

A G E N D A
MASSILLON PLANNING COMMISSION
SEPTEMBER 12, 1990 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the August 8, 1990 Commission Meeting.
(Minutes to be distributed at the meeting.)
2. Petitions and Requests

Replat of Lot No. 14530 and Part of Out Lot 584

Location: The property to be replatted is located on the south side of Tennyson Avenue, N.E., between Thackery Avenue and Ledgewood Boulevard, at the northeast corporation line of the City. This request has been submitted by Tim Meldrum.

3. Other Business

I hereby certify the adjacent plot to be correct, as surveyed by me this 25th day of August, 1990.

Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor #5823

Approved by the Massillon Planning Commission at a meeting held _____, 19____.

SECRETARY

Accepted by the City Council of Massillon, Ohio, by ord. no.

passed this _____ day of _____, 1990.
COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HEREON, PER
SECTION 1107.3 (b), (3) p CODIFIED ORD. OF MASSILLON, OHIO.

PRESIDENT

MASSILLON CITY ENGINEER

Lot Numbers _____ assigned by Massillon City Engineer

CITY ENGINEER

Know all men by these present, that we the undersigned owners of the land delineated hereon, do hereby acknowledge the signing of the same to be our free act and deed, and do hereby replat our land.

WITNESS

OWNERS

COUNTY OF STARK
STATE OF OHIO ss.

Before me a Notary Public, in and for said county, did personally appear, the above, who acknowledge the signing of the same to be our free act and deed according to law.

In witness whereof, I hereunto set my hand and seal this _____ day of _____ according to law.

My commission expires _____

Notary Public

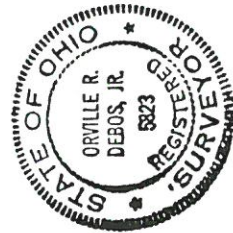
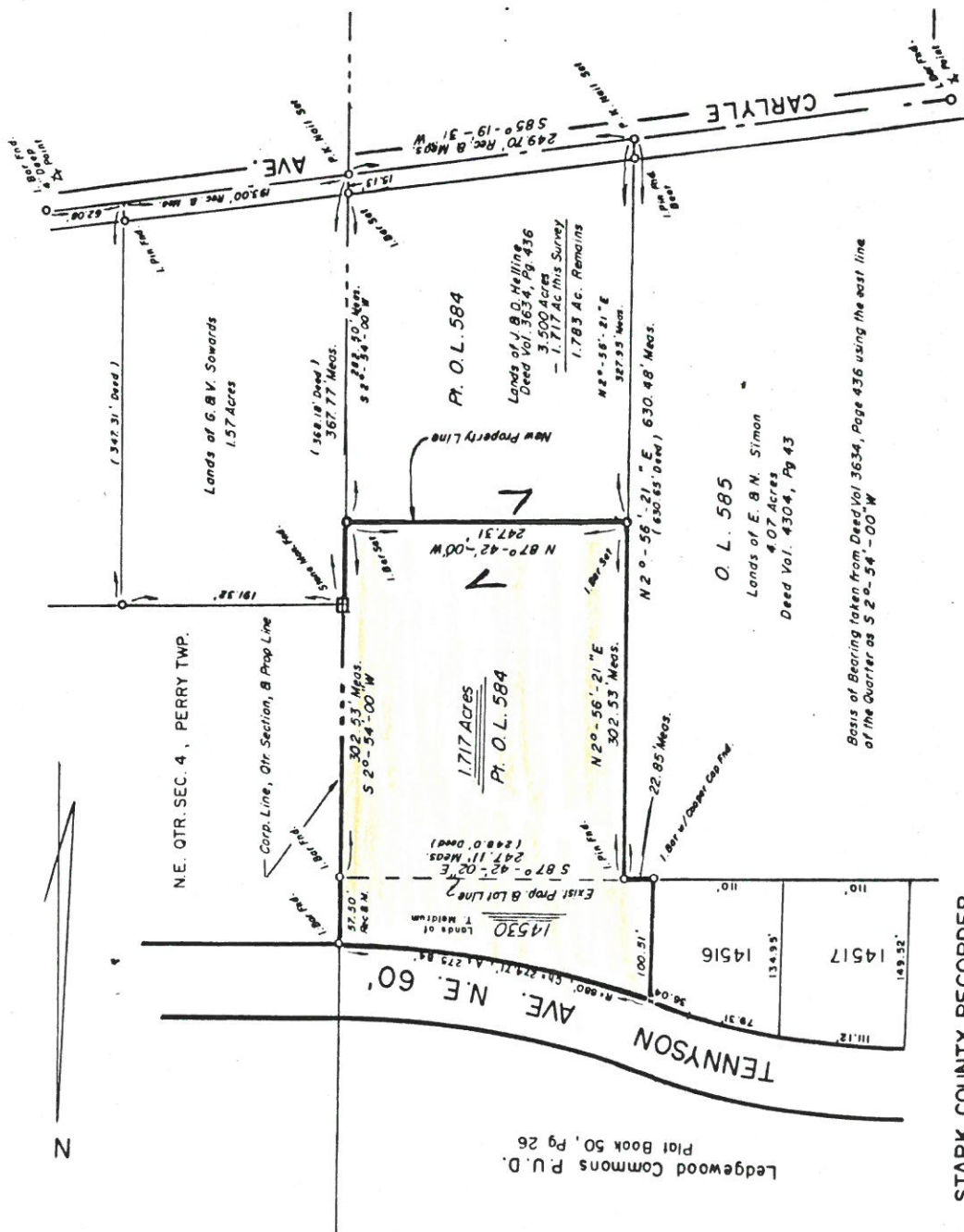
REPLAT OF LOT NUMBER 14530 & PART OF OUT LOT
584 in the City of Massillon, County of Stark, Ohio.
DATE: AUG. 25, 1990
SCALE: 1" = 100'

SCALE: 1"=100

FOR: MELDRUM

FILE NO.

ACC NO



STARK COUNTY RECORDER

Received for record this _____ day of _____, 199 _____.
Recorded in Volume _____, Page _____, this _____ day of _____, 199 _____.

STARK COUNTY AUDITOR

Enter for transfer this _____ day of _____, 199__

STARK COUNTY RECORDER

STARK COUNTY AUDITOR

The Massillon Planning Commission met in regular session on August 8, 1990. The following were present:

Chairman Fred Wilson
Mayor Francis Cicchinelli, Jr.
Thomas Wilson
Michael Loudiana
Jim Johnson

Robert Wagoner
Aane Aaby
Marilyn Frazier

Mrs. Holloway was excused due to the fact she was recovering from surgery.

The first item of business on the agenda was the minutes of the July 11, 1990, Commission meeting. Mike Loudiana noted that he was present, but Dr. Hart was not, so the minutes needed to be corrected. The minutes were approved with that correction.

The next item was a rezoning request.

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. Aane Aaby made the presentation. He stated that the proposed project was situated between Tennyson and Carlyle. The builder intends to build upper scale apartments on the site. The majority of the residents have signed the petition. Mr. Wagoner said he thinks there would be approximately 16 - 18 units. Aane also commented that the project would go before the Site Plan Review Committee. After some discussion, the Mayor moved to recommend approval, seconded by Mr. Loudiana, motion carried.

The next item was also a rezoning request.

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. This request was presented by Mr. Wagoner. City has requested bids on the sale of the property. The only bidder was Junie Studer. The Booster Club would occupy the building; and, also his son would have a weight room in the basement, with offices for the Booster Club upstairs. Mr. Wilson commented about the condition of the fire escape. Jim Johnson moved to recommend approval, seconded by Tom Wilson, motion carried.

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.
 - (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).
- This would permit a mixture of O-1 and multi-family uses.

Mayor Cicchinelli moved to recommend approval, seconded by Tom Wilson, motion carried.

page 2
Massillon Planning Commission

The final item was a lot split.

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. Robert Wagoner made the presentation. Tom Wilson moved to recommend approval, seconded by Mayor Cicchinelli, motion carried.

The meeting ended at 7:55 P.M.

Respectfully submitted,

Approved:


Marilyn Frazier
Clerk
