

A G E N D A

Massillon Planning Commission
April 13, 1988 7:30 P.M.
Massillon City Council Chambers

1. Approval of the Minutes for the March 9, 1988 Commission Meeting.
2. Petitions and Requests

Re-Plat Request

Location: A vacant parcel of land on the west side of 24th Street, N.W., south of Gorrell School, and consisting of Lots No. 3788, 3789, and approximately 100 feet off the north end of Lots No. 12454, 3841, and 3842. The purpose of this request is to re-plat this property into two separate lots to provide for the construction of one duplex on each lot. This request has been submitted by Reinhold C. Dominick.

3. Old Business

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. This request was tabled at the March 9 Commission Meeting.

4. Other Business

The Massillon Planning Commission met in regular session on March 9, 1988, at 7:30 p.m. in Massillon City Council Chambers. The following were present:

Chairman Fred Wilson
Mayor Francis H. Cicchinelli
Rev. David Dodson
Bernie Green
Michael J. Loudiana
Bill H. Hamit
Steven Seaton

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the February 10, 1988, Commission meeting. The minutes were approved as prepared.

The next item was a 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.

Mr. Aaby presented the request. This property formerly housed a van customizing business. The lot size is 54.5 by 127, totaling 6,921 square feet. The surrounding land use is basically residential. The use is in conformance with the future land use for the City. The lot is small for the proposed use. Mr. Doll is currently operating at 909 Lincoln Way, East. There was some concern from the members about cars being parked on the tree lawn. Mr. Doll was not present. Bill Hamit moved to table the request until the next meeting, seconded by Mayor Cicchinelli, motion carried unanimously.

The next item was also a rezoning request: Ledgewood Condominiums 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 Avenue, , 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.

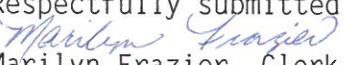
Mr. Wagoner presented the request. This is an extension of Springhill Development. There are 28 living units with site for 2 additional units. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Loudiana, motion carried.

The final item was a replat. 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.

Mr. Wagoner presented the request. Mr. Picot wants to build a garage on one of the existing lots. The lot with the garage and home should be replatted into one lot so they could not be sold separately. The request is pretty much a formality. Rev. Dodson moved for approval, seconded by Steven Seaton, motion carried.

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted:


Marilyn Frazier, Clerk

Approved:

Fred Wilson, Chairman

FEDERAL AVE., N.E.

٥٦

II

57

11

LINCOLN WAY EAST

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

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



FEBRUARY 29, 1988

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

DUANE AVE. N.Y.

