

A G E N D A
MASSILLON PLANNING COMMISSION
MARCH 14, 1990 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the February 14, 1990 Commission Meeting.
(Minutes will be distributed at the Meeting.)

2. Petitions and Requests

Rezoning Request

Location: 145 Walnut Road, S.W., Part of Out Lot No. 138, located on the south side of Walnut Road, S.W., between State Route 21 and Erie Avenue South. The request is to rezone this property from I-1 Light Industrial to I-2 General Industrial to permit the use of this property as an auto salvage yard. A portion of this property is presently being used as an auto salvage yard as a legal non-conforming use. This request is being submitted by Lloyd Deitz, the property owner.

Alley Vacation Request

Location: A 16 foot alley lying between Oak Avenue, S.E., and South Avenue, S.E., and running in a north/south direction between Erie Avenue South, and 1st Street, S.E.; the request is to vacate that portion of the alley from the southeast corner of Lot No. 348 northerly a distance of 48 feet to the northeast corner of Lot No. 347. This request is being submitted by Thomas J. and Evelyn J. Fichter, the property owners.

Rezoning Request

Location: The South side of Lincoln Way East from 20th Street, S.E., to 26th Street, S.E., consisting of Lots No. 3635-3645, 3663-3670, 4328-4343, 4578-4983, 4907-4914, 6107-6116; the properties in question to be rezoned from RM-1 Multiple Family Residential to B-1 Local Business. This request has been submitted by Carl Oser, who filed this rezoning in accordance with Chapter 1137.02(a) (2) (B) of the City Zoning Code. A petition is on file containing the signatures of the owners of a majority of the property within the area sought for rezoning.

3. Old Business

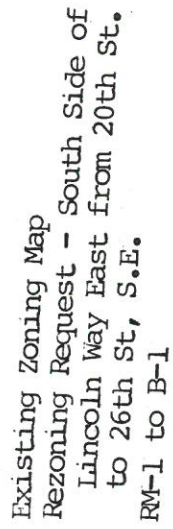
Rezoning Request

Location: The south side of Wetmore Avenue, S.E., east of 3rd Street, S.E., and consisting of Lots No. 9393, 9394, 9395, 9396, and 9397, to be rezoned from R-1 Single Family Residential to I-2 General Industrial. This request has been submitted by W.C. Spencer, who wishes to use this property for an automobile storage and repair business. This request was tabled at the Commission's January 10, 1990 Meeting, until certain questions regarding ownership of property have been resolved. Mr. Spencer has submitted the requested documentation.

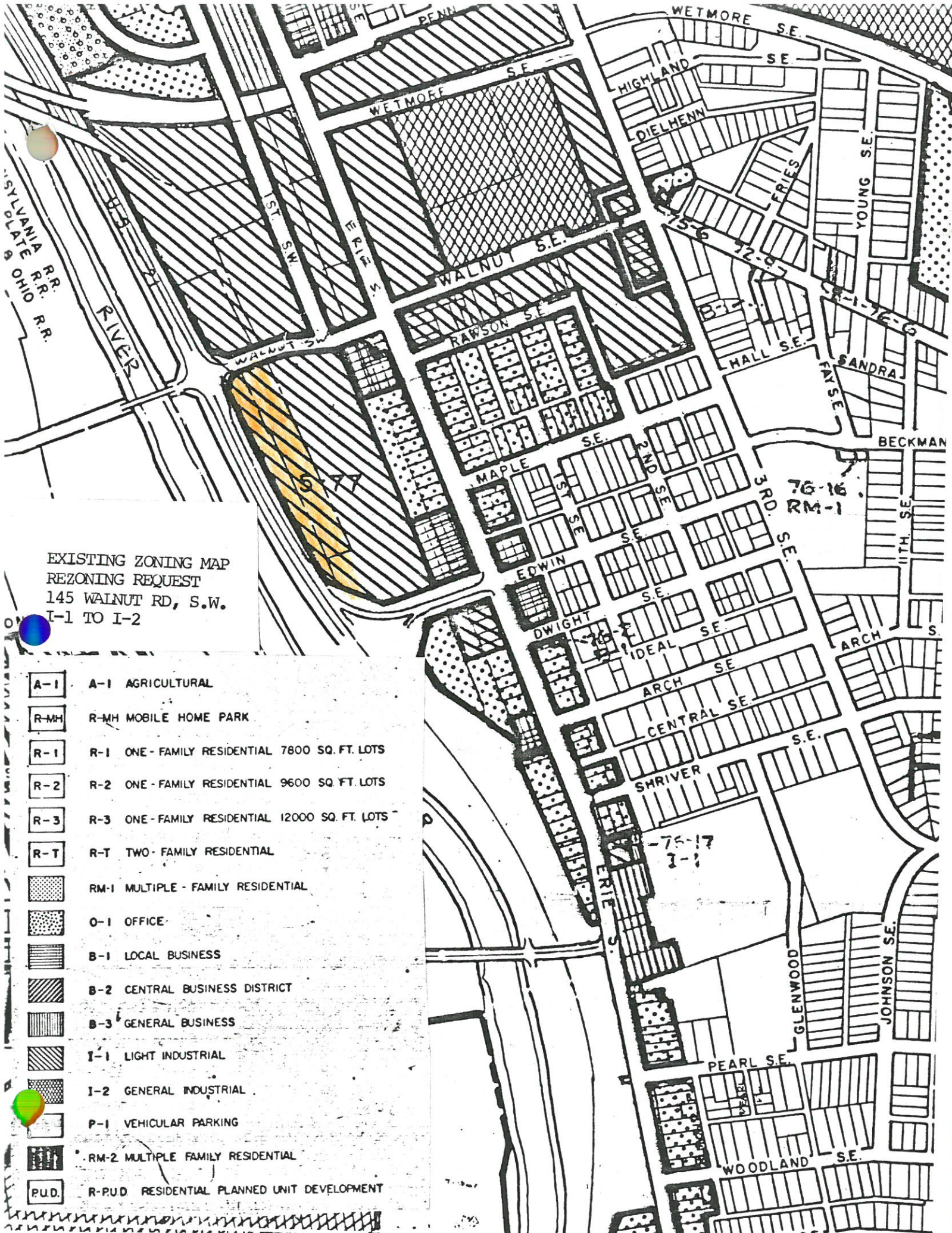
Alley Vacation Request

Location: A 10 foot alley lying between Wetmore Avenue, S.E., and Highland Avenue, 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 corner of Lot No. 9394 southerly a distance of 143 feet. This request has been submitted by W.C. Spencer, and was tabled at the Commission's January 10, 1990 Meeting, until certain questions regarding ownership have been resolved. Mr. Spencer has submitted the requested documentation.

4. Other Business

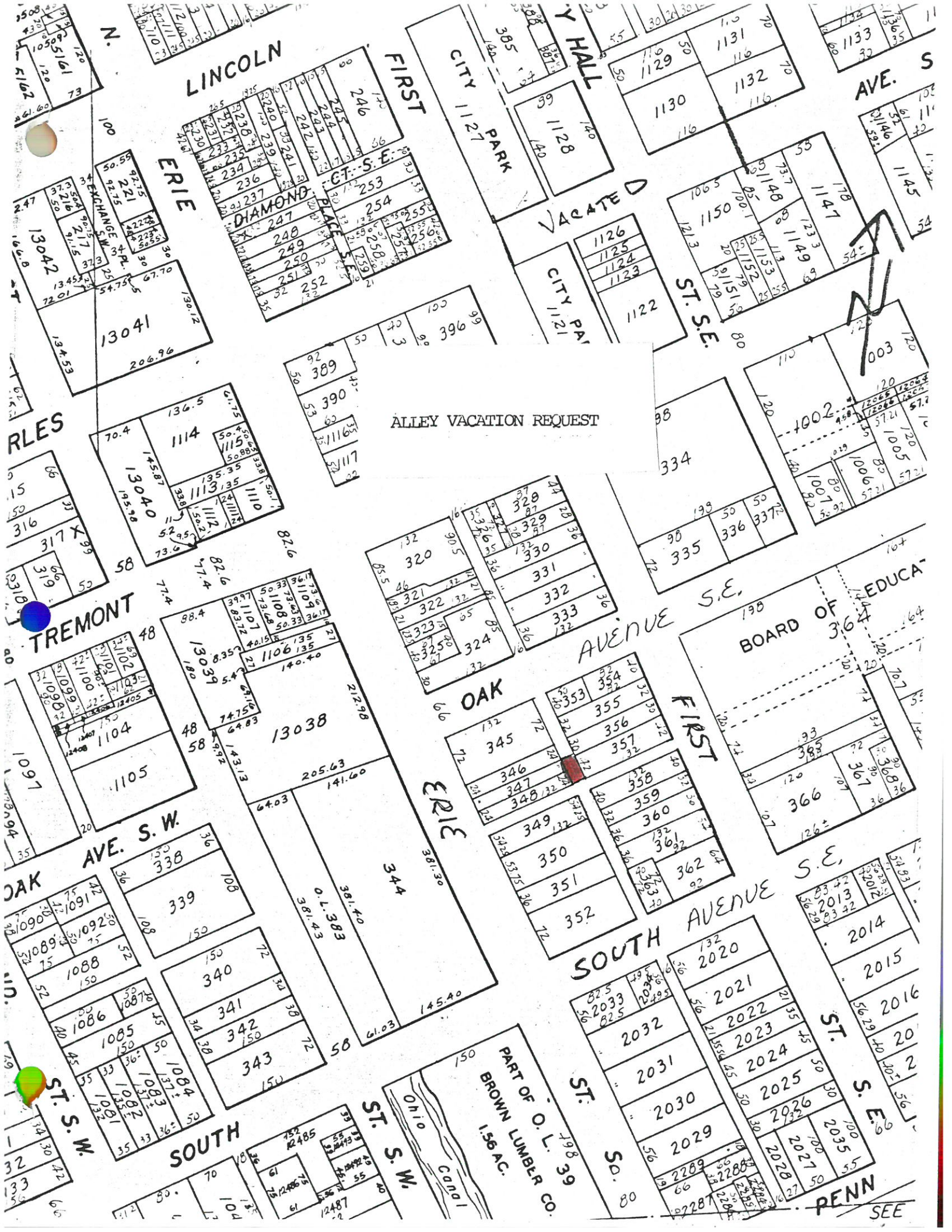


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EXISTING ZONING MAP
REZONING REQUEST
145 WALNUT RD, S.W.
I-1 TO I-2

- | | |
|--|---|
| | A-1 AGRICULTURAL |
| | R-MH MOBILE HOME PARK |
| | R-1 ONE - FAMILY RESIDENTIAL 7800 SQ. FT. LOTS |
| | R-2 ONE - FAMILY RESIDENTIAL 9600 SQ. FT. LOTS |
| | R-3 ONE - FAMILY RESIDENTIAL 12000 SQ. FT. LOTS |
| | R-T TWO - FAMILY RESIDENTIAL |
| | RM-1 MULTIPLE - FAMILY RESIDENTIAL |
| | O-1 OFFICE |
| | B-1 LOCAL BUSINESS |
| | B-2 CENTRAL BUSINESS DISTRICT |
| | B-3 GENERAL BUSINESS |
| | I-1 LIGHT INDUSTRIAL |
| | I-2 GENERAL INDUSTRIAL |
| | P-1 VEHICULAR PARKING |
| | RM-2 MULTIPLE FAMILY RESIDENTIAL |
| | R-P.U.D. RESIDENTIAL PLANNED UNIT DEVELOPMENT |



N. LINCOLN

ERIE

LINCOLN

FIRST

CITY PARK

Y HALL

AVE. S

CT. S.E.

VACATED

ST. S.E.

ALLEY VACATION REQUEST

RLES

TREMONT

OAK

AVE. S.W.

OAK

ERIE

AVENUE S.E.

BOARD OF

EDUCA

SOUTH AVENUE

PART OF O. L. 39
BROWN LUMBER CO.
1.56 AC.

PENN

SEE

REZONING REQUEST: LOTS NO. 9393,
9394, 9395, 9396, 9397
R-1 TO I-2

Public Steel Corp.
1206:

ALLEY VACATION REQUEST

SIPPO

3.004

10119

WETMORE

9386

9387

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9397

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W.S.

HIGHLAND

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9441

AVE.

WETMORE

WETMORE

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WETMORE

WETMORE

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102

103

104

Existing Zoning

Map

I-2

SIPPO

RR

RR

WETHMORE SE

R-1
to
I-2

Alley

I-2

R-1

to

I-2

R-1

R-1

SE

AVE

HIGHCAND

R-1

DIELHENN AVE SE

3RD ST S.E.

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.

The Massillon Planning Commission met in regular session on February 14, 1990, at 7:30 p.m.
The following were present:

Chairman Fred Wilson
Rev. David Dodson
James Johnson
Jeanette Holloway
Dr. Dale E. Hart
Thomas Wilson

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the January 10, 1990, meeting. The minutes were approved with a correction. Mr. Wilson noted that the minutes made mention of a comment made by Atty. Paulson regarding the rezoning request located on the west side of Wales Road, N.E. The minutes stated that Atty. Paulson remarked that the property represented spot zoning, which was incorrect. Rev. Dodson moved to approve the minutes, with the remark removed, seconded by Jim Johnson, motion carried.

The next item of business was a rezoning request. Location: 1425 1st Street, N.E. Lot No. 2550, located on the southwest corner of 1st Street, N.E. and Nish Avenue, N.E.; presently zoned R-2 Single Family Residential, to be rezoned P-1 Vehicular Parking. This request was submitted by Tom Meldrum, who wishes to utilize this property to provide off-street parking for his business operation located at 1423 1st Street, N.E. The request was presented by Aane Aaby. The lot is fifty-one by one hundred and fifty feet, and he was concerned about adequate room for parking. He asked if the house would be demolished. Mr. Meldrum was present and replied that he had not planned to demolish the house. He had planned to demolish the garage. He stated further that he needed parking for his employees. Dr. Hart moved to recommend approval, ~~seconded by Dr. Hart~~, seconded by Rev. Dodson, motion carried.

The next item was an alley vacation. Location: A 15 foot alley lying between Green Avenue, S.W., and running in an east-west direction between 4th Street, S.W. and 5th Street, S.W.; specifically, to vacate that portion from the northeast corner of Lot No. 1762 a distance of 150 feet. This request was submitted by Heidi Weick. Mr. Wagoner made the presentation. The alley is unopened. The petition was signed by 100% of the abutting property owners. The general policy is to vacate alleys of this type. Mr. Johnson stated that the alley is already planted with grass. Mrs. Holloway moved to recommend approval, seconded by Rev. Dodson, motion carried.

The next item was 2 Applications for permits to drill gas wells. The Belden Blake Co., 7255 Freedom Avenue, N.W., North Canton, has filed applications for permits to drill two wells; described below as follows:

D. & M Harwig Community Well #1-3276 - located on the west side of Carmont Avenue, S.W., between Oberlin Road, S.W. and Pigeon Run Avenue, S.W.

C. Oser Community Well #1-3274 - located on the south side of Lincoln Way, N.W. between Noble, N.W. and 32nd Street, N.W.

This request was presented by Robert Wagoner. He stated that the requirements set by the state exceed the City's. He also stated that the Planning Commission's authority is questionable. The City's reviewing committee has reviewed both of these applications and approved them. After some discussion Rev. Dodson moved to recommend approval of the Harwig application, seconded by Dr. Hart, motion carried. Rev. Dodson then moved to recommend approval of the C. Oser application seconded by Dr. Hart, motion carried.

The next item under new business was a proposed zoning amendment. Chapter 1137 "Changes and Amendments", the proposed amendment would enact new Sections 1137.03 "Application Fees" and 1137.08 "Frequency of Applications".

These amendments have been submitted by the Community Development and Annexation Committee of Council. Mr. Aaby made the presentation. He said that over the last few months the Community Development Committee has been reviewing the the zoning ordinance and feel some changes need to be made. The present fee is \$50.00, which does not cover the cost involved. The average cost is approximately \$142.25. Under the proposal, the new fee will be \$100.00 for the first lot or part of a lot, An additional fee of \$10.00 for each additional lot or part of a lot would be charged. The other change is in regard to frequency of applications. After discussing the proposed changes the Commission commented on the wording in 1137.08 opening paragraph- Application for a change in the zoning district of any property of record can be submitted only once in any twelve-month period with the following exception: The word a should be changed to any. Application for any change in the zoning district of any property of record can be submitted only once in any twelve-month period with the following exceptions: Several residents were present and commented favorably on the proposal: Bill Jones, 131 23rd Street, S.E., Councilman Charles Tribett, and William E. Kannel, 141 25th Street, S.E. After some discussion by the Commission, Mr. Johnson moved to recommend approval of the proposal, seconded by Thomas Wilson, motion carried.

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted:



Marilyn Frazier
Clerk

Approved:

Fred Wilson, Chairman