

A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 11, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of October 30, 1991.
2. Petitions and Requests

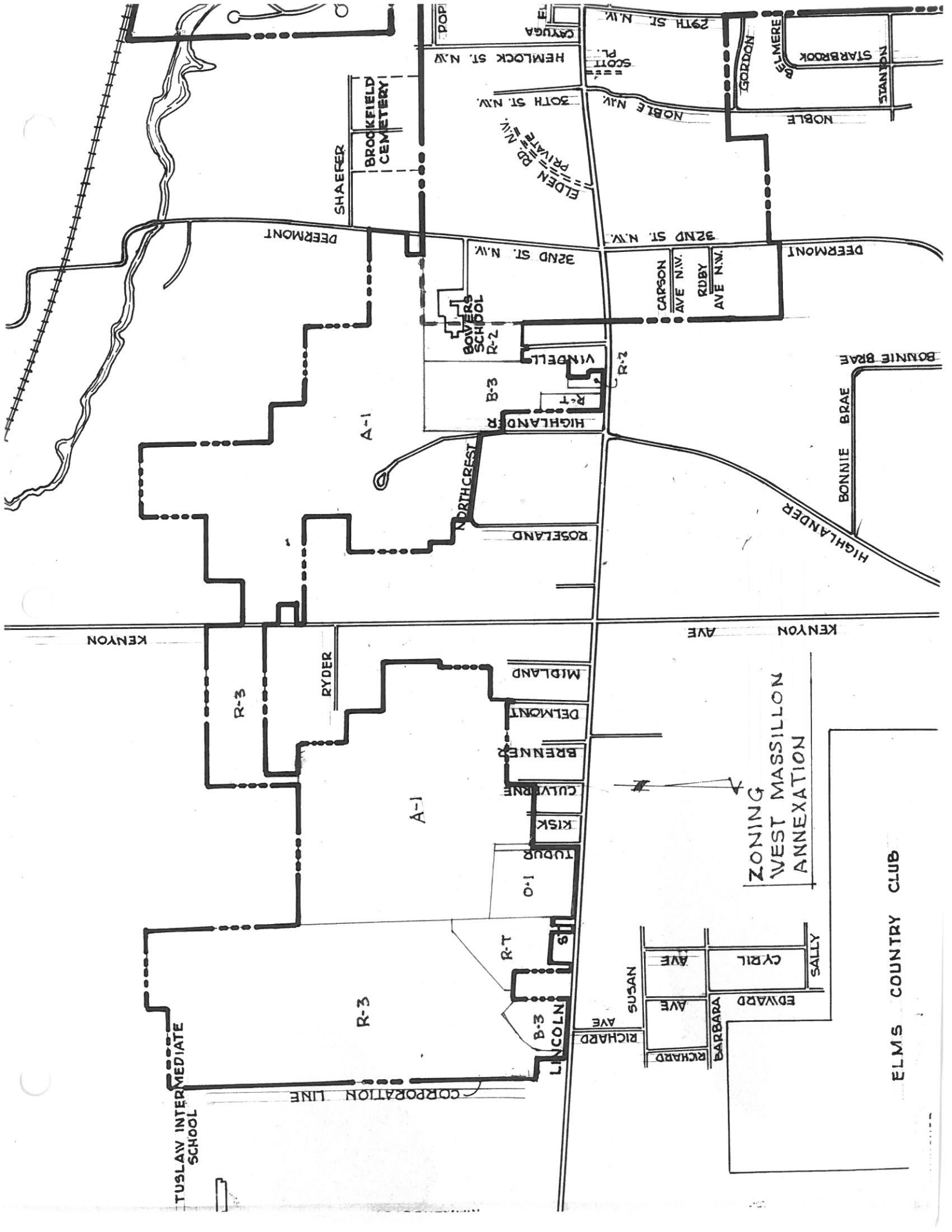
Rezoning Request - West Massillon Annexation Area

Location: A 369.871 acre area located on the north side of Lincoln Way West, west of 32nd Street, N.W. This area was recently annexed from Tuscarawas Township, which has no zoning. The City is proposing that property within the annexed area be zoned A-1 Agricultural, R-2 Single-Family Residential, R-3 Single-Family Residential, R-T Two-Family Residential, O-1 Office, and B-3 General Business, in accordance with the attached map.

Zoning Amendment

The Health, Welfare, and Building Regulations Committee of Massillon City Council has introduced legislation to amend Chapter 1171 "I-2 General Industrial District" of the City Zoning Code by enacting a new Section 1171.02(e)(7), which would provide as a permitted use within the district oil and natural gas exploration by means of drilling, erection of necessary on site storage and accomodation facilities, and the installation of transmission lines for the commercial transportation of the final product.

3. Other Business



ELMS COUNTRY CLUB

ZONING WEST MASSILLON ANNEXATION

BONNIE BRAE

HIGHLANDER

DEERMONT

NOBLE

STARBROOK

STANTON

BELMERE

GORDON

29TH ST. N.W.

SCOTT PL.

HEMLOCK ST. N.W.

30TH ST. N.W.

ELDEN RD. N.W.
PRIVATE N.W.

SHAERER

BROOKFIELD CEMETERY

DEERMONT

32ND ST. N.W.

32ND ST. N.W.

CARSON AVE. N.W.

RUBY AVE. N.W.

BOWERS SCHOOL

R-2

VINDELL

R-2

B-3

R-1

HIGHLAND

NORTHCREST

ROSELAND

KENYON AVE

KENYON

RYDER

R-3

MIDLAND

DELMONT

BRENNER

CULVERNE

KISK

TUDOR

O-1

R-T

LINCOLN ST.

B-3

RICHARD AVE

SUSAN

AVE

AVE

BARBARA

EDWARD

CYRIL

SALLY

TUSLAW INTERMEDIATE SCHOOL

CORPORATION LINE

DATE: . December 2, 1991

CLERK: SHARON HOWELL

CITY OF MASSILLON, OHIO



COUNCIL CHAMBERS

LEGISLATIVE DEPARTMENT

ORDINANCE NO. 189 - 1991

BY: THE HEALTH, WELFARE AND BUILDING REGULATIONS COMMITTEE

TITLE: AN ORDINANCE amending CHAPTER 1171 "I-2 GENERAL INDUSTRIAL DISTRICT" of the Massillon Zoning Code of 1970 by enacting a new Section 1171.02(e)(7) which refers to Principal Uses Permitted, and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MASSILLON, OHIO, IN REGULAR SESSION SITTING: TWO-THIRDS OF THE MEMBERS CONCURRING:

Section 1:

That a new Section 1171.02(e)(7) of the Massillon Zoning Code of 1970 be and hereby is enacted. Said new Section shall read as follows:

1171.02(e)(7) oil and natural gas exploration by means of drilling, erection of necessary on sight storage and accommodation facilities and the installation of transmission lines for the commercial transportation of the final product.



Section 2:

This Ordinance is hereby declared to be an emergency measure, the reason for the emergency being that said enactment is necessary for the more efficient operation of the Planning, Building and Engineering Departments of the City of Massillon, Ohio, and for the additional reason for the preservation of the public health, safety and welfare of the community. And provided it receives the affirmative vote of two-thirds of the elected members to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED IN COUNCIL THIS _____ DAY OF _____, 1991

ATTEST:

SHARON HOWELL, CLERK OF COUNCIL

JOHN H. FRIEG, PRESIDENT

APPROVED:

FRANCIS H. CICCHINELLI, JR., MAYOR

The Massillon Planning Commission met in regular session on October 30, 1991. The following were present:

Chairman Fred Wilson
Jeannette Holloway
Dr. Dale E. Hart
Michael Loudiana
Thomas Wilson
Rev. David Dodson

Robert Wagoner
Ade Aaby
Marilyn Frazier

The first item of business was the minutes of the September 11 Commission meeting. The minutes were approved with one correction.

The next item under Petitions and Requests was a request for Permitted Use Subject to Special Conditions.

Request for Permitted Use Subject to Special Conditions

Location: Part of Out Lot 517, a 6.2748 acre tract of land located at the northwest corner of Erie Street and Navarre Road, zoned I-2 General Industrial. Campbell Oil Company is requesting Planning Commission approval to utilize this property as a commercial fueling site and convenience store/gasoline station. Such retail uses are permitted in an industrial area subject to Planning Commission approval and provided that the use is industrial in character or serves the retail needs of the area (Section 1169.03(d) of the Zoning Code)

Robert Wagoner made the presentation. Some of the businesses in the area will be removing their fuel tanks and this facility will be able to service them. Delmar Phillips, of Campbell Oil, was present and stated that he did not really have much to add since Mr. Wagoner had adequately described their intention. Rev. Dodson asked about a proposed date. Mr. Phillips replied that they would like to get started next week. Mr. Wagoner stated that there isn't much preparation work needed. Rev. Dodson then moved for approval, seconded by Michael Loudiana, motion carried.

The next item before the Commission was another Request for Permitted Use Subject to Special Conditions.

Request for Permitted Use Subject to Special Conditions

Location: 2711 Erie Street South, Out Lot 547, a 0.94 acre tract of land zoned I-1 Light Industrial. Joseph Accetta, the property owner, is requesting Planning Commission approval to operate an automobile repair and auto sales business at this location. Auto repair is permitted in an industrial area subject to Planning Commission approval and provided that the operation is completely enclosed (Section 1169.03(a) of the Zoning Code). Retail uses are permitted in an industrial area subject to Planning Commission approval and provided they have an industrial character in terms of either outdoor storage requirements or serve the convenience needs of the industrial district (Section 1169.03(d) of the Zoning Code).

Robert Wagoner also presented this request. He commented that this property is on the west side of Erie Near the entrance to the Masillon Psychiatric Center. There are a couple buildings on the site at present. Mr. Aaby commented that the auto repair is a permitted use provided it is enclosed, but the auto sales portion is a debatable issue. After discussion by the Commission, Rev. Dodson moved to table the request, with contact being made with the owner to obtain additional information, seconded by Tom Wilson, motion carried.

Massillon Planning Commission - October 30, 1991

The final item before the Commission was a Replat.

Replat of Lots 5787 and 5788

Location: 571 Griffith Avenue, S.W. The replat is being requested by Mark and Deborah Reed, the property owners, in order to permit the construction of a garage on this property.

Robert Wagoner presented this request. Lot #5787 is the residence. Previously there was a garage on the other lot, but it had been in disrepair and eventually demolished. The owner now wishes to build another one, but the code does not allow a garage to be constructed on a lot without a house. Therefore, these two lots must be replatted into one lot. Tom Wilson then moved for approval, seconded by Jeannette Holloway, motion carried.

Aane Aaby then gave a brief explanation of the Massillon Main Street Blight Study and the Planning Commission's role concerning it.

There being no further business, the meeting adjourned at 8:00 P.M.

Respectfully submitted:


Marilyn E. Frazier
Clerk

MEF/ky