

A G E N D A
Massillon Planning Commission
May 13, 1987 7:30 P.M.
Massillon City Council Chambers

1. Approval of the Minutes for the April 8, 1987, Commission meeting.
2. Petitions and Requests

Rezoning Request

Location: 2109-2119 Lincoln Way, East and 125 22nd Street, S.E., Lots No. 4328, 4329, 4330, and 4331, to be rezoned from RM-1 Multiple Family Residential to B-1 Local Business. This request has been submitted by Carl Oser.

Rezoning Request

Location: The southwest corner of Federal Avenue, N.E. and 7th Street, N.E., consisting of Lots No. 483 and 484, 30 feet off the north end of Lots No. 485 and 487, and 80 feet off the north end of Lot No. 13697; to be rezoned from P-1 Vehicular Parking to B-1 Local Business. This request has been submitted Carl Oser.

Rezoning Request - Reconsideration

Location: 2417 - 2443 Lincon Way, East, Lots No. 3641, 3642, 3643, 3644, 3645, and 4914 (excepting 60 feet off the entire south end of Lots No. 3641 and 3642); to be rezoned from RM-1 Multiple Family Residential to B-1 Local Business. This request has been submitted by Carl Oser. This proposed rezoning has been previously reviewed by the Planning Commission and recommended for denial. Mr. Oser is re-submitting this rezoning request for reconsideration in accordance with Section 1137.08 of the Zoning Code.

3. New Business

Proposed amendments to the City Zoning Code regulating shopping centers (see attached).

The Massillon Planning Commission met in regular session on April 8, 1987, at 7:30 P.M. The following members and staff were present:

Members present

Fred Wilson, Chairman
Mayor Delbert A. Demmer
Rudy Turkal
Bernie Green
Dr. Dale Hart

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the February 11, 1987, Commission meeting. The minutes were approved as prepared.

The next item was a Street Vacation. Location: to vacate 8 feet from the west side of Fir Street, S.W. from Lincoln Way, West southerly to Wabash Avenue, S.W. This request has been submitted by William E. Brough. Mr. Wagner presented the request. Fir Street is a 60 feet right-of-way and goes to Wabash Avenue, S.W. Mr. Brough is requesting the vacation of 8 feet. The former Sohio service station building is adjacent to this and is to be razed. A new Dairy Queen is to be built on the Sohio site. Six feet of the vacated area would be landscaped and the remaining two feet would be added to the parking area. Mayor Demmer moved for approval, Rudy Turkal seconded, motion carried.

The next item was a Re-plat. Location Lot No. 10437, 1610 Tremont, S.E. The purpose of this request is to replat this lot into two separate lots: Tract I to contain 10,042 square feet and Tract II to contain 13,013 square feet. This request has been submitted by Irene and Dominic Dottavio, the property owners. Mr. Wagoner presented this request. The new lots will comply with zoning requirements for lot size. Mrs. Dottavio was present and commented that she had sold the one lot to her niece, who doesn't need the additional property. He has no immediate plans for the remainder. Dr. Hart moved for approval, seconded by Bernie Green, motion carried.

The next item was a Re-plat of Ledgewood Commons. Location: The northside of Tennyson Street, N.E., east of Springhill Avenue, N.E. The purpose of this request is to re-plat a portion of this property into four new lots. This request has been submitted by Ray Deville. Mr. Wagoner presented this request, also. This area was recently annexed into the City. The property while in the Township, was a PUD, but was rezoned RM-Multiple Family after being annexed into the City. Ray Deville purchased the property recently. As it is, 3 duplexes could be built on this property, but if replatted more units could go on it. Ray and Don Deville were both present. Don Deville commented that more units was not necessarily his goal, but more flexibility in building the units. Mr. Turkal moved for approval, seconded by Mayor Demmer, motion carried.

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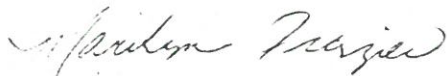
The final request before the Commission was Alley and Street Vacations - Lincoln Center Project. The City of Massillon is requesting the vacation of the following streets and alleys as part of the Lincoln Centre Redevelopment Project:

1. Second Street, N.W., from Lincoln Way, West northerly to Market House Court, N.W.
2. Market House Court, N.W., from Second Street, N.W., westerly to Third Street, N.W.
3. Henderson Place, N.W., from Lincoln Way, West northerly to Market House Ct., N.W.

Mr. wagoner presented the request. He stated that the City wants to advertise to sell the property for development. In order to sell it as one large area, the alleys and streets must be vacated. Mr. Green moved for approval, seconded by Dr. Hart, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:05 P.M.

Respectfully submitted:



Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

65.91' FROM THE SW
CORNER OF N.E. 9
650.1'

87.00'

140.00'

600'

S. 81° 46' 42" E

N 86° 49' W

683.5'

52.6'	52.6'	52.6'	52.6'	52.6'
6111	6110	6109	6108	6107
212.86'	210.90'	208.94'	206.98'	205.02'
52.5'	52.5'	52.5'	52.5'	52.5'

52.5'	52.5'	52.5'	52.5'	52.5'
6202	6203	6204	6205	6206
110'	110'	110'	110'	110'
52.5'	52.5'	52.5'	52.5'	52.5'

VERMONT 60'

105'	105'	105'	105'
6207	6208	6209	6267
13507	13503	13504	13505
6272	6271	6270	6268
105'	105'	105'	105'
6269	6327	6328	6329
105'	105'	105'	105'
6385	6386	6387	6388
105'	105'	105'	105'

50'	50'	50'	50'
4328	4329	4330	4331
2033.98'	2033.98'	2033.98'	2033.98'
4344	4345	4346	4347
200'	200'	200'	200'
4348	4349	4350	4351
200'	200'	200'	200'

22ND ST. S.E. 50'

50'	50'	50'	50'
4332	4334	4335	4336
160'	160'	160'	160'
4337	4338	4339	4340
160'	160'	160'	160'

50'	50'	50'	50'
4359	4358	4357	4356
160'	160'	160'	160'
4355	4354	4353	4352
160'	160'	160'	160'

MASSACHUSETTS AVE

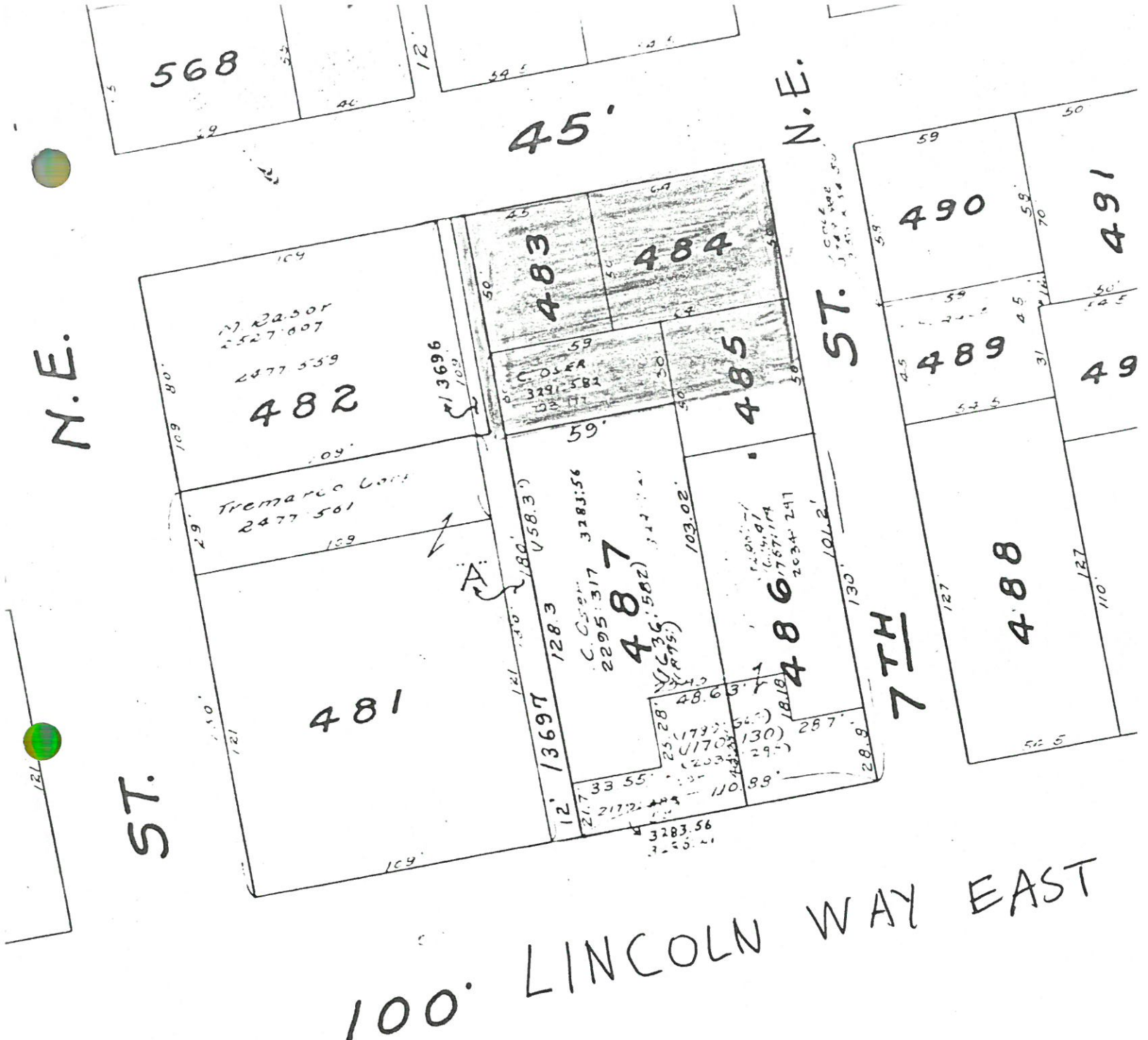
Quarter 1 - Section 21

Rezoning Request - 2109-2119 Lincoln
Way East, 125 22nd Street, S.E.
Lots No. 4328, 4329, 4330, 4331
RM-1 to B-1

CONNECTICUT

95'	95'	95'	95'
123	123	123	123
123	123	123	123
123	123	123	123

of E



100. LINCOLN WAY EAST

Rezoning Request

Lots No. 483 and 484;
 30 feet off the north end of Lots
 No. 485 and 487;
 80 off the north end of Lot No. 13697

P-1 to B-1

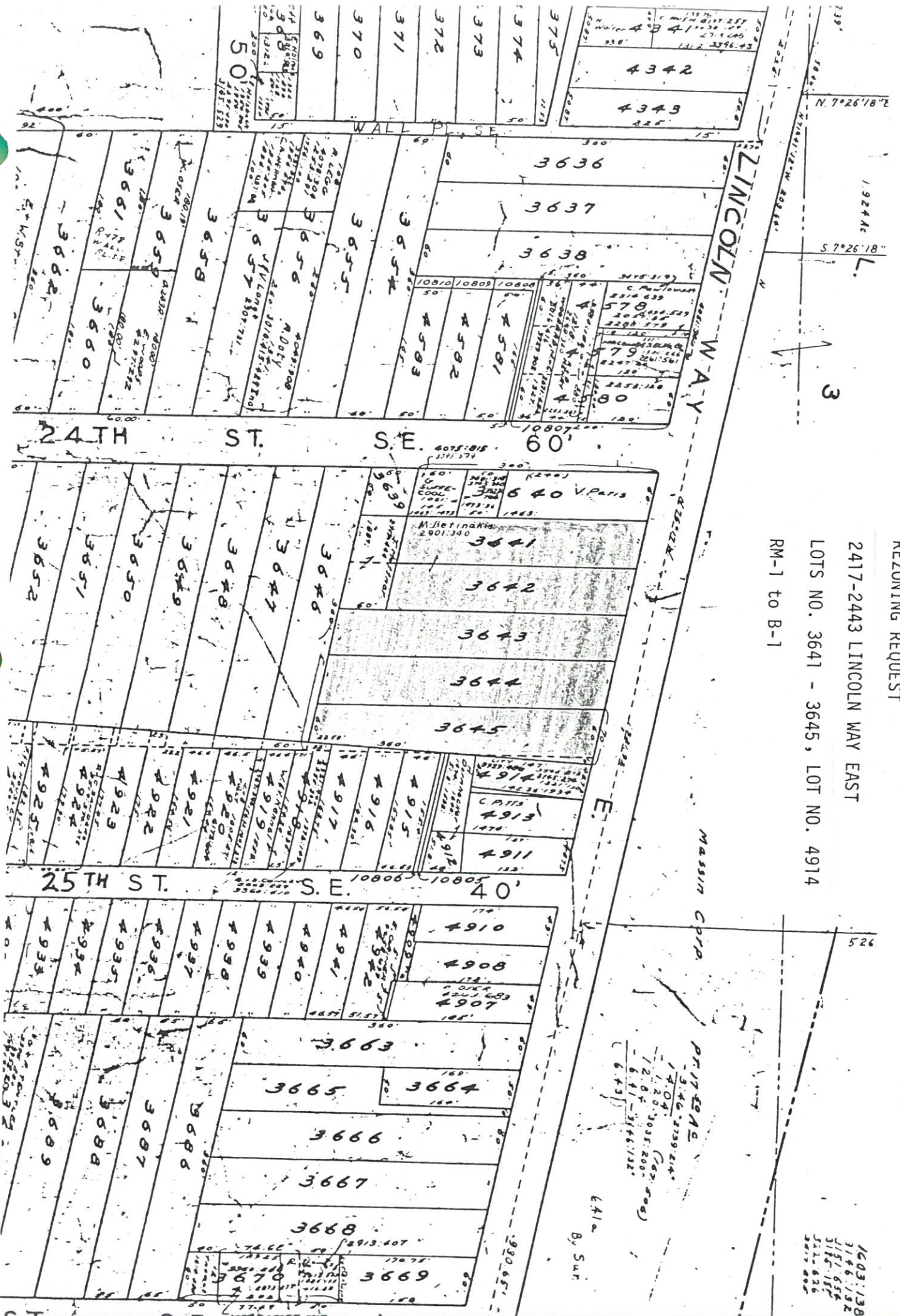
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REZONING REQUEST

2417-2443 LINCOLN WAY EAST

LOTS NO. 3641 - 3645, LOT NO. 4914

RM-1 to B-1



PROPOSED AMENDMENTS TO THE MASSILLON CITY ZONING CODE

SECTION 1121.02 DEFINITIONS

"Integrated Shopping Center" means a retail business area within or adjacent to a residential district, characterized by a concentrated grouping of stores, shops and other uses therein permitted, ordinarily planned as a unit and built according to a plan submitted to and approved by the Planning Commission. Integrated shopping centers shall be principal uses permitted within business zoning districts, subject to certain conditions imposed by the City in order to achieve the following objectives:

1. Provision of traffic safety through proper traffic routing, ingress and egress.
2. Freedom from traffic congestion on public streets through provisions for adequate off-street parking and off-street loading.
3. Protection of residential character of neighborhoods through provision of adequate and suitably treated business area open spaces at boundaries adjacent to the residential area.

SECTION 1163.04 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS (B-1 Local Business District)

The following use shall be permitted, subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

Integrated shopping centers no greater than five (5) acres in size, subject to the following conditions:

1. A preliminary site plan shall be submitted for review and approval by the Planning Commission. The Commission shall make a determination that the plan satisfies the following requirements:
 - a. That the proposed shopping center is located so that reasonable direct traffic access is supplied from principal thoroughfares and so that congestion will not likely be created by the proposed center or will be alleviated by provision of access thoroughfares.
 - b. That the plan provides for a shopping center consisting of one or more groups of establishments in buildings of integrated design, together with adequate and properly managed traffic and parking facilities and landscaping, which will fit harmoniously into and will have no adverse effect upon the adjoining or surrounding neighborhood.

2. The uses permitted in the proposed shopping center shall be the types of uses permitted in the B-1 District.
3. No building shall be located less than thirty (30) feet distant from any boundary of the tract on which the shopping center is located.
4. The proposed shopping center shall be permanently screened from all adjoining properties located in any residential district by a solid wall or compact evergreen hedge at least six (6) feet in height. Such wall or hedge shall be placed at least five (5) feet from the property line and the wall or hedge shall be properly and permanently maintained and landscaped.
5. The ground area occupied by all the buildings shall not exceed, in the aggregate, twenty-five percent (25%) of the total area of the lot or tract.
6. Other requirements, such as off-street parking, loading space, and signs shall be subject to the applicable sections of the zoning code.
7. Upon approval of the preliminary site plan by the Planning Commission, a final site plan shall be prepared and submitted to the Site Plan Review Committee in accordance with Section 1187.09.

SECTION 1167.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS
(B-3 General Business District)

The following use shall be permitted, subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

Integrated shopping centers no less than five (5) acres in size, subject to the following conditions:

1. A preliminary site plan shall be submitted for review and approval by the Planning Commission. The Commission shall make a determination that the plan satisfies the following requirements:
 - a. That the proposed shopping center is located so that reasonable direct traffic access is supplied from principal thoroughfares and so that congestion will not likely be created by the proposed center or will be alleviated by provision of access thoroughfares.
 - b. That the plan provides for a shopping center consisting of one or more groups of establishments in buildings of integrated design, together with adequate and properly managed traffic and parking facilities and landscaping, which will fit harmoniously into and will have no adverse effect upon the adjoining or surrounding neighborhood.

2. The uses permitted in the proposed shopping center shall be the types of uses permitted in the B-3 District.
3. No building shall be located less than fifty (50) feet distant from any boundary of the tract on which the shopping center is located.
4. The proposed shopping center shall be permanently screened from all adjoining properties located in any residential district by a solid wall or compact evergreen hedge at least six (6) feet in height. Such wall or hedge shall be placed at least five (5) feet from the property line and the wall or hedge shall be properly and permanently maintained and landscaped.
5. The ground area occupied by all the buildings shall not exceed, in the aggregate, twenty-five percent (25% of the total area of the lot or tract.
6. Other requirements, such as off-street parking, loading space, and signs shall be subject to the applicable sections of the zoning code.
7. Upon approval of the preliminary site plan by the Planning Commission, a final site plan shall be prepared and submitted to the Site Plan Review Committee in accordance with Section 1187.09.