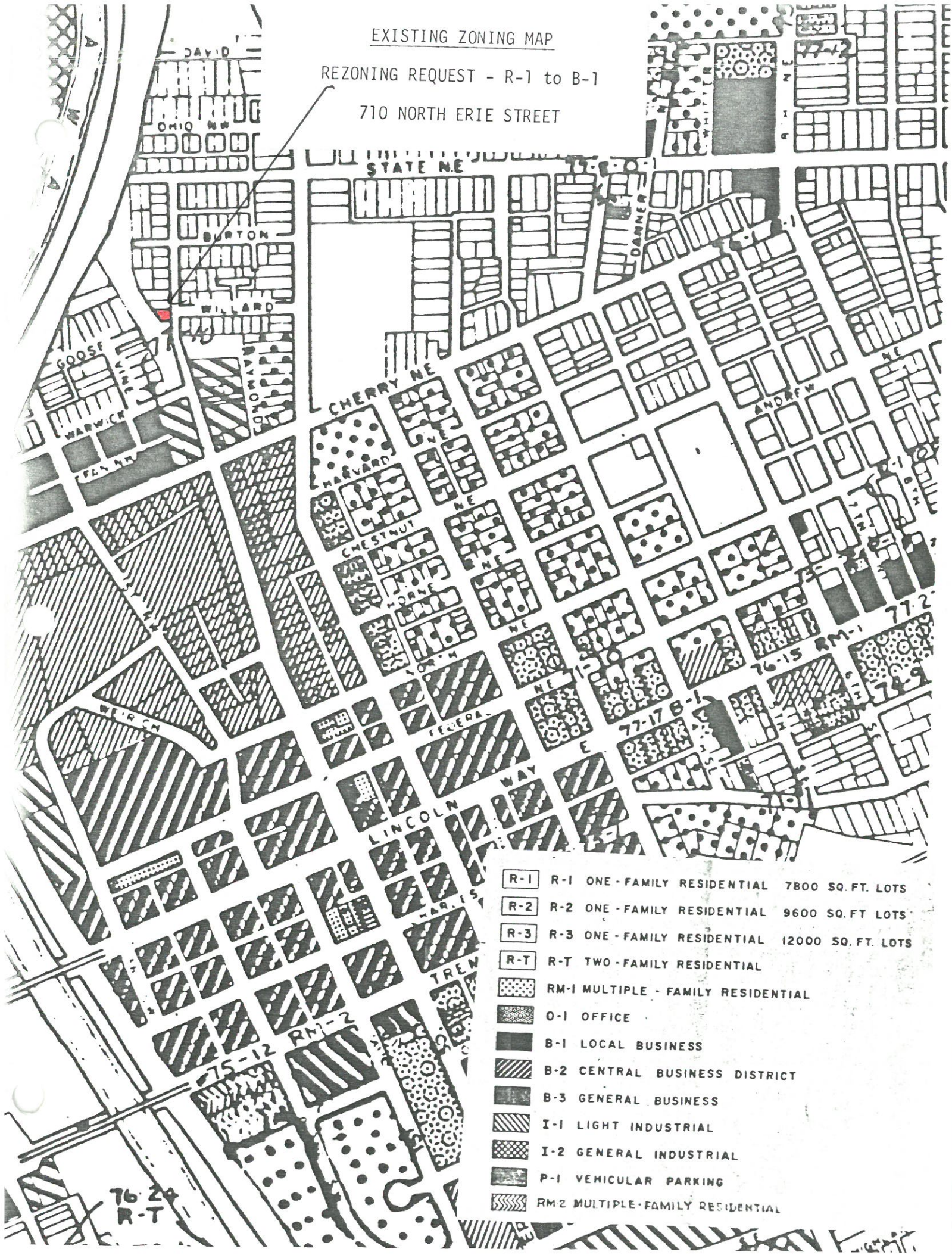
R-1 to B-1



EXISTING ZONING MAP

REZONING REQUEST - R-1 to B-1

710 NORTH ERIE STREET



- 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

Dear Sirs,

I am interested in opening a small beauty salon in the basement of my home. It will consist of 2 working stations, a shampoo area and 3 hair dryers.

I do not believe that there will be any more than 2 or 3 cars at one time, at my residence. My driveway is sufficient to handle 2 cars.

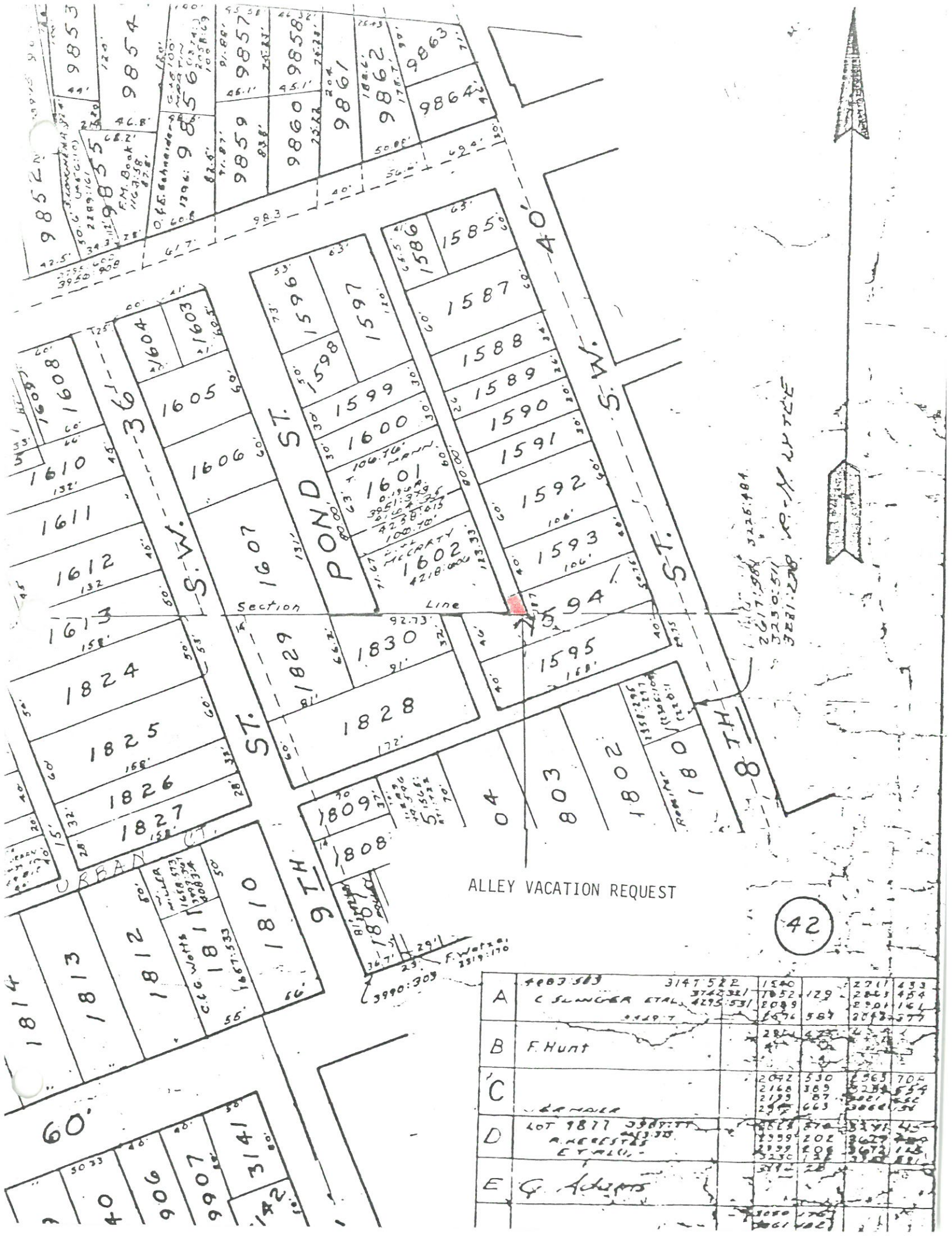
I do not believe that my business will interrupt traffic or inconvenience anyone in the neighborhood.

I have had nothing but positive reactions from the people in the neighborhood I have contacted. Everyone seems to think my business will be a positive as well as convenient part of the neighborhood.

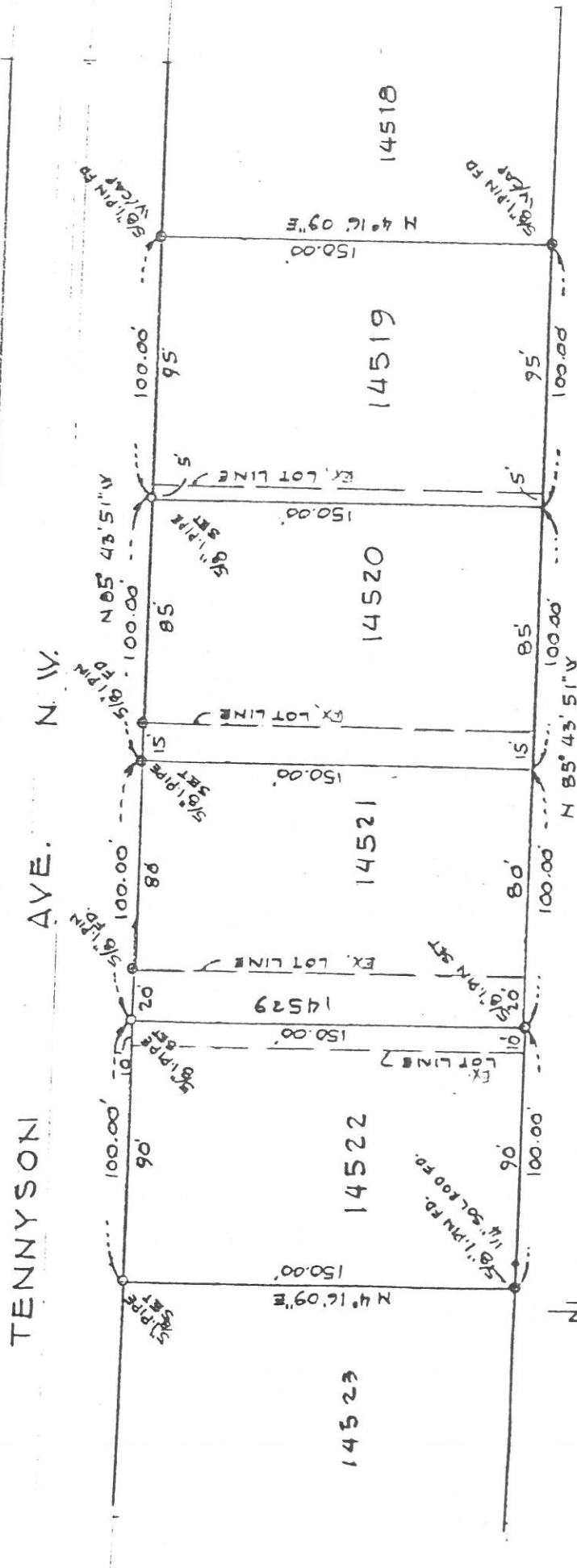
I am a professional
cosmetologist with a manager's license.
I would now like to spend more
time at home raising my child
while pursuing my career.

I hope you will
strongly consider my request.

Thank You
Mrs. Vicki L. Baus



PROPOSED RE-PLATTING OF CITY
 LOTS NO. 14519, 14520, 14521,
 14522, and 14529



SURVEY OF LOTS 14522, 14523, 14524, 14525 & 14529
 IN THE CITY OF MASSILLON, OHIO
 SCALE 1"=60'
 ROBERT F. WAGONER, R.S. 4787

EXIST'G LOT LINES
 NEW LOT LINES

PROPOSED RE-PLATTING OF CITY

LOTS NO. 14519, 14520, 14521,
14522, and 14529

