

A G E N D A

Massillon Planning Commission
February 10, 1988 7:30 P.M.
Massillon City Council Chambers

1. Approval of the Minutes for the January 13, 1988 Commission meeting.

2. Petitions and Requests

Rezoning Request

Location: A 28,765 square foot parcel of land located on the west side of 24th Street, N.W., south of Gorrell School, and consisting of Lot Nos. 3788, 3789, and 101 feet of the north end of Lot Nos. 12454, 3841, and 3842. The request being to rezone this property from R-1 Single Family Residential to R-T Two Family Residential. This rezoning request has been submitted by Reinhold C. Dominick, who wishes to construct a duplex on this property.

Rezoning Request

Location: 2617 Lincoln Way N.W., Lot No. 8672, containing 8,712 square feet. The request being to rezone this property from R-1 Single Family Residential to B-1 Local Business. This request has been submitted by Tode Gorgievski, who wishes to construct an office building on this property.

3. Other Business

The Massillon Planning Commission met in regular session on January 13, 1988 at 7:30 p.m.
The following were present:

Members

Chairman Fred Wilson
Rev. David Dodson
Mayor Francis Cicchinelli, Jr.
Bill Hamit
Michael J. Loudiana
Bernie Green
Steve Seaton
Dr. Dale Hart

Staff

Aane Aaby
Robert Wagoner
Marilyn Frazier

Henry Joiner was excused

The first item of business was the introduction of the new Commission members. The new members are Mayor Cicchinelli, Safety-Service Director Bill Hamit, Michael Loudiana, and Steve Seaton. The agenda was changed to make the election of officers the last item.

The second item was the minutes of the October 14, meeting. The minutes of meeting were approved as prepared except for the fact that Bernie Green's name had been omitted from the list as present.

Mr. Wilson then gave a brief summary of the Planning Commission's purpose, including the functions and authority.

The first rezoning request was Location: Lot No. 509 Located at the southeast corner of 9th Street, N.E., and Federal Avenue, N.E., presently zoned R-1 Single Family Residential/ to be rezoned P-1 Vehicular Parking. The request has been submitted by Bob Spencer of Burger Town, Inc. Aane Aaby made the presentation. He said that Burger Town, Inc. owns Lots Nos. 509-510-and 513. They want to rezone Lot No. 509 to be able to create additional parking. Their intention is to change this Burger Town into a Ponderosa Steak House. In order to meet Ponderosa's franchise requirements it is necessary to provide more parking. Bob Spencer was present. He stated that he had talked to the area residents, who has no oppositon to the proposal. The complaints the neighbors have had in the past were because of the roudiness of the teenagers who frequented the Burger Town. Burger Town is open 24 hours a day and Ponderosa is not. Mayor Cicchinelli asked about the possibility of increased employment. Mr. Spencer stated that employment should eventually double. All of the current employees would remain with more being added. Rev. Dodson then moved for approval, seconded by Dr. Hart., motion carried unanimously.

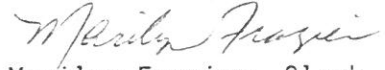
The next item was a alley vacation request. Location: A 12 foot alley lying between 9th Street, N.E. and 10th Street, N.E. and running in a north/south direction between Lincoln Way, East and Federal Avenue, N.E.; the request being to vacate that portion of the alley from Lincoln WaY, East and Federal Avenue, N.E. , a distance of 230 feet. This request has been submitted by Bob Spencer of Burger Town, Inc. Bob Wagoner presented the request to the Commission. He stated that there is no need for a 12 foot alley in the area. Sanitary sewers are adequate for the addition for the new restaurant. Bernie Green moved for approval, seconded by Dr. Dale Hart, the motion carried unanimously.

The next item was a proposed zoning code amendment. The City of Massillon is proposing an amendment to the City Zoning Code to require the submission of a preliminary site plan as part of the application for zoning change. There was some general discussion on this subject by the members. Mr. Aaby briefly explained the procedure for rezoning a property. The only difference would be the submission of a preliminary site plan. Carl Oser was present. He asked who had presented this request to the Commission. He was told that the Planning Department had suggested it because it may be helpful in making a recommendation. Rev. Dodson moved to table the request in order to give the Law Director a chance to review it. The motion was seconded by the Mayor, motion carried unanimously.

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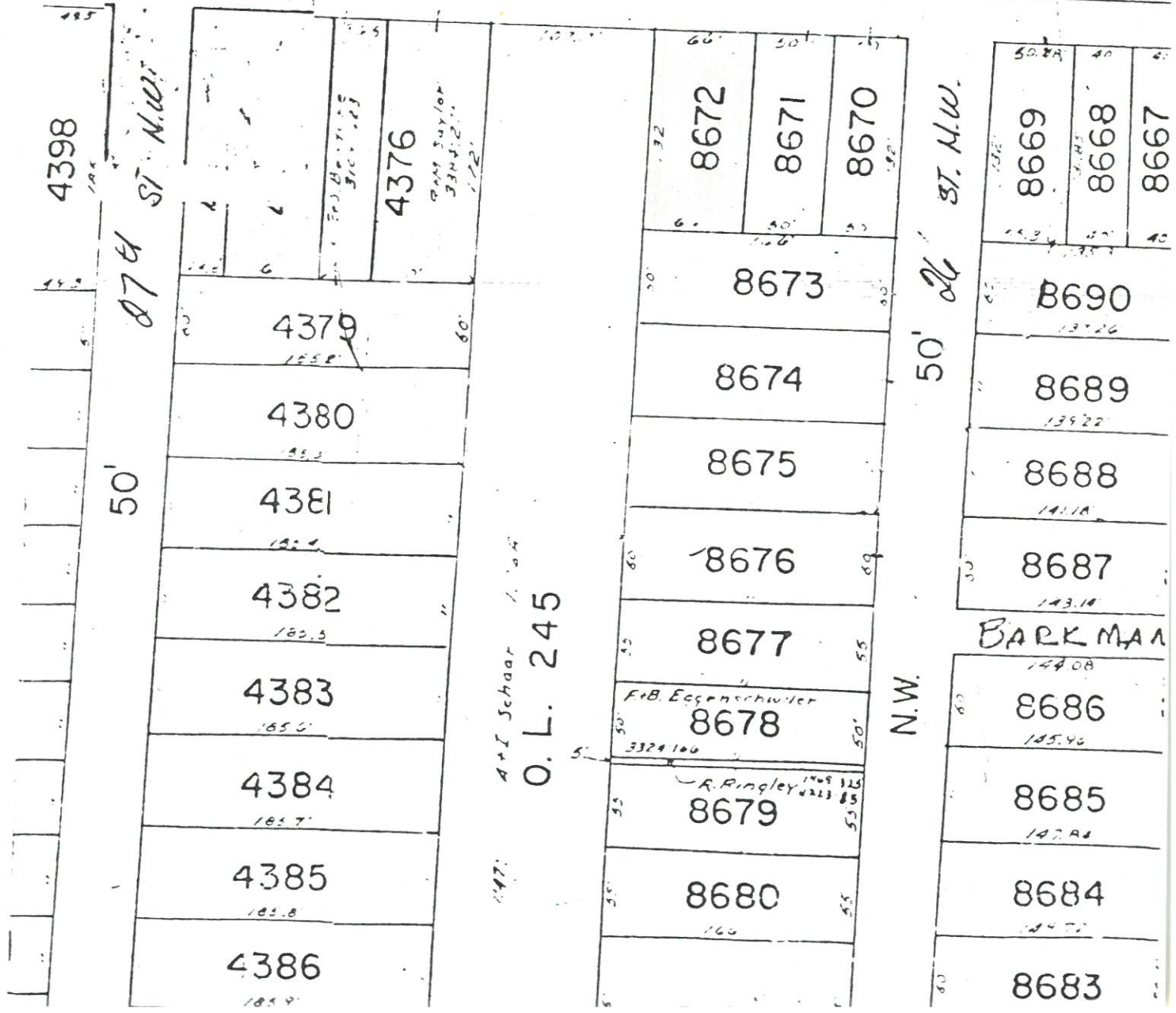
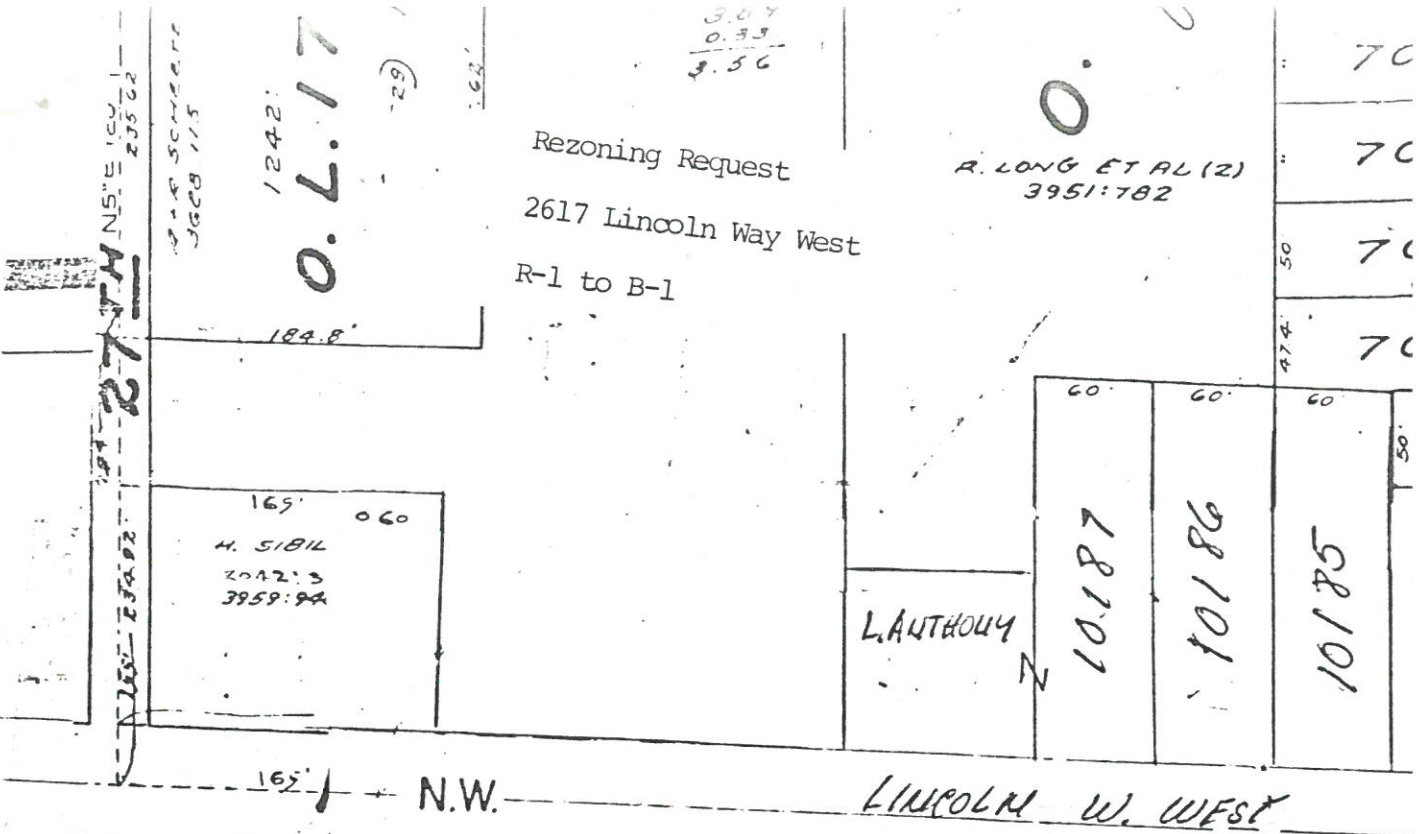
The next item was the election of officers. Fred Wilson was retained as Chairman and Rev. David Dodson was retained as Vice Chairman. There being no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted:


Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman



EXISTING ZONING MAP - REZONING REQUEST

2617 LINCOLN WAY N.W. - R-1 to B-1

R-2

B-1

LINCOLN WAY N.W.

B-1

R-1
TO
B-1

R-1

27TH ST, N.W.

26TH ST, N.W.

R-1

R-1

N.W.

8718	8719	8720	8721	8722
13215	13217	13216	13111	
			13112	
			13113	

40'

13215	13214	13213	13212	13211	13210	13209	13208	13207
13315	13314	13315	13117	13118	13119	13120	1321	13122
F.H. OSBORN	1929-129	1929-129	1929-129	1929-129	1929-129	1929-129	1929-129	1929-129

50'

8723	8724	8725
13108	13108	13108
13108	13108	13108
13108	13108	13108

GORELL SCHOOL

R. DOMINICK

3788	3789
3787	3786
9169	9167
9168	9166

40'

DUANE AVE

DUANE AVE

AVE.

13104	13103	13102	13101	13100	13099
13104	13103	13102	13101	13100	13099
13104	13103	13102	13101	13100	13099

3840	3839	3838	3837	3836	3835
9161	9160	9159	9158	9157	9156
9162	9161	9160	9159	9158	9157

40'

ST.

11425	11424	11423	11422
11425	11424	11423	11422
11425	11424	11423	11422

10875
10876
10877

1221
3714
160
3715
160
3716
160
3717
160
3718
160

40
3719
160
3720
160
3721
160
3722
160
3723
160
3724
160



24th Street, N.W. - R-1 to R-T

R-3

R-1

PROP SR 241