

A G E N D A
MASSILLON PLANNING COMMISSION
JULY 11, 1990 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the June 13, 1990 Commission Meeting.
2. Petitions and Requests

Rezoning Request

Location: Part of Out Lot 84, containing 5.999 acres, located on the north side of Cherry Road, N.W., west of the Massillon Knights of Columbus facility, the request being to rezone this property from B-3 General Business to RM-1 Multiple Family Residential. This request has been submitted by Carl Oser, the property owner, on behalf of the Volunteers of America, which is proposing to construct 12 1-bedroom units of elderly and/or nonelderly handicapped housing on the project site.

Rezoning Request

Location: 27 23rd Street, N.W., consisting of Lots No. 3747 and 10960, to be rezoned from R-1 Single Family Residential to O-1 Office. This request has been submitted by Carolyn Bagley, who wishes to operate an income tax service at this location.

Replat of Lots No. 13955, 13956, and 13957

Location: The north side of Shaw Avenue, N.E., between Amherst Road, N.E., and Wray Street, N.E., the request being to replat these three lots into one lot. This request has been submitted by Willis and Louise Fath, the property owners.

3. Other Business

The Massillon Planning Commission met in regular session on June 13, 1990, at 7:30 P.M. in the Massillon City Council Chamber. The following were present:

Chairman Fred Wilson
Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
James Johnson
Thomas Wilson
Bill Hamit

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the approval of the minutes of April 11, 1990, and the May 9, 1990 minutes. Both were approved as prepared.

The next item was a rezoning request. Location: 1637 Tremont Avenue, S.W., consisting of Lot No. 9875 and Part of Lot No. 9876, to be rezoned from B-1 Local Business to B-3 General Business to permit the sale of used automobiles on the property. This request has been submitted by Mark Carpenter. This request was presented by Aane Aaby. Presently at this location are gasoline pumps and a garage. The owner would like to be able to sell cars. There is one other business in the area. Mr. Aaby said he questions where the cars would be sold from. Thomas Willson commented that frequently there are three (3) or four (4) cars at this site presently. He wonders where additional cars could be added. Rev. Dodson said the site is being used as such, the rezoning would only make it legal. Mr. Hamit asked if the house would be demolished. Mr. Carpenter said he'll remove the pumps to allow for more cars. He said the most cars he'd probably have would be approximately six (6). Mayor Cicchinelli asked how many cars would fit on the lot. Mr. Carpenter replied approximately twelve (12). Mr. Hamit warned him about the distance vehicles must park away from sidewalk. After further discussion and review by the Commission, Bill Hamit moved for approval, seconded by Rev. Dodson, motion carried.

The next item of business was also a rezoning request. Location: 1630 Lincoln Way, N.W., consisting of Out Lot No. 111 and Lots No. 9805 and 9806, to be rezoned from R-1 Single Family Residential to B-1 Local Business, for the purpose of operating an antique store at this location. This request has been submitted by Craig and Vicki Seimetz. Mr. Aaby made this presentation. The applicants wish to operate an antique shop out of their home. It is a substantially large parcel. To rezone this property would introduce business to this area. Mr. Seimetz was present and stated the business would be operated out of his garage. He received no opposition while circulating the petition. He felt he had 100% of the affected signatures. Mayor Cicchinelli stated that there has been a lot of opposition to rezonings in this area in the past. After further discussion, Rev. Dodson moved to recommend approval, seconded by Bill Hamit, motion carried 5-1 with Fred Wilson Voting against the motion.

The next item of business was also a rezoning. Location: Property located on the north side of Wallace Avenue, S.E., east of 10th Street, S.E., and consisting of Lots No. 1483 and 1484, to be rezoned from R-1 Single Family Residential to B-1 Local Business. This request has been submitted by Carl Oser, who wishes to use this property for business development. Mr. Aaby made this presentation. He stated that there are two (2) lots on Wallace, east of 10th Street behind Cardinal Market which should be the same zoning as the shopping center. The master plan calls for business in this area. Mr. Oser was present and said the intention is to construct an extension on the rear of the shopping cent. Mayor Cicchinelli moved to recommend approval, seconded by Thomas Wilson, motion carried.

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The next item also was a rezoning request. Location: Property located on the east side of 32nd Street, N.W., at the north corporation limit of the City, consisting of Part of Out Lot 193, to be rezoned from R-2 Single Family Residential to R-1 Single Family Residential. This request has been submitted by Mark Smith who wished to develop this property as a single family residential subdivision to be known as Heritage Estates. Mayor Cicchinelli moved to delete the item from the agenda, seconded by Bill Hamit, the request was withdrawn at the request of the applicant because it wasn't necessary.

The final item before the Commission was an alley vacation request. Location: A 15 Foot alley lying between Marion Avenue, S.E., and Chester Avenue, S.E., and running in an east-west direction between Erie Street South and an unnamed 15 foot alley; specifically, to vacate that portion of the alley from a point 25 feet south of the northeast corner of Lot No. 10004 southerly a distance of 45 feet, thence easterly a distance of 45.34 feet to the southeast corner of Lot No. 6704. Mr. Wagoner made this presentation. There is a garage in the alley at present and there is a dispute between the three (3) owners. This alley vacation would settle the dispute. The alley is not open. Jim Johnson moved for approval, seconded by Rev. Dodson, motion carried.

Under other business, Mr. Wagoner proposed the Planning Commission set some requirements regarding off street parking. Mr. Wilson asked Mr. Wagoner to prepare something and bring it to the next meeting.

There being no further business before the Commission, the meeting adjourned at 8:25 P.M.

Respectfully submitted:



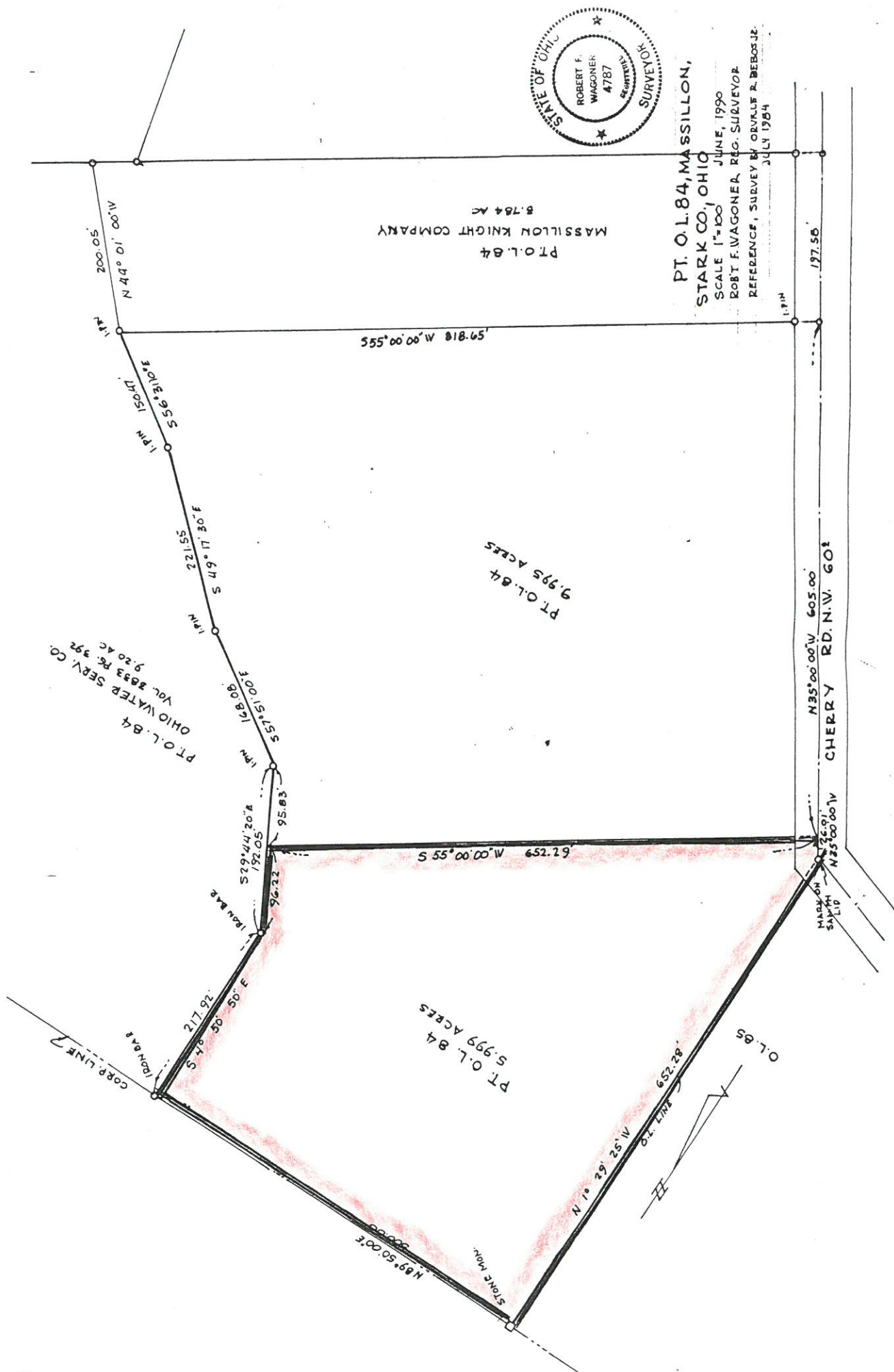
MARILYN FRAZIER
Clerk

Approved:

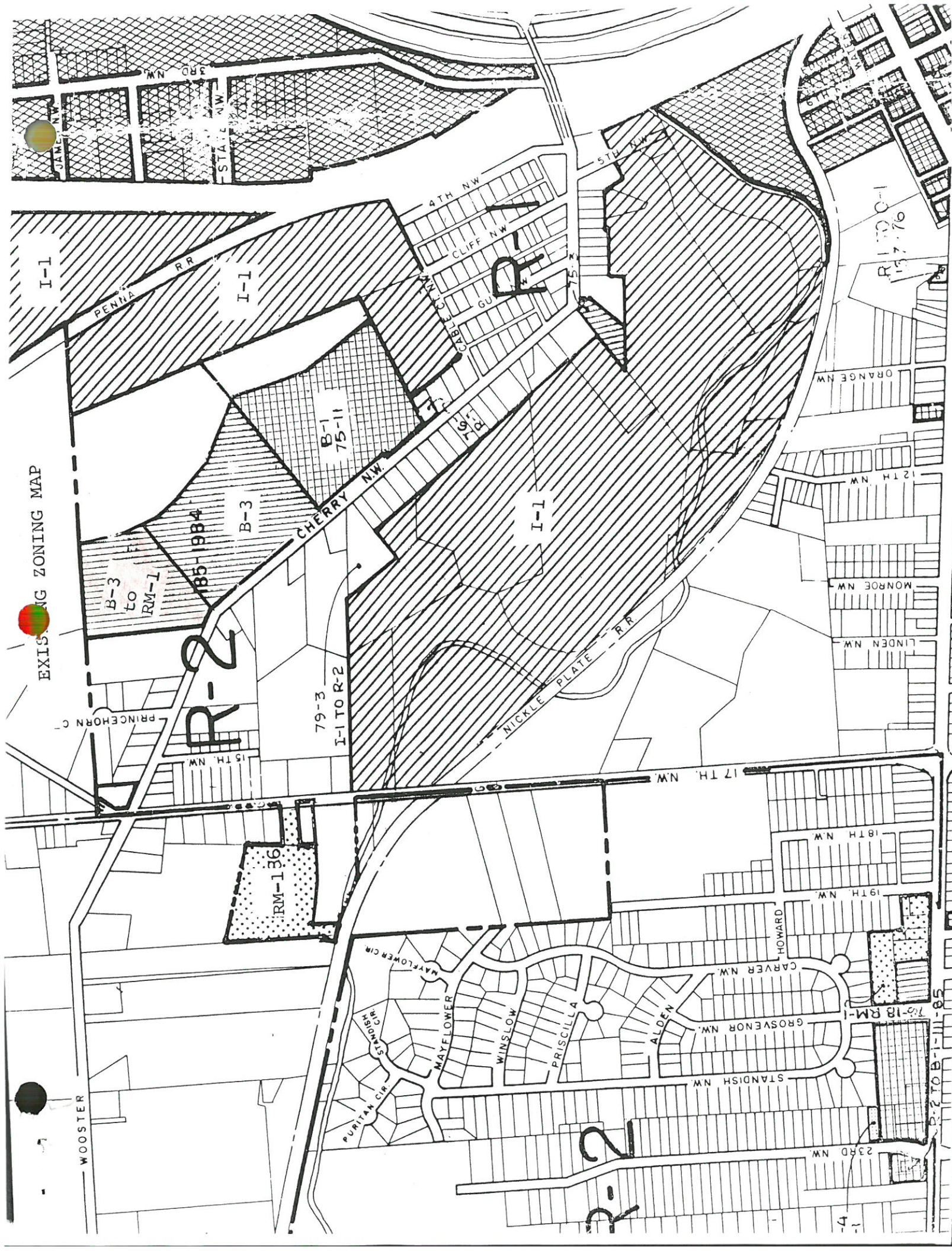
Fred J. Wilson
Chairman

REZONING REQUEST - PART OF OUT LOT 84 (5.999 Acres)

B-3 to RM-1



EXISTING ZONING MAP



EXISTING ZONING
MAP

R-1

WENDING

R-1

R-1

24TH ST, N.W.

R-1

R-1 + 0-1

R-1

B-1

23RD ST, N.W.

R-1

ASTER

R-1

WEST MAIN

TRE MONT

R-3

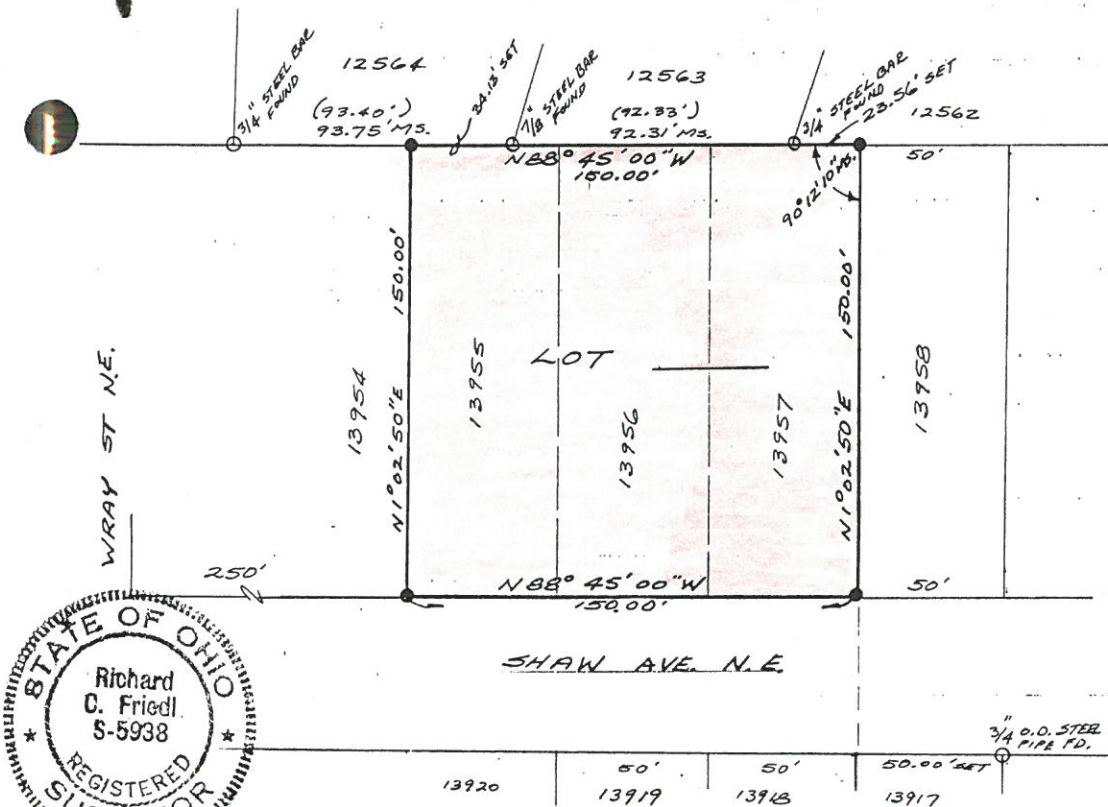
ZONING REQUEST

CAROLYN R. BAGLEY

THE REQUESTED CHANGE WILL PERMIT ME TO LOCATE MY INCOME TAX BUSINESS TO PERMANENT QUARTERS AND IMPROVE MY ABILITY TO PROVIDE SERVICE TO MY CUSTOMERS.

THE IMPACT ON MY NEIGHBORS WILL BE MINIMAL DUE TO THE CHEMICAL NATURE OF THE BUSINESS. THE INCOME TAX SERVICE IS HEAVIEST DURING JANUARY - APRIL AND THE REMAINING MONTHS ARE USED FOR RECORD KEEPING. EXCESSIVE NOISE WILL NOT BE A FACTOR.

REPLAT OF LOTS 13955, 13956 & 13957
CITY OF MASSILLON, OHIO



This plat represents a survey made under my supervision in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio per Chapter 4733-37 of the Ohio Administrative Code.

Richard C. Friedl 6-14-90

We, the owners of the land shown on this plat, do hereby request and agree to the replating thereof.

Willis H. Fath *Louise Fath* 6-15-90

Lot number _____ assigned by Massillon City Engineer.

Approved by Massillon City Planning Commission at a meeting held _____, 1990.

Chair

Secretary

Entered for transfer _____, 1990.

Stark County Auditor

Recorded in Plat Book _____, Page _____, 1990.

Stark County Recorder



POGEMEYER DESIGN
GROUP, INC.

3791 WALES AVE. N.W. SUITE A
MASSILLON, OHIO 44646
PH. 216 / 832- 9715