

A G E N D A
MASSILLON PLANNING COMMISSION
JULY 17, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of June 12, 1991.
2. Petitions and Requests

Request for Approval of Conditional Land Use in a B-1 District

Location: 906 Lincoln Way East. Bluegrass Funding, Inc., of Lexington, Kentucky is requesting Planning Commission approval to develop a SuperAmerica gasoline station at this location. Gasoline service stations are permitted in a B-1 District as a conditional use, subject to the review and approval of the Planning Commission in accordance with Section 1163.04 of the City Zoning Code.

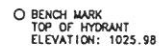
Street Vacation Request

Location: Oak Avenue, S.E., from the west right-of-way line of 20th Street, S.E., westerly to the east property line of Part of Lot No. 6759. This request has been submitted by the Massillon City School District Board of Education.

Street Vacation Request

Location: 18th Street, S.E., from the south right-of-way line of Connecticut Avenue, S.E., southerly a distance of 120 feet. This request has been submitted by Todd Hensel.

3. Other Business



SUPERAMERICA SITE DEVELOPMENT PLAN
906 LINCOLN EAY EAST.

CAMBRIDGE AVE. S.E. 50°

20TH

ST.

S.E.

60°

SOUTH AVE. S.E. 50°

OAK AVE. S.E. 50°

59°47'35"E 240.01 MEAS. 240.00 REC.

59°47'35"E 240.01 MEAS. 240.00 REC.

59°59'36"E 240.00 MEAS.

59°59'36"E 240.00 MEAS.

34" I.P.M. SET

34" I.P.M. SET

34" I.P.M. SET

34" I.P.M. SET

120 REC.

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O.L.

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2.9254 ACRES

6702

6703

6704

6705

6706

PT LOT 6759

LINE LINE 7

O.L. 378

BOARD OF EDUCATION, MASSILLON CITY SCHOOL DISTRICT

PROPOSED STREET VACATION
OAK AVENUE, S.E.

6427	6428	6429	6430	6431	6432	6433	6434	6435	6436	6437	6438	6439	6440	6441
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CONNECTICUT

6413	6414	6415	6416	6417	6418	6419	6420	6421	6422	6423	6424	6425	6426
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AVE. SE

6497	6498	6499	6500	6501	6502	6503	6504	6505	6506	6507	6508	6509	6510
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6473	6474	6475	6476	6477	6478	6479	6480	6481	6482	6483	6484	6485	6486
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6530	6529	6528	6527	6526	6525	6524	6523	6522	6521	6520	6519	6518	6517
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14286

6531

6532

Stadium Park

6 7 6 0
11 Acres

PROPOSED STREET VACATION
18th STREET, S.E.

S.E.

RHODE

6568	6569	6605	6606	6607	6608	6609	6610	6611	6612	6613	6614	6615	6616
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CAMBRIDGE

Board of Education
PT. 6 7 5

FORMER CORPORATION

857-28 LINE

1231

1231

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The Massillon Planning Commission met in regular session on June 12, 1991. The following were sent:

Chairman Fred Wilson	Robert Wagoner
Mayor Francis H. Cicchinelli, Jr.	Aane Aaby
Jeannette Holloway	
Rev. David Dodson	
Bill Hamit	
Thomas Wilson	
James Johnson	

Fred Wilson called the meeting to order at 7:30 P.M. The first item of business was the minutes of the May 8, 1991 meeting. Mayor Cicchinelli moved to approve the minutes, seconded by James Johnson, motion carried.

The next item was a rezoning request.

Rezoning Request

Location: Lot No. 155, a vacant parcel of land located on the north side of Lincoln Way East between Fifth and Sixth Streets, N.E. The request is to rezone the property from O-1 Office to RM-1 Multiple Family Residential for the purpose of constructing a three-unit apartment building. This request has been submitted by Jerald W. Isom, the property owner.

Mr. Aaby made the presentation. He stated that the lot is 5500 square feet, which is small for apartment development. More than 50% of the neighboring owners have signed the petition. Mr. Isom was present. He stated that he intends to file for a variance for side setback or reduce building size to 20 X 40 in order to build three two-bedroom apartments.

Sam Snively, Attorney, spoke that RM-1 zoning makes more sense than O-1 because of surrounding uses. Mrs. Holloway asked about the possibility of Section 8 tenants. Mr. Isom replied he is not involved with Section 8 at this time.

The building plans are not prepared at this time. Art Underhill was present. He owns property in the area and spoke against rezoning for this reason. After further discussion among the members, Bill Hamit moved to recommend approval, seconded by Rev. Dodson, motion carried.

The next item was a rezoning request.

Rezoning Request

Location: 923 - 11th Street, N.E., Lot No. 6821, to be rezoned R-1 Single Family Residential to O-1 Office. This request has been submitted by Shelley Radcliffe, the property owner, who wishes to operate a beauty salon out of the basement of her home at this location.

Mr. Aaby spoke of neighbors concerns for O-1 Office, past considerations of home occupation uses, and legal permission to operate without rezoning.

Shelley Radcliffe said neighbors are not opposed to her operating a beauty parlor but are opposed to O-1 rezoning. She has a Cosmetology License and Manager's License but needs approval of her facilities. It would be a one-chair shop with her as owner/operator. There would not be a great increase in traffic in the area.

The question arose about the legality of operating without rezoning as long as no sign and advertising existed. Mike Kretzinger, 1035 - 11th Street, N.E., spoke against the rezoning to the difficulty in rezoning back. He also fears future expansion and traffic problems.

Sylvia Dewald, 1007 - 11th Street, N.E., spoke of concerns surrounding petition. She owns a business downtown. Judy Simms, 909 - 11th Street, N.E., would like her name removed from petition.

Victoria Herring, 912 - 11th Street, N.E., commented that she was misled about the purpose of the petition and wants her name removed.

Mr. Simms commented that he is renovating his home and is opposed to business in the area due to potential devaluation of his property.

Tina Pike, 917 - 11th Street, N.E., signed petition but wants her name removed. Mayor Cicchinelli, Jr. spoke of need for business, but also the need to protect the integrity of residential neighborhoods. He offered his office for help in location to other locations. Mrs. Holloway said approving rezoning would be a precedence, therefore, she recommended denial of the request, Bill Hamit seconded.

Rev. Dodson questioned the legality of a small business being in a home even without advertisement. Tom Wilson commented on possibility of seeking another location. The request was recommended for denial 5 - 0 with Rev. Dodson abstaining.

The final item of business was an alley vacation.

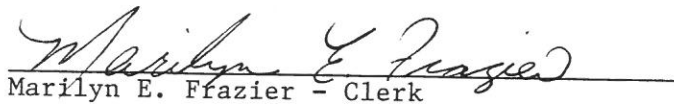
Alley Vacation Request

Location: Hale Place, S.E., a 15-foot wide alley lying between Harris Place, S.E., and Hazel Place S.E., and running in a north-south direction between Wallace Avenue, S.E., and Wellman Avenue, S.E.; the specific request being to vacate that portion of Hale Place, S.E., from the south right-of-way line of Wallace Avenue, S.E., Southerly a distance of 132 feet. This request has been submitted by Peter and Stephanie McGinnis.

This request was presented by Robert Wagoner, who stated the applicant wants portion of alley closed to stop through traffic. Mrs. McGinnis said if street is vacated, grass would be planted. Bill Hamit said, due to the fact that affected property owners agree, made a motion to approve vacating. Tom Wilson seconded, motion carried.

Bill Hamit moved and Mr. Johnson seconded to adjourn at 8:45 P.M.

Respectfully submitted:


Marilyn E. Frazier - Clerk

Approved:

Fred J. Wilson - Chairman

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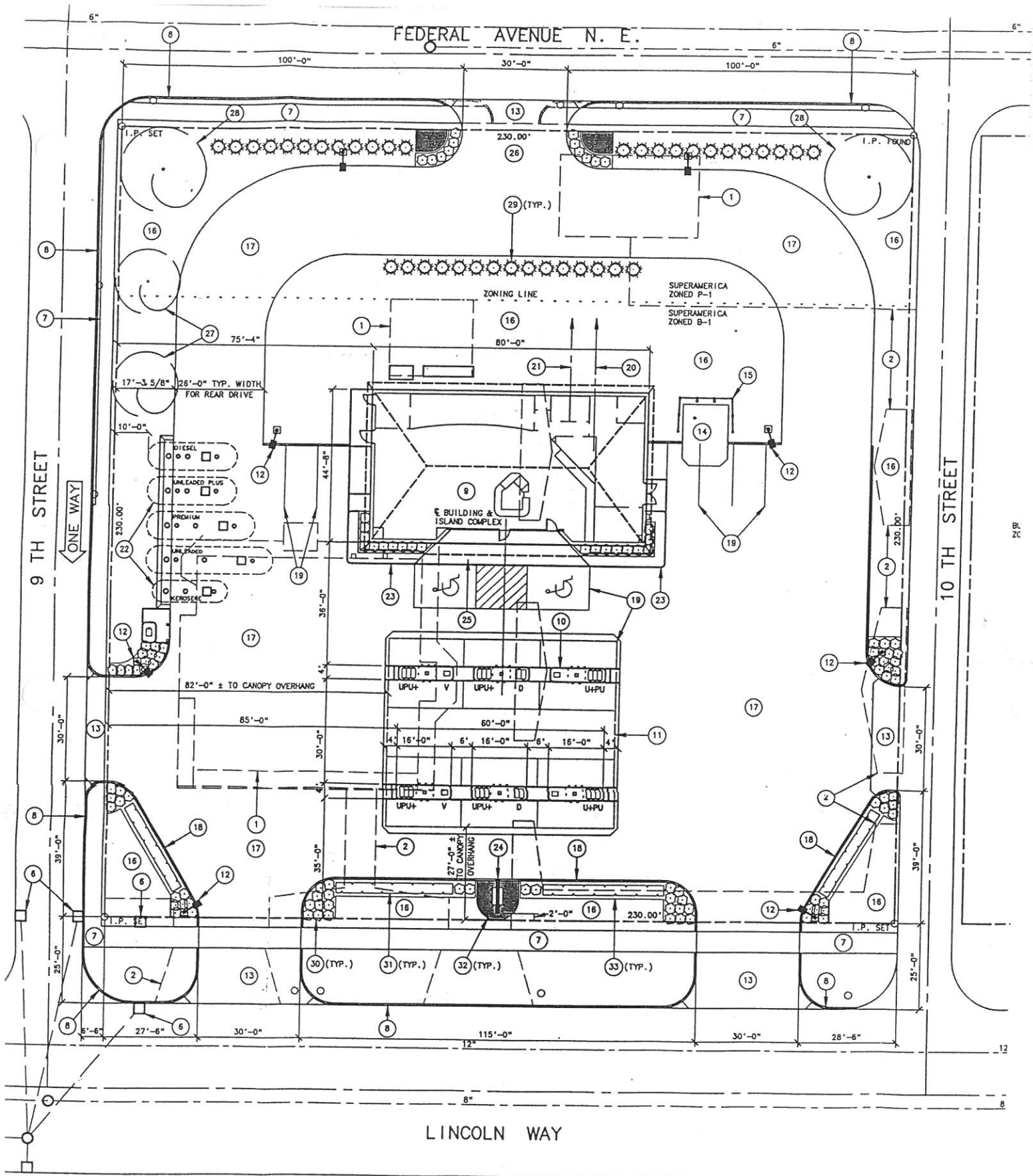
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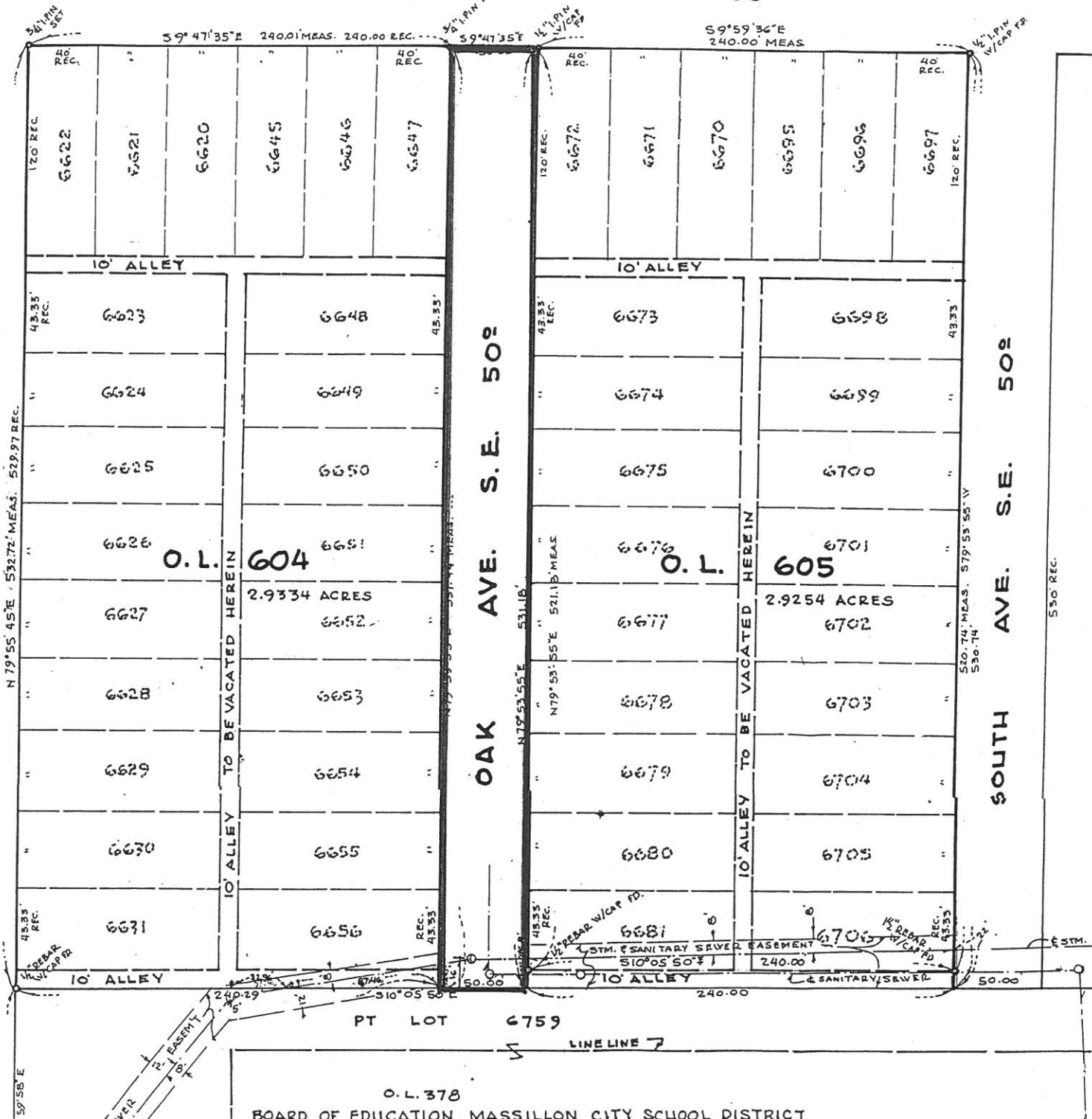
CAMBRIDGE AVE. S.E. 50'

20TH

ST.

S.E.

60'



O.L. 378
BOARD OF EDUCATION, MASSILLON CITY SCHOOL DISTRICT

PROPOSED STREET VACATION
OAK AVENUE, S.E.

