

A G E N D A

MASSILLON PLANNING COMMISSION

MASSILLON CITY COUNCIL CHAMBERS

AUGUST 8, 1990

1. Approval of the minutes for the July 11, Commission Meeting
2. Petitions and Requests

Rezoning Request

Location south of Lot #14530, south side of Tennyson Avenue, N.E., the north 2.0 acres of O.L.584. Presently zoned R-3 Single-Family, Residential, to be zoned RM-1 Multiple Family Residential for the purpose of constructing apartments. This request has been submitted by Timothy C. Meldrum.

Rezoning Request

Lot #4237, 1314 Main Avenue West, old Harvey School. Presently zoned R-1 Single-Family Residential to be zoned O-1 office for the purpose of a potential sale and reuse of the existing building as offices. This request is from the City, the present owner.

Zoning Amendment

Under section principal uses permitted subject to special conditions, add subsection (d) multifamily living units may be constructed using no more than 50% of the land area subject to the following conditions:

- (1) Mixed-use structures, combining Multiple-Family with office uses in the same structure, shall be permitted provided that the particular office use is not determined to be detrimental to the health, safety, and welfare of the residents of the structure.
- (2) The maximum height of structures and the minimum floor area per dwelling unit shall be the same as that required for RM-1 Multiple-Family Residential District as specified in Section 1177.01.
- (3) Other requirements such as building setbacks, density, open space, and recreational areas shall be subject to the provisions of Section 1177.01 for RM-1 Multiple-Family Residential District. The Planning Commission may modify or vary these requirements where cause can be shown that no good purpose would be served by their enforcement.
- (4) Off-street parking shall be provided in accordance with the provision of Section 1183.01.
- (5) A sketch plan shall be submitted for the review and approval of the Planning Commission in accordance with the provisions of Section 1157.03. (Ord. 15-1981. Passed 3-2-81.)

The Massillon Planning Commission met in regular session on July 11, 1990, at 7:30 P.M. in the Massillon City Council Chamber. The following were present:

Chairman Fred Wilson
Rev. David Dodson
Bill Hamit
Thomas Wilson

Michael Loudiana
James Johnson
Robert Wagoner
Aane Aaby

The first item of business on the agenda was the minutes of the June 13, 1990, Commission meeting. The minutes were approved with one correction.

The next item under Petitions and Requests was a 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 twelve (12) one-bedroom units of elderly and/or nonelderly handicapped housing on the project site. Mr. Aaby presented the request. The property is located near the Knights of Columbus. The Volunteers of America have submitted an application to the United States Department of Housing and Urban Development (HUD) for this project. If this is approved, the property would have to be rezoned. The amount of land is adequate for the use and the site is surrounded by the K of C and residential use. No petition was filed. Carl Oser was present and stated the application is for twenty-five (25), not twelve (12) units. Aane said he thought the application to HUD stated twelve (12) units. Mr. Wilson asked if Volunteers of America would manage the units. A representative of Volunteers of America replied that there would be an on-site manager. Rev. Dodson moved to recommend approval, seconded by Michael Loudiana, motion carried.

Next item was also a 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.

Mr. Aaby presented this request also. The area contains approximately 1800 square feet. The petition which accompanied the request, contains approximately 50% of the signatures. In this area the houses sit back off of the street. There is some business zoning in the area. The property is fairly small, as is the house. The Balleys live in North Canton. Bill Bagley, who is the husband of Carolyn, was present, and stated that his wife runs the business. Mr. Wilson stated that a lot of people do income tax but don't rezone their property. After some additional comments and discussion about this request, Bill Hamit moved to recommend approval, seconded by Rev. Dodson, motion passed 4-2, with Fred Wilson and Jim Johnson, against.

The final item for the evening was a replat. Location: north side of Shaw Ave., 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. This request was presented by Robert Wagoner. The owner built a gazebo on the lot which is adjacent from the one on which their house sits on. Therefore, this replat is necessary. Jim Johnson moved to recommend approval, seconded by Bill Hamit, motion carried.

There being no more business, the meeting adjourned at 8:15 P.M.

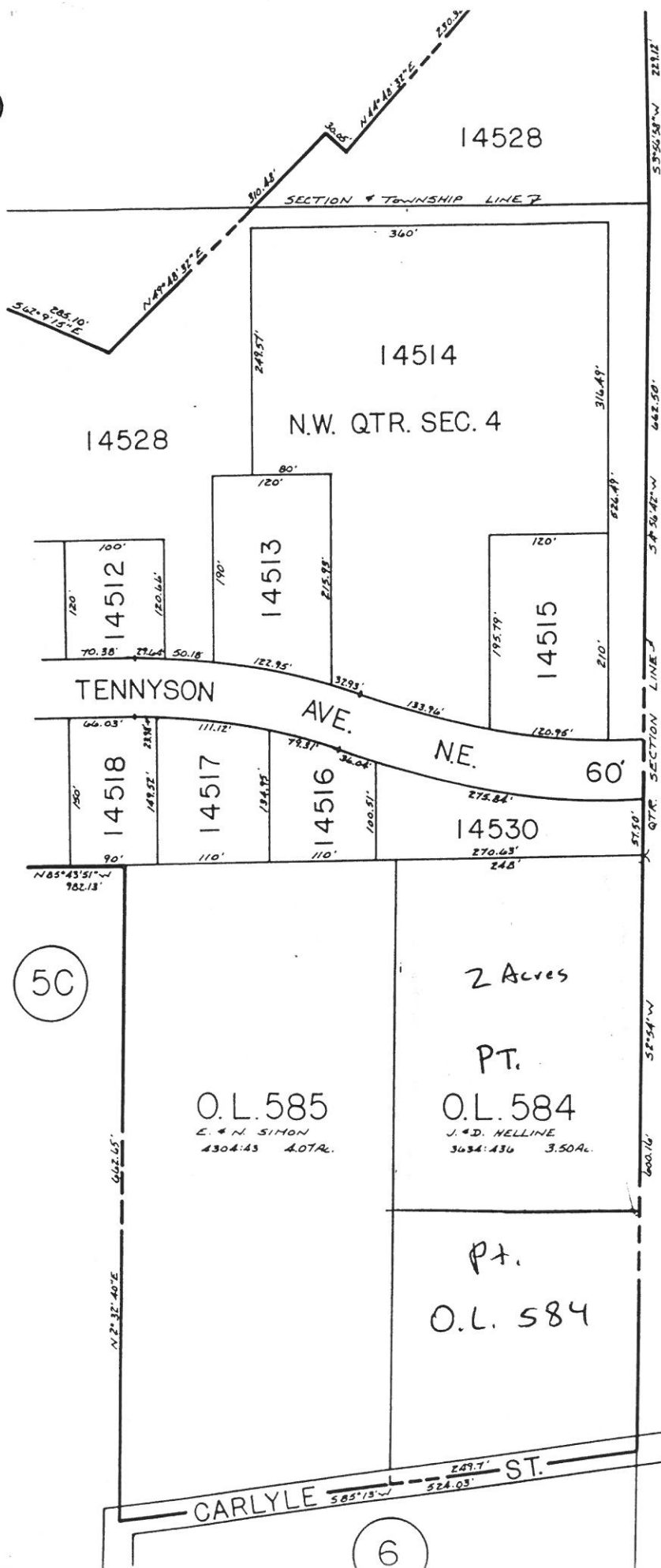
Respectfully submitted:

Approved:

MARILYN FRAZIER
Clerk

LOT SPLIT

378 - 27th Street, N.W., owner wishes to sell an additional 20' off of the east part of #4393, to the owner of Lot #4392 @ 2635 Schuler Avenue, N.W. Lot #4393 is presently 7327 square feet, the transfer would reduce the area by 1000 square feet



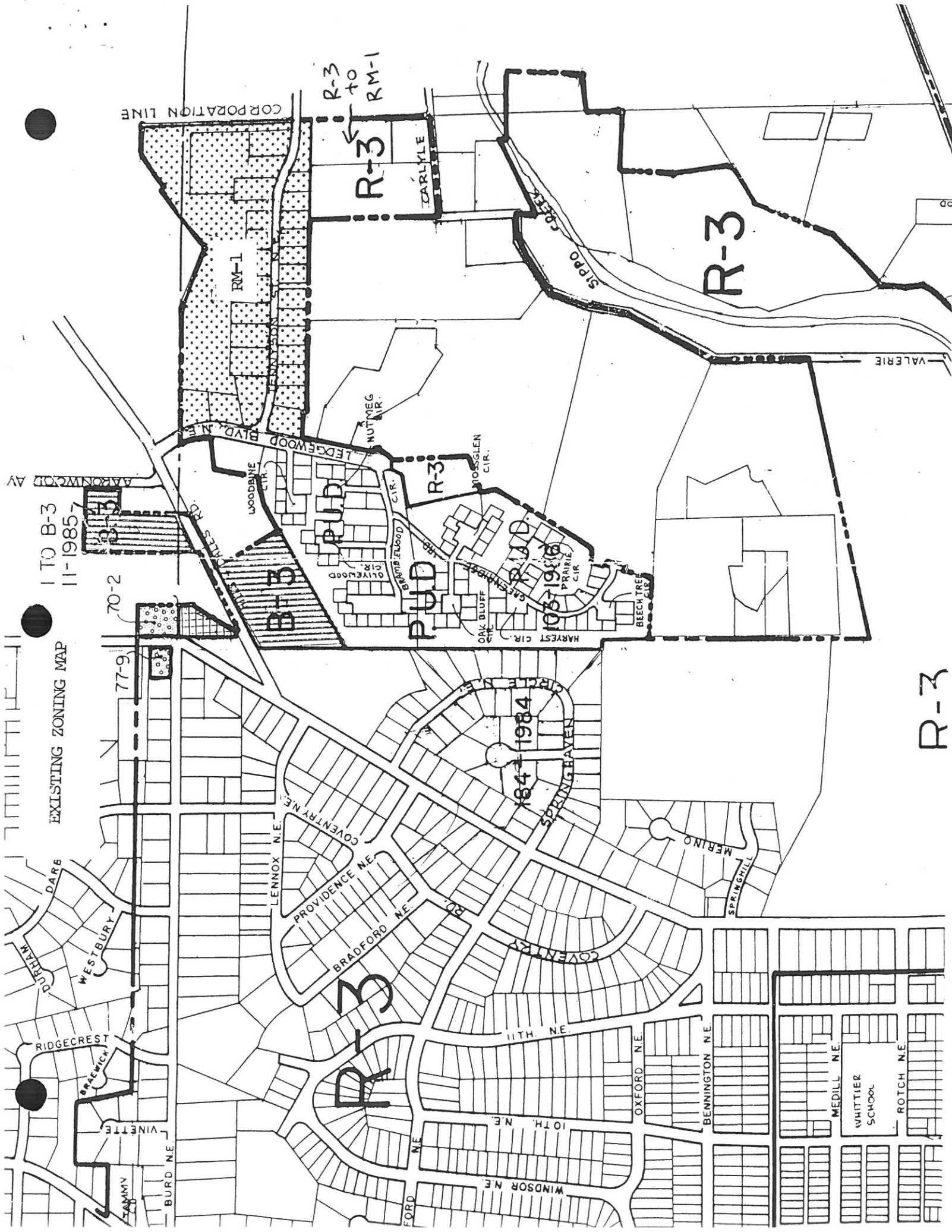
REZONING REQUEST

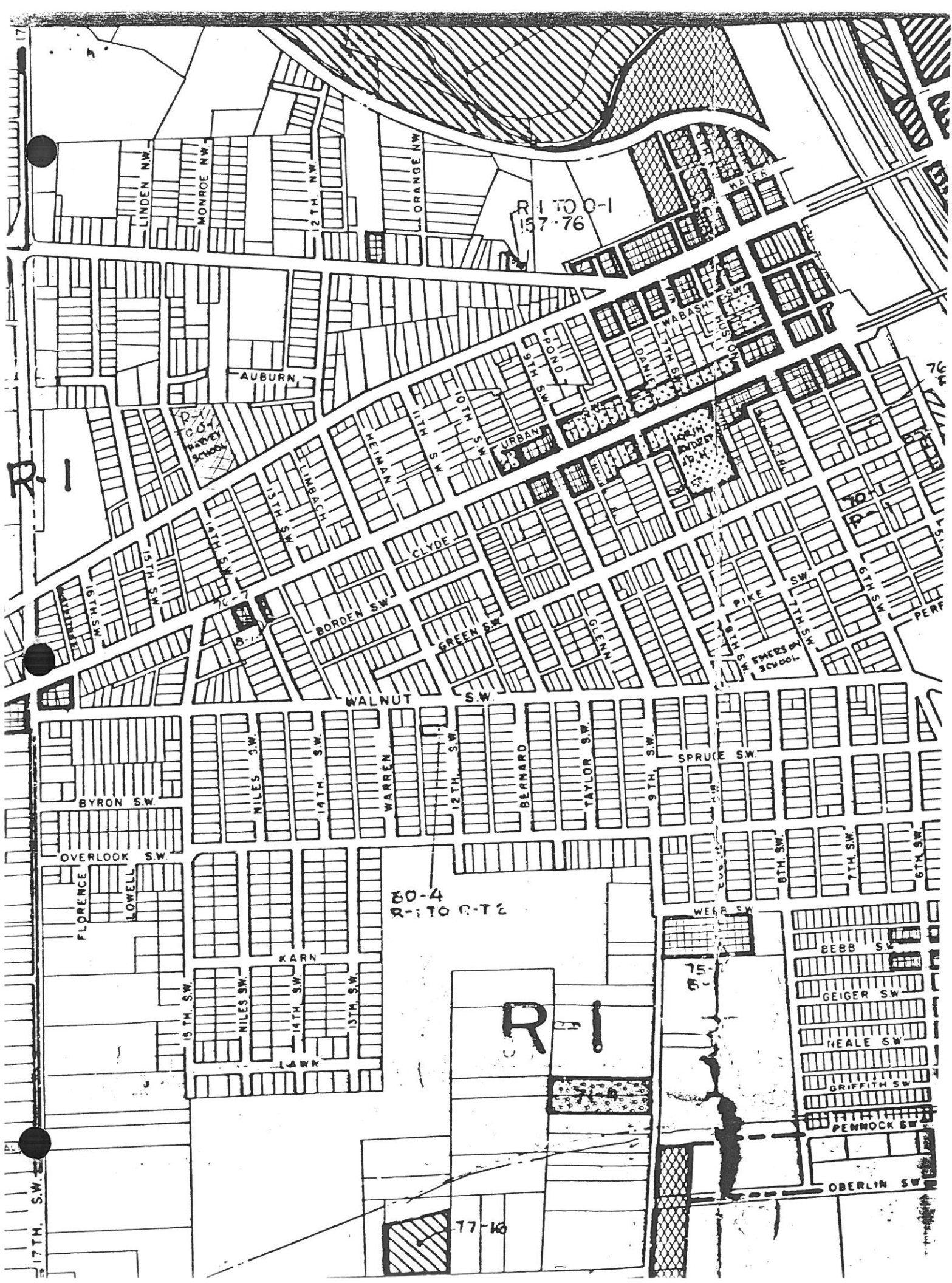
Part of Out Lot 584

R-3 Single Family Residential to

RM-1 Multiple Family Residential

1 TO B-3
11-1985-





2159	4402
158	4403
57	4404
56	4405
55	4406
54	4407
53	4408
52	4409
51	4410
50	4411
49	4412
48	4413
47	4414
46	4415
45	4416

4382
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8680
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13372
13311
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436
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13379
13380

13371
13370
13369
13312
13313
13314

13303
13302
13301
1322
1322
1322

SCHULER AVE. LOT SPLIT

AVE.

N.W.

ST.

26th

ST.

DUANE

27th

40'