

A G E N D A

Massillon Planning Commission
March 9, 1988 7:30 P.M.
Massillon City Council Chambers

1. Approval of the Minutes for the February 10, 1988 Commission meeting.
2. Petitions and Requests

Rezoning Request

Location: 704 Lincoln Way East, Lot No. 488, containing 7,500 square feet, the request being to rezone this property from B-1 Local Business to B-3 General Business. This request has been submitted by Jeffrey H. Doll, who wishes to move his existing business, J & J Auto Sales, to this location.

Rezoning Request - Ledgewood Condominations Annexation

Location: Lots No. 14597 and 14598, a 7.4 acre tract of land located on the east side of Ledgewood Blvd., N.E., south of Tennyson Ave., N.E., and recently annexed to the City. The City of Massillon is requesting that this area, formerly in Perry Township, be zoned R-PUD Planned Unit Development.

Re-Plat Request

Location: 450 19th Street, N.W., Lots No. 5027 and 5028, to be re-platted into one lot. This request has been submitted by L. H. Picot, who wishes to construct a garage on Lot No. 5028.

3. Other Business

The Massillon Planning Commission met in regular session on February 10, 1988 at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Mayor Frank Cicchinelli, Jr.
Bill Hamit
Bernie Green
Dr. Dale E. Hart
Henry Joiner
Steven Seaton
Michael J. Loudiana

Staff

Robert Wagoner
Marilyn Frazier

The first item of business was the minutes of the January 13, 1988, meeting. The minutes were approved as prepared.

The next item was a rezoning request:

The Location of the request is 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. Mr. Wagoner presented the request. He commented that the petition contains 22 out of 27 signatures. The lot size is 102 X 282, which is larger than the required amount for a duplex. The property abuts the south property line of Gorrell School. The surrounding zoning is R-1 Single Family Residential. There is sanitary sewer available and adequate storm sewers. The lot is large enough for two duplexes and possibly three duplexes. Mr. Dominick was present. He stated that he is a builder and he doesn't feel it would be wise to build a single family home in this area. He said he has had inquiries for duplexes in this area. His son is going to live in one side of the property. He also said that he later intends to build another building at a later time. The Mayor moved to recommend approval, seconded by Dr. Hart, motion carried unanimously.

The second item was also a 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. Mr. Wagoner presented the request. The petition contains nine of the eighteen signatures. The size of the lot is 66 X 132 square feet. The two abutting properties are B-1 Local Business. Since the applicant plans to utilize the property as an office building, the Commission could recommend approval of O-1 Office instead of B-1 Local Business. Sanitary sewer is available and storm sewer is adequate for the area. Mr. Joiner commented that the O-1 Office classification seemed to be proper if it would suit any use anticipated by Mr. Gorgievski. Bernie Green commented that it seemed to be spot zoning, which he was opposed to. Mr. Joiner then moved to recommend O-1 Office, Steve Seaton seconded, motion 6-1, with Mr. Green opposing.

Prior to the first rezoning request, Steve Seaton commented that he does reside within the City of Massillon. This information was to clarify an article which had been in the Evening Independent regarding Mr. Seaton's residence. There being no further business before the Commission, the meeting adjourned at 8:15 P.M.

Respectfully submitted:

Marilyn Frazier
Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman



REZONING REQUEST
704 LINCOLN WAY EAST
B-1 TO B-3

EXISTING ZONING MAP
REZONING REQUEST
704 LINCOLN WAY EAST
B-1 to B-3



TO WHOM IT MAY CONCERN:

I, JEFF DOLL, HAVE RECENTLY
TAKEN OVER THE PROPERTY AT 704
LINCOLNWAY E, MASSILLON.

I HAVE INVESTED OVER
\$15,000 INTO REMODELING THE BUILDING
IN ORDER TO MAKE IT ATTRACTIVE
TO THE PUBLIC.

I PLAN TO MOVE MY EXISTING
BUSINESS, J+J AUTO SALES, TO
704 LINCOLN WAY E, AND FEATURE
THE SALES + SERVICE OF LATE
MODEL DOMESTIC AND FOREIGN
CARS.

J+J AUTO SALES GENERATED
THOUSANDS OF DOLLARS IN STATE
TAX, AND IS BECOMING WELL
KNOWN AS A LEADER IN USED
CAR SALES IN PRIVATELY OWNED
USED CAR LOTS.

WE ARE LOOKING FORWARD
TO OPENING OUR NEW BUILDING
IN APRIL, AND HOPE THAT
OUR APPLICATION WILL OPENLY
ACCEPTED.

THANK YOU
Jeff Doll

CERTIFICATION:
I HEREBY CERTIFY THAT THIS IS A TRUE DESCRIPTION OF A
TRACT OF LAND TO BE ANNEXED AS COMPILED FROM SURVEYS AND
DEEDS OF RECORD.

Robert H. Haggan
REG. SURVEYOR NO. 4187

TENNYSON AVE. N.E.

CITY
N.E. 80°

14532

30-754

M A S S I L L O N

14526 14525 14524

LEDGEWOOD COMMONS P.B. PG. 26

EXISTING CORPORATION LINE

14527

14523

585°48'51" 130.00

519°04'50" 31.05

565°42'51" 454.92

173.78

128.91

169°07'36" W 141.15

11°00'30" 11.00

254.17

11°00'31.61" W

458°08'40" W

233.44

560°45'00" W

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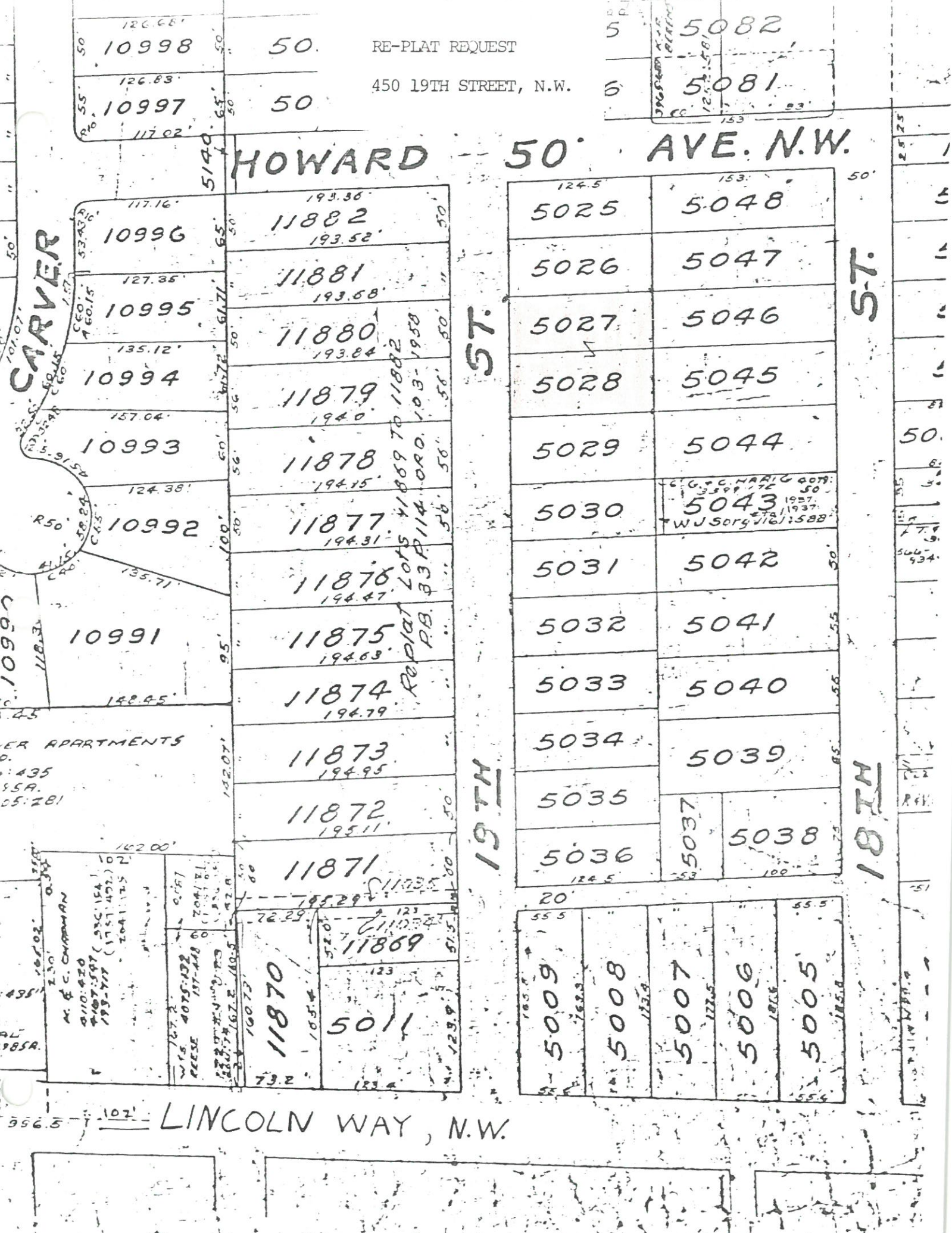
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RE-PLAT REQUEST

450 19TH STREET, N.W.

HOWARD 50' AVE. N.W.

CARVER

ST.

19TH

ST.

18TH

VER APARTMENTS
435
195A
105.281

AL 2985A
A. C. CHAMMAN
1110.420
1107.597 (53C.154)
193.717 (175.142)
204.125

102 LINCOLN WAY, N.W.

5 5082
6 5081

5043
WJ Sorg 11/15/88

5009
5008
5007
5006
5005