

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 10, 1990 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the December 20, 1989 Commission Meeting.
2. Petitions and Requests

Rezoning Request

Location: The west side of Wales Road, N.E., approximately 120 feet north of Burd Avenue, N.E., consisting of Out Lot 363 and Lot No. 10170, to be rezoned from R-3 Single Family Residential to B-3 General Business. The request has been submitted by William E. Baucom, President of Evans-Baucom & Assoc., Inc., who wishes to utilize the property for general commercial use.

Rezoning Request

Location: The south side of Wetmore Avenue, S.E., east of 3rd Street, S.E., and consisting of Lots No. 9393, 9394, 9396, and 9397, to be rezoned from R-1 Single Family Residential to I-2 General Industrial. The request has been submitted by W.C. Spencer, who wishes to use the property for an automobile storage and repair business.

Alley Vacation Request

Location: A 10 foot alley lying between Wetmore S.E., and Highland S.E., and running in a north/south direction between 3rd Street, S.E., and Young Street, S.E. The request is to vacate that portion of the alley from the northeast part of Lot No. 9394 southerly a distance of 143 feet. This request has been submitted W.C. Spencer.

Preliminary Plat - Colonial Hills No. 11

Location: A 24.58 acre tract of land located on the west side of Jackson Avenue, N.E., and to consist of a total of 52 lots (zoned R-3 Single Family Residential) and 3,020 lineal feet of streets. The owner is Richard and Charles Gump, the developer is Smith Homes, Inc., and the project engineer is the Poggemeyer Design Group, Inc.

Dedication Plat - Erie Street South and Warmington Road, S.W.

Location: The dedication of a 10 foot strip on the west side of Erie Street South along the east side of Out Lot 587, and the dedication of Warmington Road, along the north side of Out Lot 587 and the south side of Out Lot 581. This plat has been prepared by the Massillon City Engineer.

3. New Business

Election of Officers for 1990.

The Massillon Planning Commission met in regular session on December 20, 1989, at 7:30 p.m. in Massillon City Council Chambers. The following were present:

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Dr. Dale E. Hart
Michael Loudiana
Thomas Wilson
Rev. David Dodson

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the October 11, 1989, Commission meeting. Michael Loudiana moved to approve the minutes as prepared, seconded by Thomas Wilson, motion carried.

The next item before the Commission was Lincoln Centre Phase II Project. Review and consideration of the Project Area Report and Redevelopment Plan for the Lincoln Centre Phase II Project Area, located in the western portion of the City's Central Business District and generally bounded by Lincoln Way West, Erie Street South, Tremont Avenue, S.W., and State Route 21. Aane Aaby made the presentation to the Commission. The City contracted with Planning Resources, Inc. to conduct a study of the area. Information about the area was received from exterior inspection of all buildings and interior inspections of the ones which the owners permitted access. The condition of the buildings were given ratings from 1 - 4, structurally sound to deteriorated. Although the area is largely commercial, there is some residential parcels. There are forty-seven buildings in the 18.9 acre Project area.

The City proposes to undertake a range of activities including land acquisition, land disposition, and financial incentives in order to eliminate slum and blight, stimulate new permanent job creation opportunities, construction job opportunities, increased property and income tax revenues, and such other actions as necessary to encourage economic investment and redevelopment of the Lincoln Centre Phase II Area; all designed to eliminate and prevent the re-occurrence of blighting conditions.

Mr. Wilson commented on the fact that the proposed plans were in compliance with the current zoning ordinance. Mayor Cicchinelli commented on the proposal and its impact on the City of Massillon. Rev. Dodson asked if the affected people in the area been informed of the proposed plan. He was told that they had been informed several times, by letter and public meetings. Thomas Wilson then moved to approve the plan, seconded by Dr. Hart, motion carried.

There being no further business, the meeting adjourned at 8:10 P.M.

Respectfully submitted:

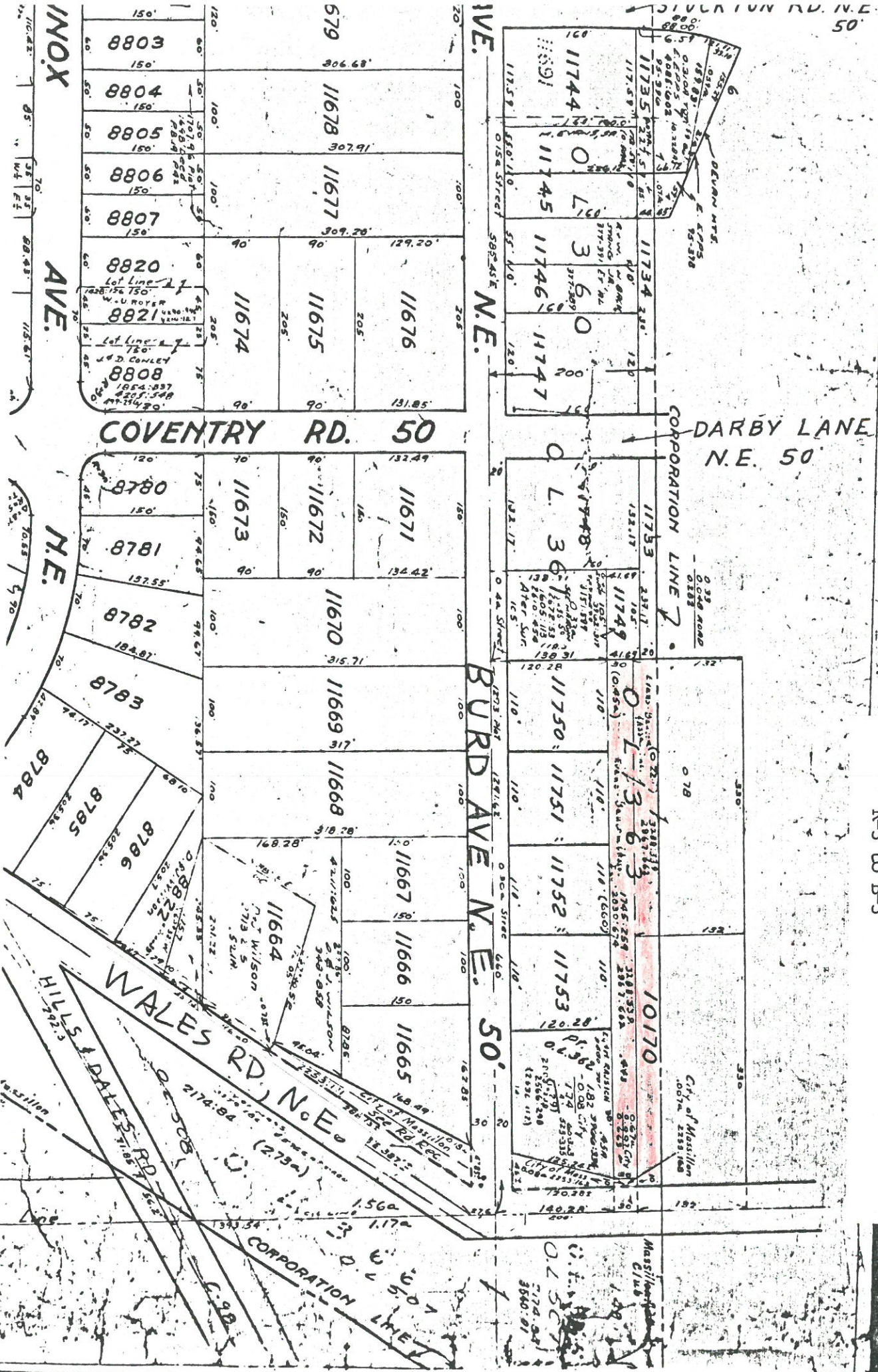


Marilyn Frazier
Clerk

Approved:

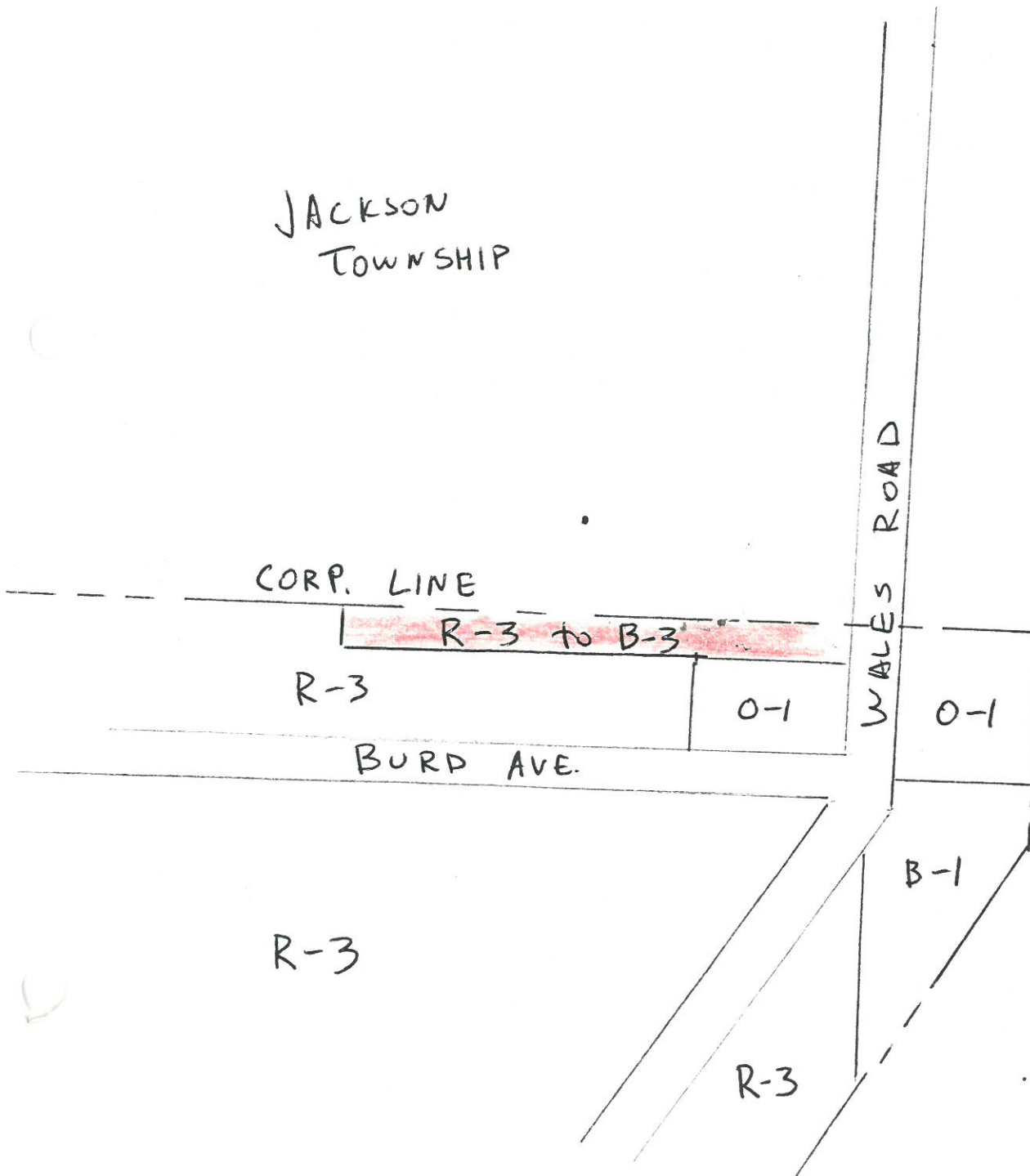
Fred Wilson, Chairman

REZONING REQUEST
Lot No. 10170, Out Lot 363
R-3 to B-3



EXISTING ZONING MAP

JACKSON
TOWNSHIP



RESPONSE TO ITEM #7

For approximately the last ten (10) years, the property in question has been used as an auto storage facility. The neighborhood would be improved through rezoning, in that the applicant would install a partial fence as well as convert the property to an auto storage and parts location and would enhance the property values.

Further, all the adjacent neighbors have agreed to this rezoning. A number of the homes in this area have dilapidated conditions. By increasing commercial activity in this area would also enhance the ability of the neighbors to maintain their properties.

Further, the tax base of the City would improve through further employment of part-time and full-time personnel to manage the facility.

REZONING REQUEST
LOTS NO. 9393, 9394, 9396, 9397
R-1 to I-2

ALLEY VACATION

Republic Steel Corp.
1206:

SIPPO

10119

3.004

N 4° 15' E

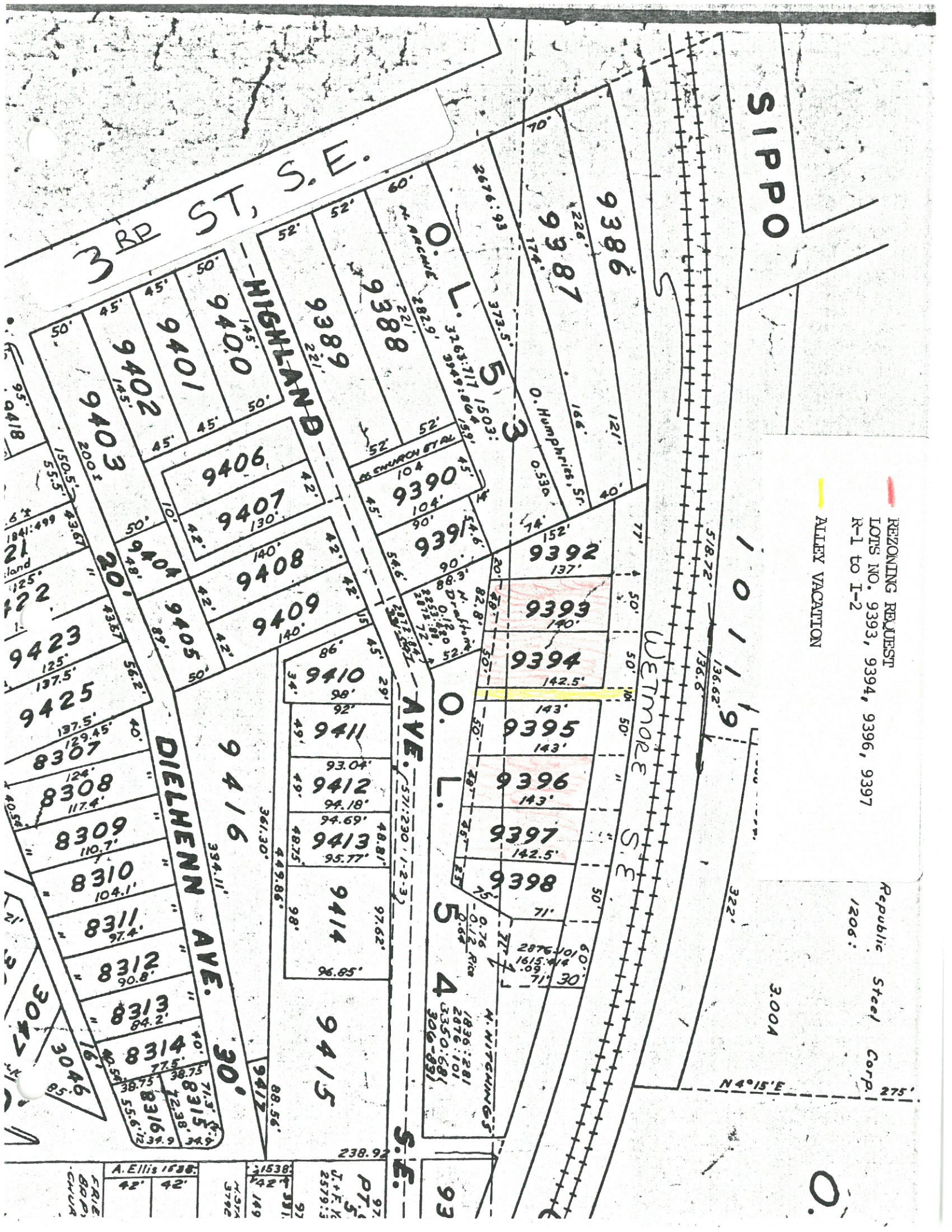
3 RD ST, S.E.

HIGHLAND

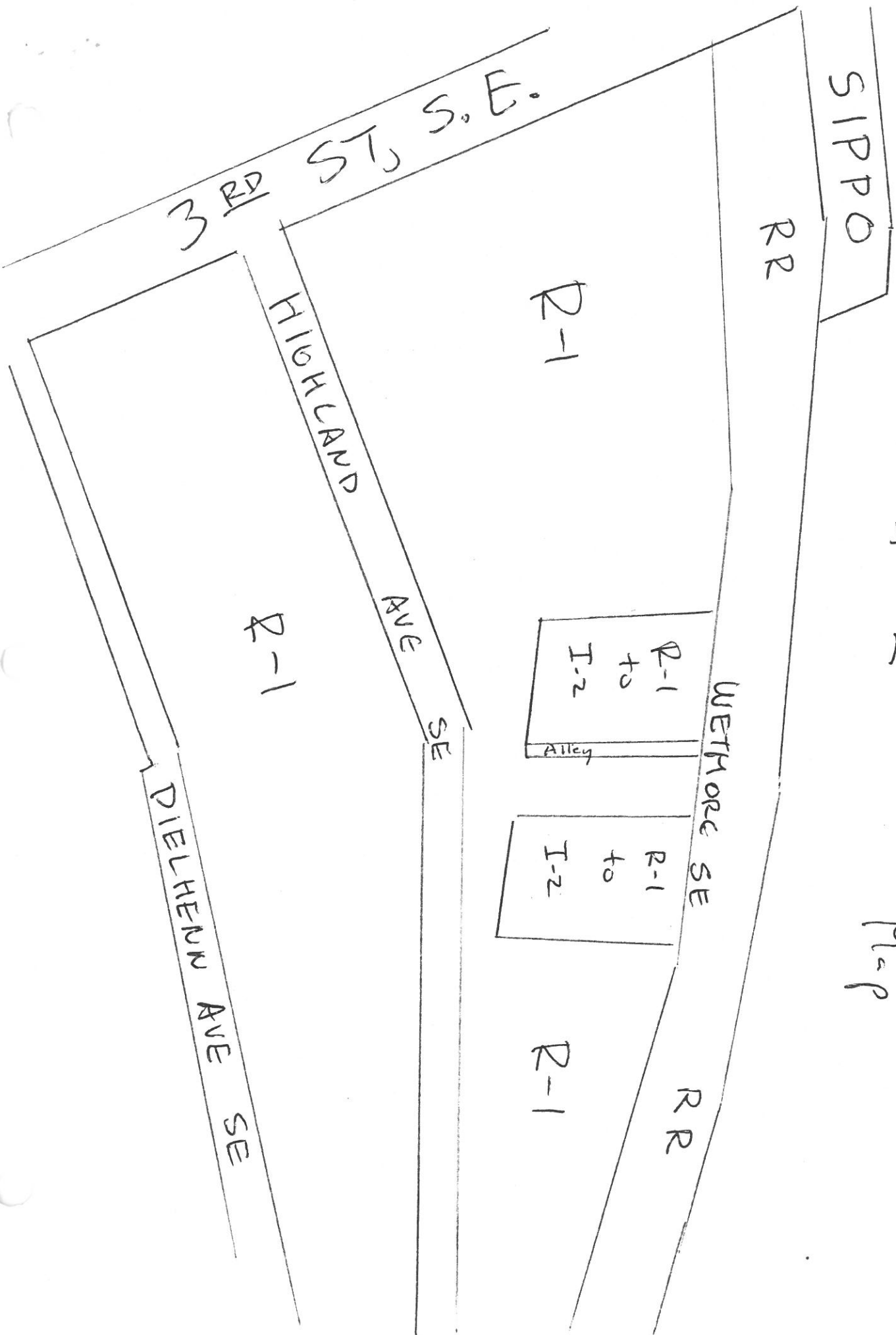
AVE.

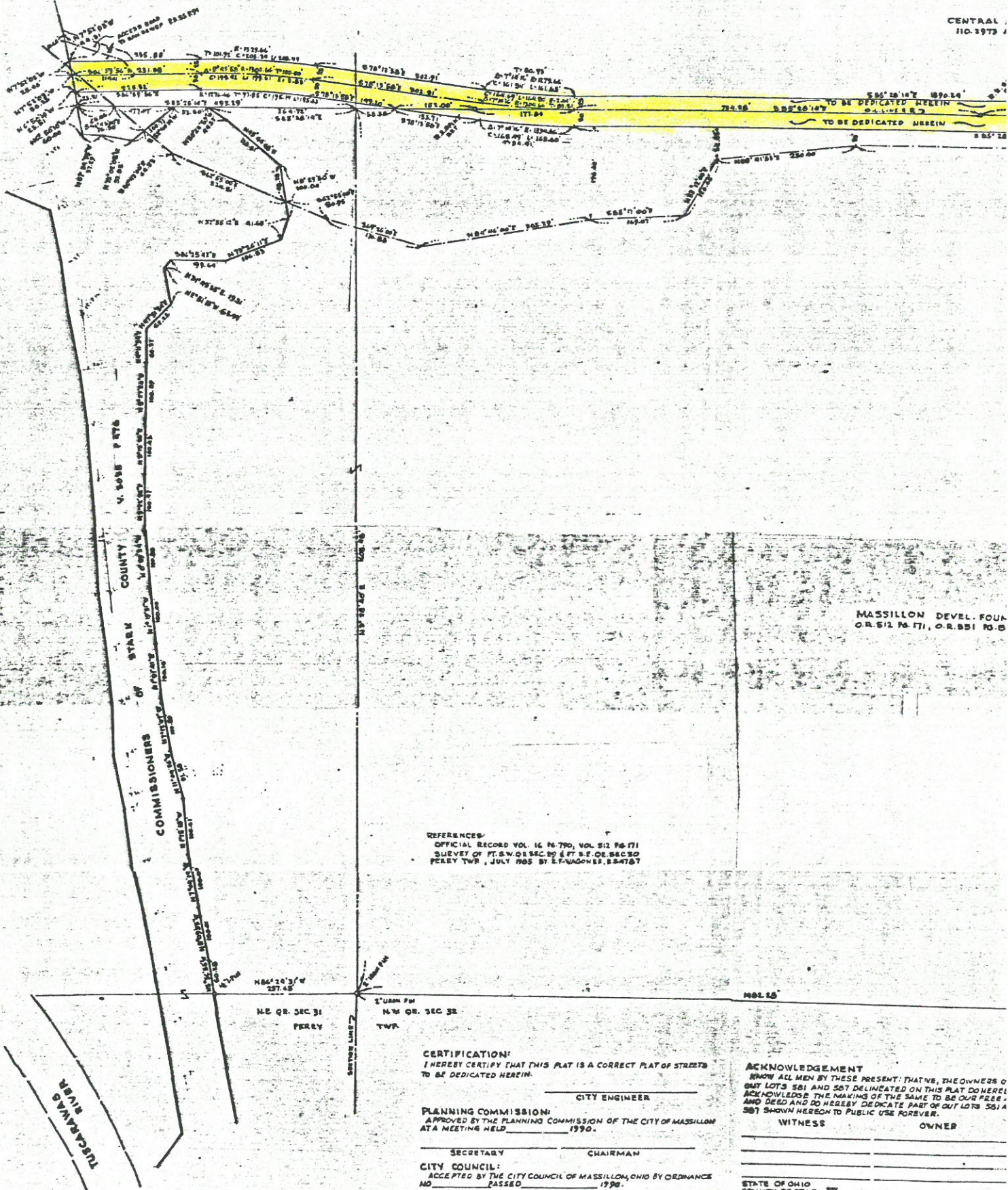
DIELHENN AVE.

WETMORE S.E.



Existing Zoning
Map
I-2





REFERENCES:
OFFICIAL RECORD VOL. 16 P. 770, VOL. 512 P. 171
SUEVEY OF PT. S.W. 1/4 SEC. 30 & PT. S.E. 1/4 SEC. 30
PERRY TWP., JULY 1905 BY L.F. MAGONER, S.S. 4787

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT PLAT OF STREETS
TO BE DEDICATED HEREIN.

PLANNING COMMISSION:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON
AT A MEETING HELD _____ 1990.

CITY COUNCIL:
ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO BY ORDINANCE
NO. _____ PASSED _____ 1990.

CLERK _____ PRESIDENT _____

ACKNOWLEDGEMENT
KNOW ALL MEN BY THESE PRESENTS: THAT I, THE OWNERS OF
OUT LOTS 581 AND 587 DELINEATED ON THIS PLAT DO HEREBY
ACKNOWLEDGE THE MAKING OF THE SAME TO BE OUR FREE
AND GOOD AND DO HEREBY DEDICATE PART OF OUT LOTS 581 &
587 SHOWN HEREON TO PUBLIC USE FOREVER.

WITNESS _____ OWNER _____

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, DID
PERSONALLY APPEAR THE ABOVE SIGNED OWNERS OF OUT LOTS
581 AND 587 DELINEATED ON THIS PLAT WHO ACKNOWLEDGE

PRELIMINARY PLAT FOR
COLONIAL HILLS NO. 11

OUT LOT 516 & OUT LOT 590 IN
THE CITY OF MASSILLON,
STARK COUNTY, OHIO

