

A D D E N D U M
MASSILLON PLANNING COMMISSION
MAY 18, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

New Item Under Petitions and Requests

Rezoning Request:

Location: 323 Glen Place, S.W., Lot No. 3147 and Part of Lot No. 3149, presently zoned R-1 Single Family Residential, to be rezoned RM-1 Multiple Family Residential. This request has been submitted by Charles Maier, who states that the existing house is presently used as a duplex and that he would like to add an additional apartment to the attached garage building.

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 8, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of March 13, 1991.
2. Petitions and Requests

Lot Split Request

Henry and Denise Evans, who live at 409 17th Street, N.W., Lot No. 5064, have recently discovered that a portion of their driveway is located on Lot No. 5065. They wish to purchase that portion of Lot No. 5065 in order that the driveway become part of their property. The request, then, is to approve a lot split of City Lot No. 5065.

3. Old Business

Rezoning Request

Location: 145 Walnut Road, S.W., Part of Out Lot 138, located on the south side of Walnut Road, S.W., between State Route 21 and Erie Street South. The request is to rezone this property from I-1 Light Industrial to I-2 General Industrial to permit the expansion of a presently legal non-conforming auto salvage yard. This request was originally submitted by Lloyd Deitz, the property owner, in 1990. Originally recommended for approval by the Planning Commission, City Council returned this rezoning request to the Commission asking that its recommendation be reconsidered. However, before the Commission could reconsider the matter, Mr. Dietz, through his attorney, requested that the rezoning be tabled to a future date. Mr. Dietz is now requesting that this rezoning be removed from the table for reconsideration by the Planning Commission.

Proposed Amendments to City Zoning Code and Subdivision Code

The City of Massillon is proposing to amend the City Zoning Code to establish a new zoning district, R-4 One Family Residential, with a minimum lot size of $\frac{1}{2}$ acre and 120 foot required frontage. In addition, the City is seeking to amend its subdivision design standards to regulate right-of-way standards for single family streets located within the proposed new R-4 District.

The Massillon Planning Commission met in regular session on March 13, 1991. The following were present:

Chairman Fred Wilson
Rev. David Dodson
Thomas Wilson
James Johnson
Bill Hamit

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the February 13, and February 20 meetings. The minutes were approved as prepared.

The next item was a re-plat.

Re-Plat - Massillon City School District/Lincoln School Property

Location: Northwest corner of 3rd Street, S.E., and South Avenue, S.E.; the request being to re-plat Lot Nos. 1032, 1033, 1034, 1035, 1036, Part of 1022, Part of 1030, Part of 1031, and Part of 1037 into one lot. This request has been submitted by the Massillon City School District Board of Education. Mr. Wagoner made the presentation. He commented that the School Board would like to re-plat these lots into one lot. He further commented that the only objection he had concerning this proposal was there were some violations of the building code. Mark Dickerhoff replied that the Board of Education was prepared to correct the violations referred to by Mr. Wagoner. Rev. Dodson moved for approval, seconded by Thomas Wilson, motion carried.

Rezoning request - Lincoln School

Location: Lincoln School Property (see above re-plat request), located at the northwest corner of 3rd Street, S.E., and South Avenue, S.E., including Lot Nos. 1032, 1033, 1034, 1035, 1036, Part of 1022, Part of 1030, Part of 1031, and Part of 1037, to be rezoned from R-1 Single Family Residential to O-1 Office. This request has been submitted by the Massillon City School District Board of Education, who wish to sell this property to United Way of Western Stark County for use as office facilities. Mr. Aaby presented. There is a mixture of several types of zoning in the area. The building is already in existence, which has been used in the past as a traffic generating use. Mr. Dickerhoff spoke and explained what property was a part of the transaction. Thomas Wilson moved to recommend approval, seconded by Jim Johnson, motion carried.

The next item before the Commission was also a rezoning request.

Rezoning Request - Valeside Annexation Area

Location: The Valeside Annexation Area, recently annexed from Perry Township, is a 22.045 acrea area located on the east side of First Street, N.E., easterly to the intersecion of Valeside Avenue, N.E., and Helena Avenue, N.E. The City of Massillon is requesting that this area be rezoned from Perry Township zoning to R-2 Single Family Residential, RM-1 Multiple Family Residential, and B-3 General Business. Mr. Aaby made the presentation. The classifications which have been recommended are the ones suited for their present use. After some discussion by the members, Rev. Dodson moved to recommend approval, Bill Hamit seconded, motion carried.

The next item was a street vacation request.
Street Vacation Request

Location: Pike Avenue, S.W., a 50 foot wide street lying between Green Avenue, S.W. and Walnut Road, S.W., and running in an east/west direction between 8th Street, S.W., and Euclid Street, S.W.; the request being to vacate that portion from the south right-of-way line of Pike Avenue, S.W., northerly a distance of 10-1/2 feet. This request has been submitted by Robert and Martha Hickey. This presentation was made by Robert Wagoner. After some discussion, Bill Hamit moved and Rev. Dodson seconded. Motion carried.

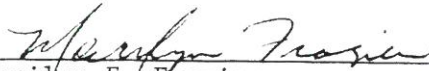
The final item was proposed amendments to the City Zoning Code and Subdivision Code.

Proposed Amendments to City Zoning Code and Subdivision Code

The City of Massillon is proposing to amend the City Zoning Code to establish a new zoning district, R-4 One Family Residential, with a minimum lot size of 1/2 acre and 120 foot frontage. In addition, the City is seeking to amend its subdivision design standards for streets to establish a new standard for single family residential streets of less than 1,500 feet in length to require a minimum right-of-way width of 40 feet and a roadway pavement width of 24 feet. After discussing this, it was determined that more investigation was necessary. Rev. Dodson moved to table this item, seconded by Jim Johnson, motion carried.

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

Respectfully submitted:


Marilyn E. Frazier
Clerk

Approved:

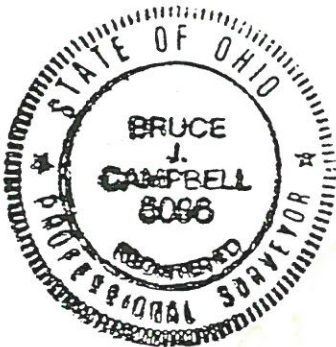
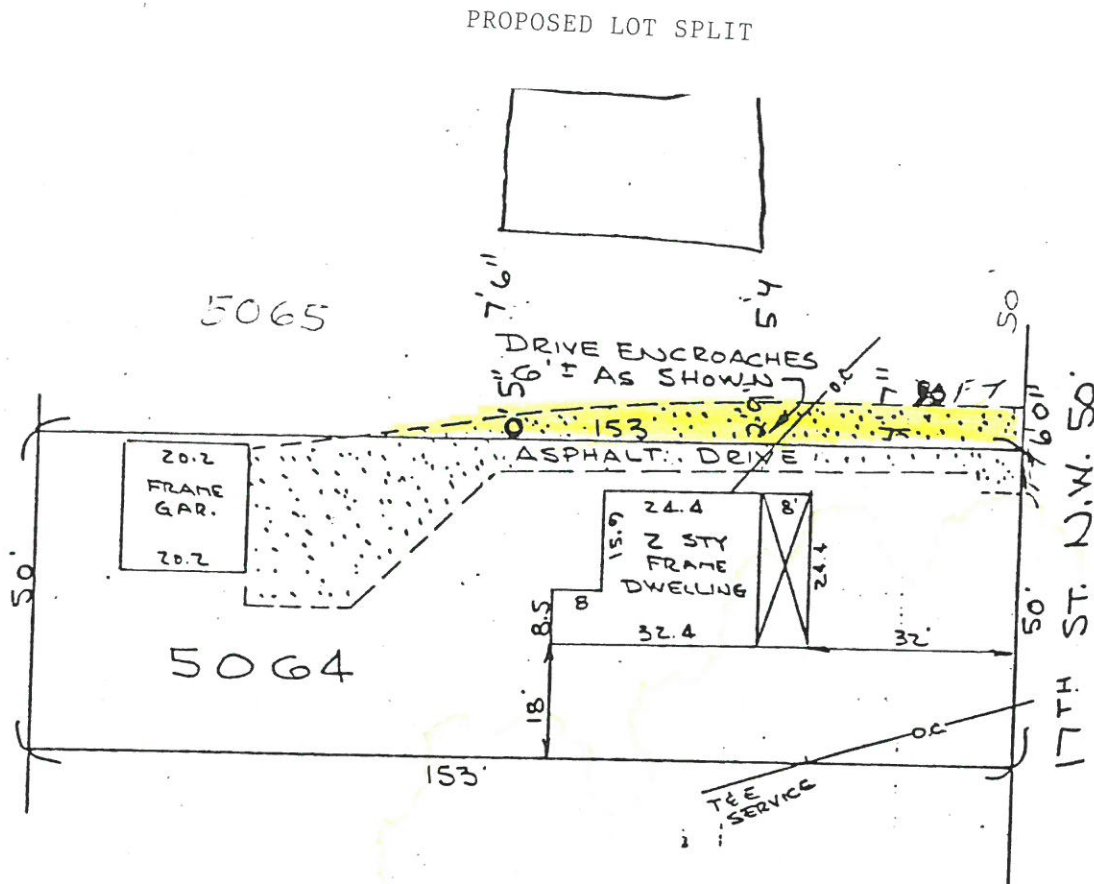
Fred J. Wilson
Chairman



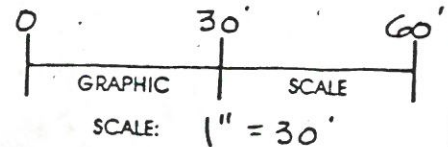
CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

MORTGAGE LOCATION SURVEY

Ohio WATS (800) 233-4117
FAX (216) 535-7571



NOTE I DECLARE SUBJECT PROPERTY
TO BE LOCATED WITHIN A ZONE "C",
WHICH IS NOT A FLOOD HAZARD AREA
PER FIRM MAPS



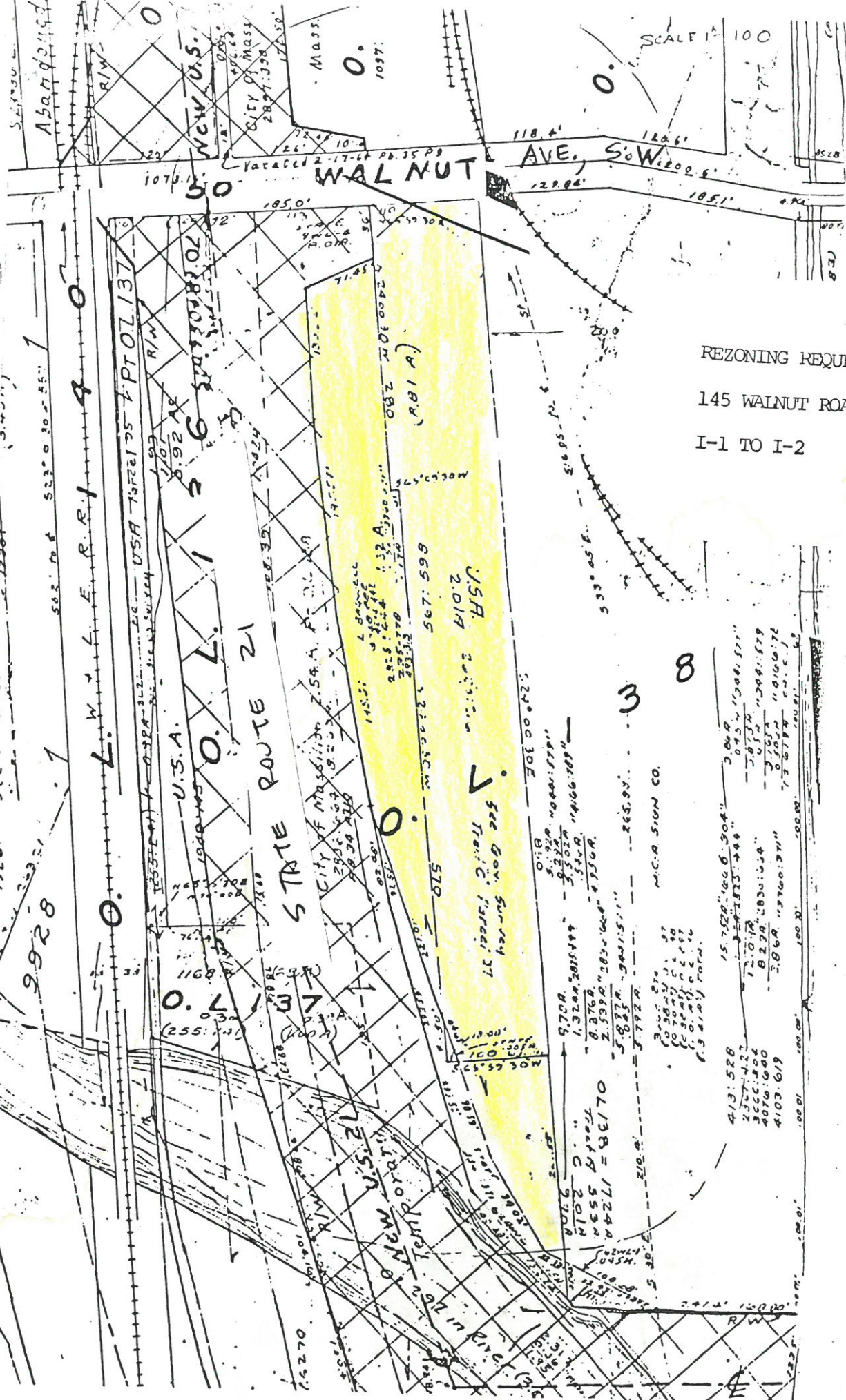
Address 409-17TH STREET N.W.
State of Ohio County STARK
City/Village MASSILLON
Township
New Owner REFINANCE

Allotment CITY OF MASSILLON
Plat Book Page
Title No. C91-041
Date 21 MARCH 1991
Present Owner HENRY A. & DENISE R. EVANS

This is to certify to SOCIETY NATIONAL BANK and/or UNION TITLE CO.
that a Visual Inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and should not be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Bruce J. Campbell
Bruce J. Campbell - Reg. Surveyor No. 5096



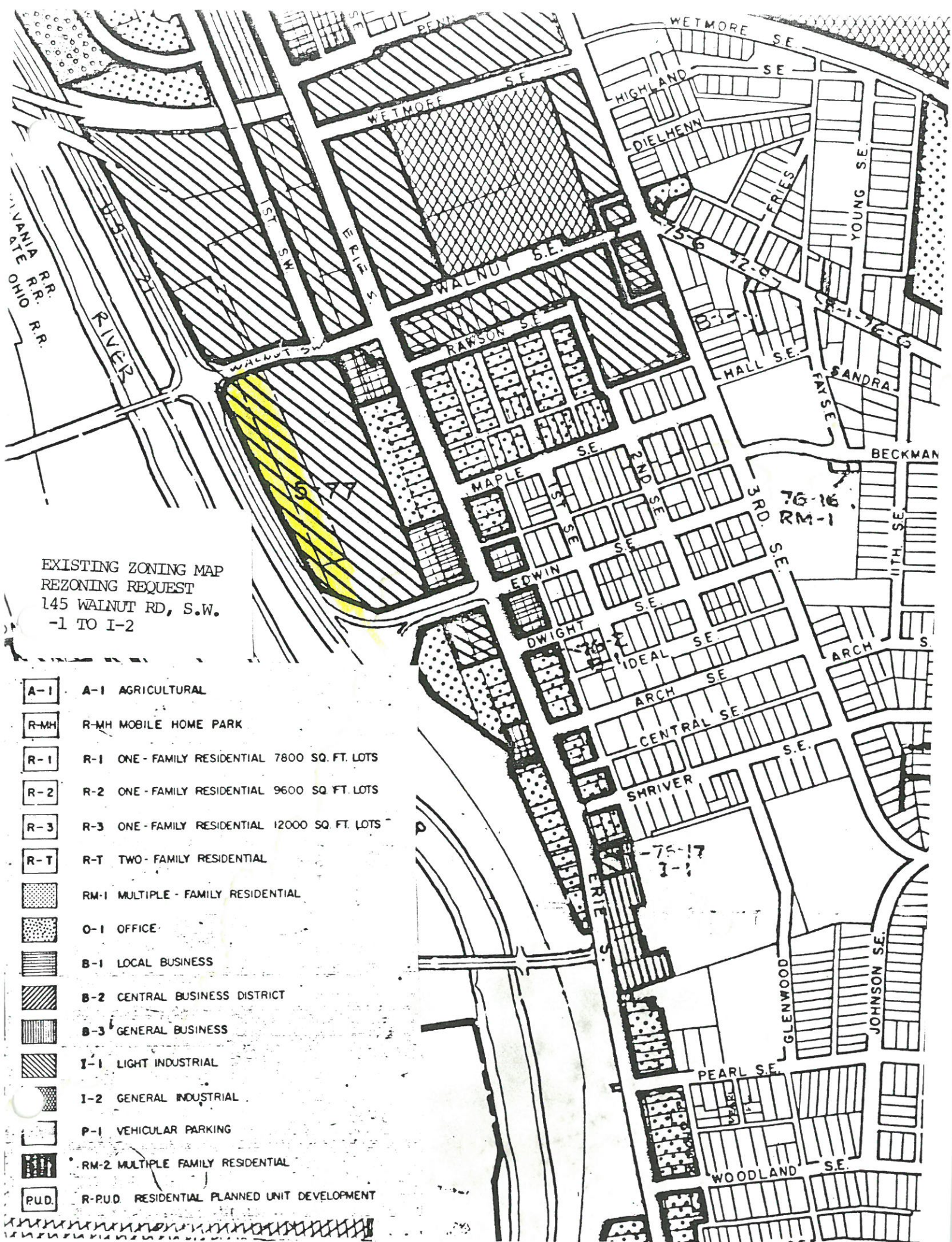
REZONING REQUEST
145 WALNUT ROAD, S.W.
I-1 TO I-2

3 8

See Gov. Survey
Tropic Parcel 37

M.C.A. SIGN CO.

413:528	115:186	115:186	115:186
232:422	115:186	115:186	115:186
355:502	115:186	115:186	115:186
4076:640	115:186	115:186	115:186
4013:619	115:186	115:186	115:186



EXISTING ZONING MAP
REZONING REQUEST
145 WALNUT RD, S.W.
-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 |

PROPOSED AMENDMENTS TO CITY ZONING CODE

ESTABLISHING A NEW R-4 ONE FAMILY RESIDENTIAL DISTRICT

1. Amend CHAPTER 1153 Title to read "R-1 Through R-4 One Family Residential Districts".

Amend 1153.01 INTENT to read "The R-1 through R-4 One Family Residential Districts are designed to be....".

2. Amend 1177.01 HEIGHT, DENSITY AND AREA REQUIREMENTS table to add R-4 One Family Residential District as follows:

Minimum Lot Size Per Unit: (a) Area - $\frac{1}{2}$ Acre (b) Width - 120 feet

Structure Maximum Height: (a) $2\frac{1}{2}$ Stories (b) 35 feet

Minimum Yard Setback (Per Lot): (a) Front - 45 feet (b) Each Side - 14 feet for a one-story structure; 16 feet for a 2-story structure
(c) Rear - 35 feet

Minimum Floor Area Per Unit: 1,500 square feet.

Maximum of Lot Area Covered (by all Buildings): 25%

3. Amend City Subdivision Regulations, Section 1109.03 "STREET DESIGN", Paragraph (c) Street Right of Way to add a new classification as follows:

Classification: R-4 Single Family, less than 1,000 feet in length.

Minimum Right-of-Way Width: 50 feet.

Minimum Pavement Width: 28 feet.