

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 12, 1992 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of January 8, 1992.
2. Petitions and Requests

Rezoning Request

Location: 2110 Carlyle Avenue, N.E., Out Lot 585, to be rezoned from R-3 Single Family Residential to A-1 Agricultural. This rezoning is being requested by Ed Simon, the property owner, for the purpose of constructing a large greenhouse and growing produce on this property.

Rezoning Request

Location: Part of Out Lot 561, Out Lot 562, and Out Lot 563, a 127 acre parcel of land located on the north side of Nave Road, S.E., east of the Massillon Psychiatric Center. This property is being proposed for rezoning from I-1 Light Industrial to R-2 Single Family Residential. This rezoning request has been initiated by the City of Massillon, which is the property owner, for the purpose of developing this property as a municipal golf course.

Replat and Street Dedication

Location: Replat of Part of Lot No. 963, Part of Lot No. 964, and Part of Lot No. 10742, a total 1.2846 acre parcel of land located on the north side of Sheffield Avenue, N.E., between 3rd Street, N.E., and 4th Street, N.E. Also included in this request is the dedication to Sheffield Avenue, N.E., of a 4.5 foot wide strip of land (Part of Lot No. 963 and Part of Lot No. 964), running from 3rd Street, N.E., to 4th Street, N.E. This request has been submitted by Chet Keuper, the property owner.

Street Dedication Plat

Location: This plat includes the dedication of the following streets:

1. Warmington Road, S.E., located on the east side of Erie Street South, north of Navarre Road.
2. An unnamed cul-de-sac located on the south side of the proposed Warmington Road, S.E. dedication
3. The dedication of an additional 40 foot wide right-of-way located on the east side of Erie Street South running from the Wheeling & Lake Erie Railroad property northerly to the north property line of the Recorr Realty Corporation (Part of Out Lot 595).

This request has been submitted the Recorr Realty Corporation, the property owner, who plans to develop this property as an industrial park.

3. Other Business

The Massillon Planning Commission met in regular session on January 8, 1992 in the Massillon City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Jeannette Holloway
Dr. Dale E. Hart
Thomas Wilson
Michael Loudiana
Rev. David Dodson

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item on the agenda was the minutes of the December 11, 1991 meeting. Mayor Cicchinelli moved to approve the minutes, seconded by Michael Loudiana, motion carried unanimously.

The second item of business was under Petitions and Requests.

Rezoning Request:

Location: Amberwood Circle, N.E., a proposed 22 lot residential subdivision located on Out Lot 603 and part of Out Lot 428, between Hankins Road, N.E., and Eastwood Avenue, N.E.; presently zoned R-3 Single Family Residential, to be rezoned R-4 Single Family Residential. This rezoning request is being made by the City of Massillon.

Robert Wagoner presented the request. He explained that this subdivision had been approved in 1990 under the name of Harvest Run. The name was later changed because of similarity to another street in the City. The rezoning is being requested because the lots in this area are much larger than required for R-3 zoning. Aane Aaby ordered that the project will be proceeding very soon. There were additional comments about the area. Michael Loudiana then moved to recommend approval, seconded by Dr. Hart, motion carried.

The next item before the Commission under Old Business was a zoning amendment.

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 accommodation facilities, and the installation of transmission lines for the commercial transportation of the final product. Consideration of this zoning amendment was tabled at last month's meeting pending a legal opinion from the City Law Director.

Robert Wagoner reported the legal opinion was not yet available. After some discussion about oil and gas wells, it was decided no action would be taken until the legal opinion was available.

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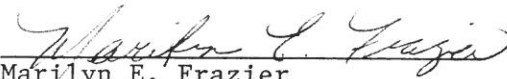
JANUARY 8, 1992

MASSILLON PLANNING COMMISSION

The only other business before the Commission was the election of officers.
Fred Wilson was re-elected Chairman and Rev. David Dodson was re-elected Vice-Chairman.

There being no further business, the meeting adjourned at 7:50 P.M.

Respectfully submitted:

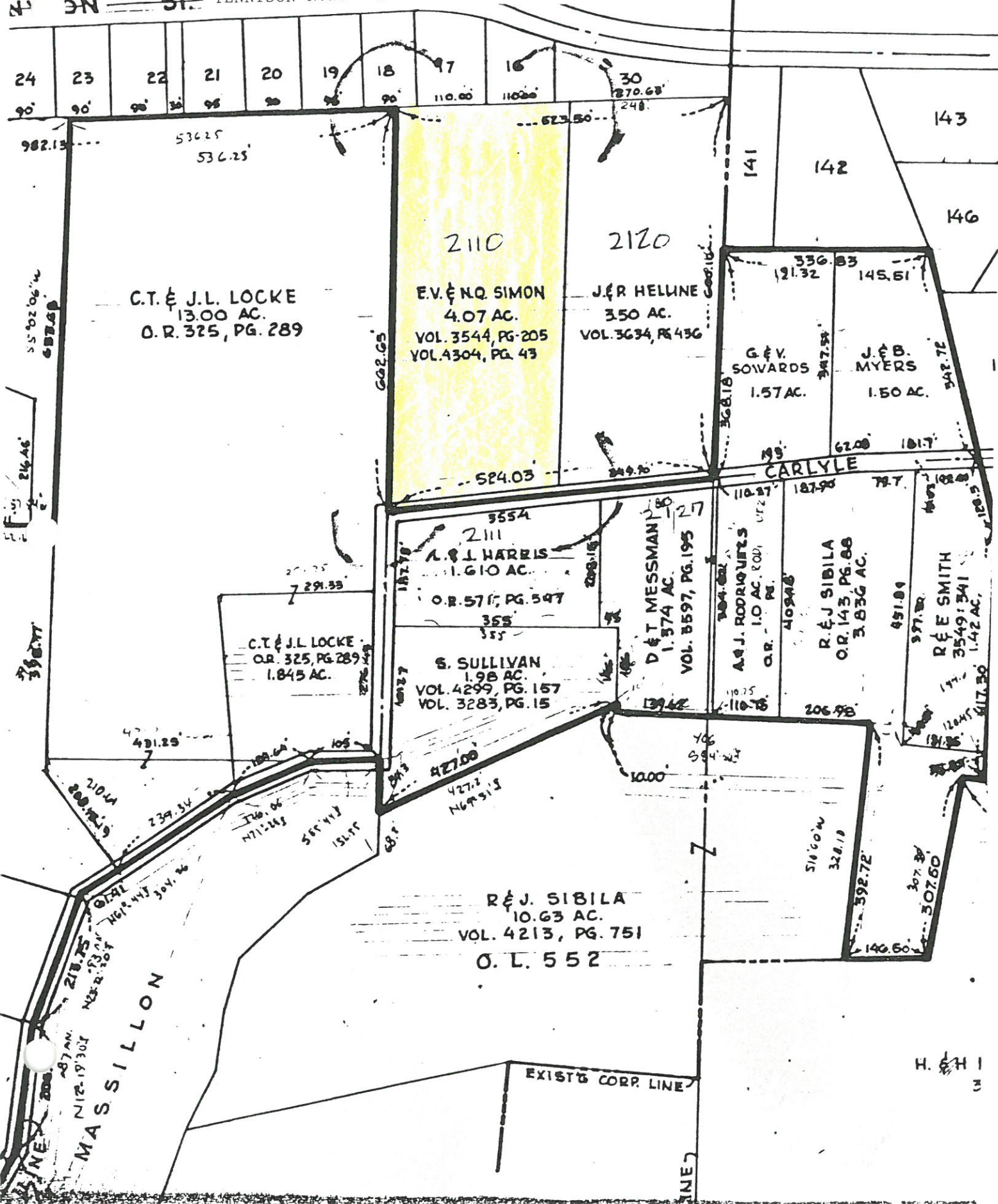

Marilyn E. Frazier
Clerk

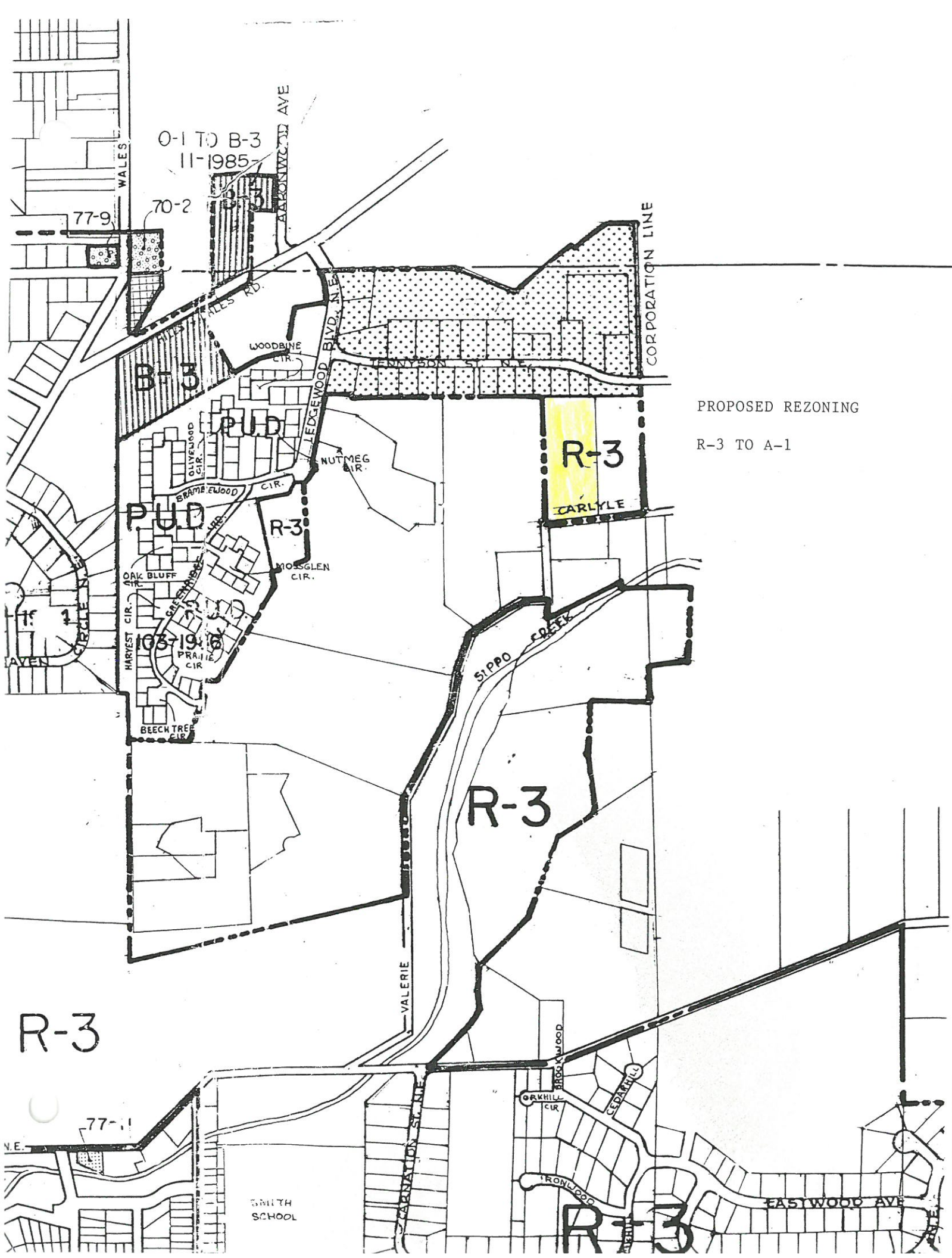
Approved:

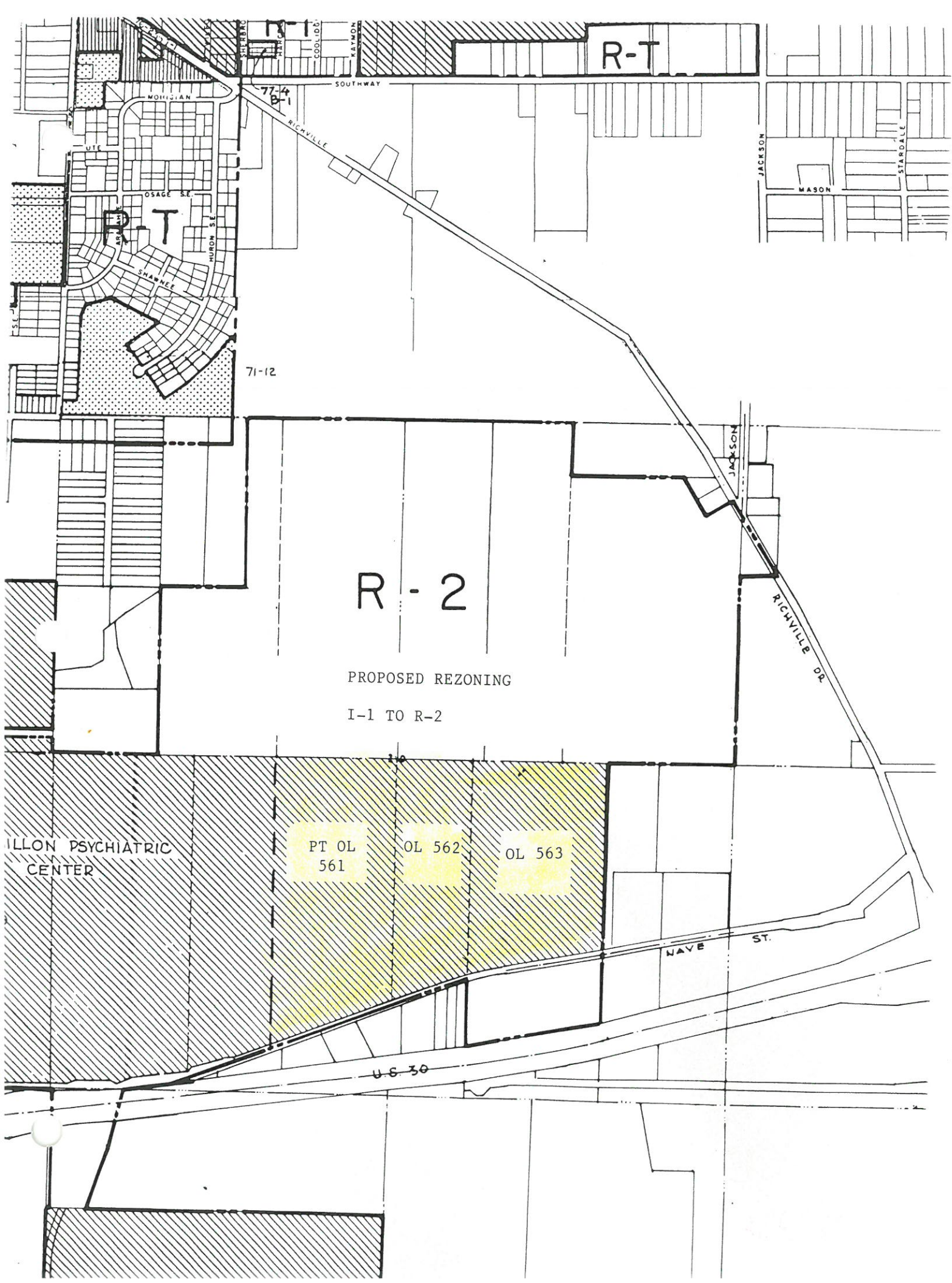
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R-3 TO A-1

4 EN — ST. TENNYSON N.E.





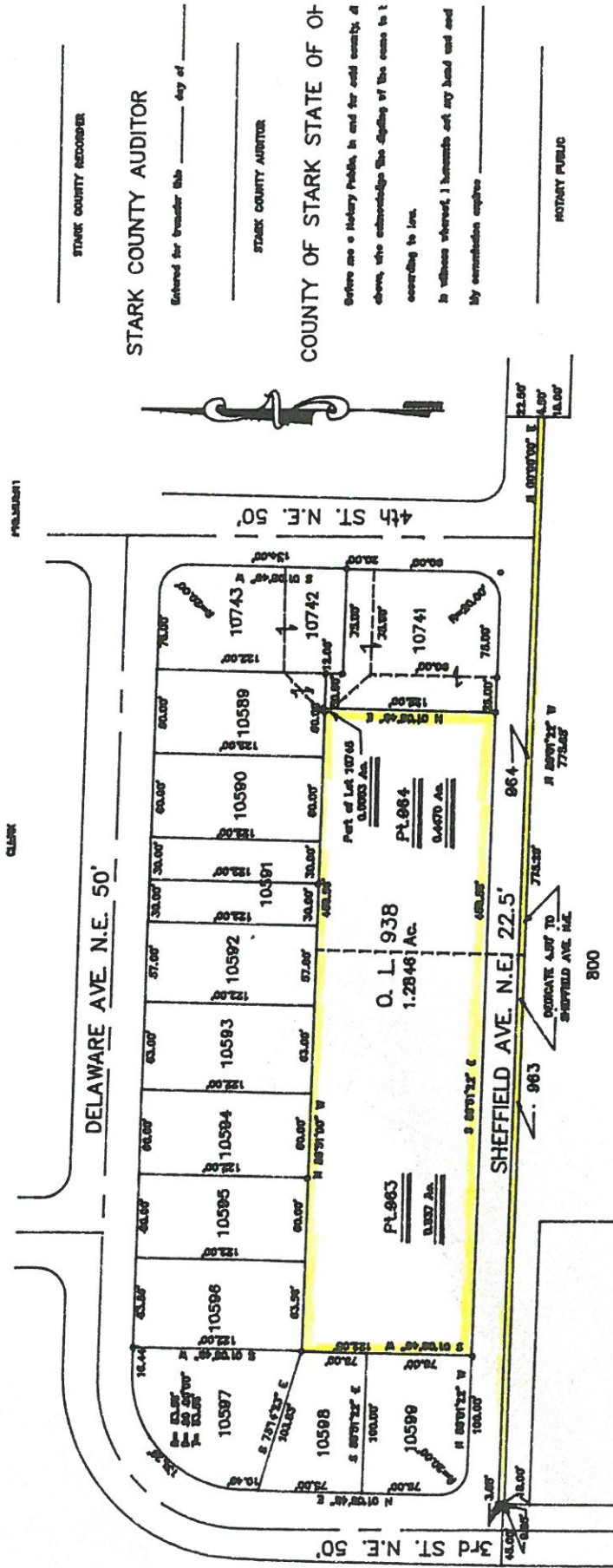


REPLAT OF LOTS NUMBERED Pt. 963, Pt 964 AND Pt. 10742

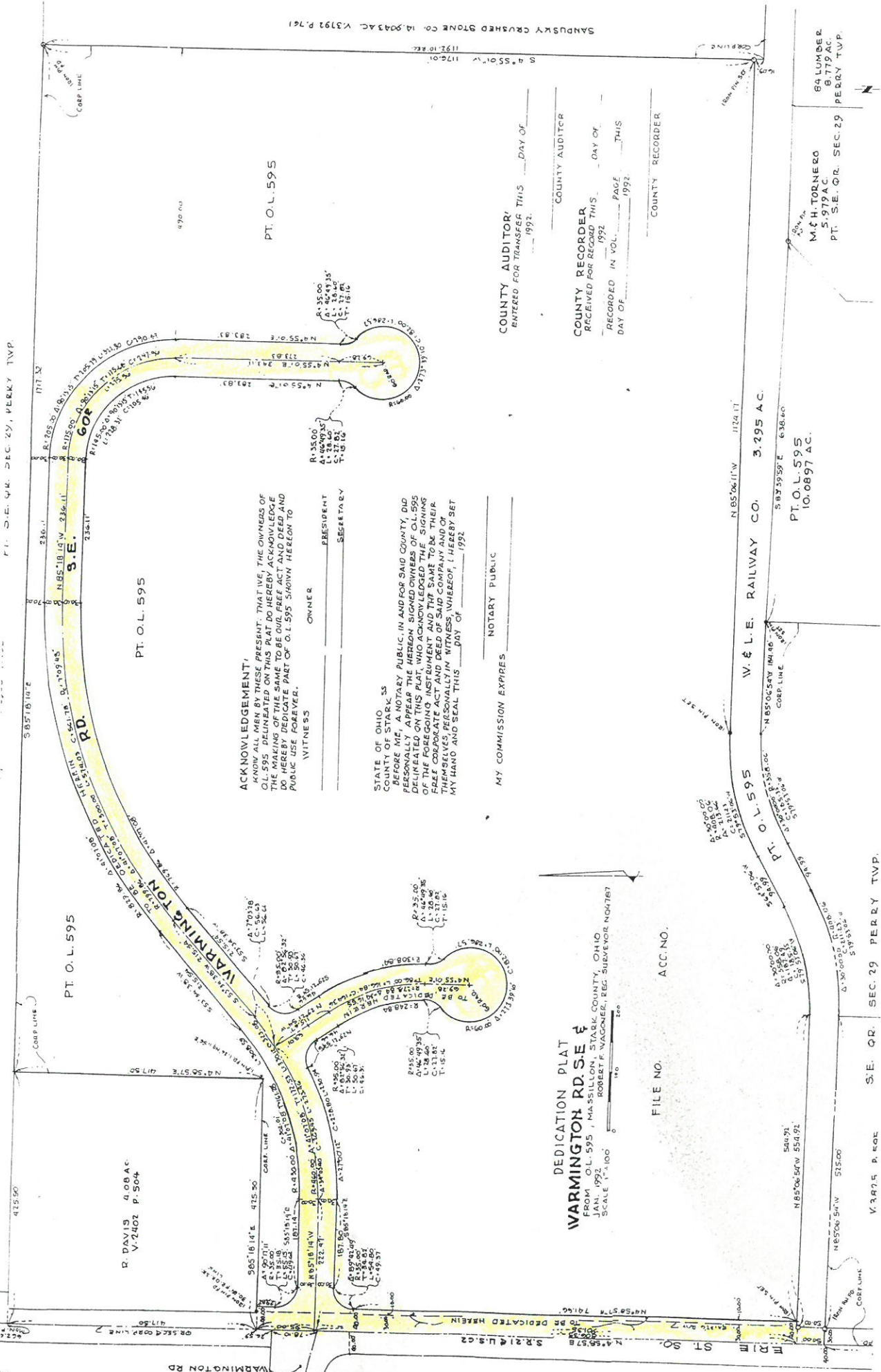
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STREET DEDICATION PLAT OF LOTS NUMBERED Pt. 963 AND Pt. 964

in the City of Massillon, County of Stark, Ohio



P.L. S.E. 1/4 SEC. 29, PERRY TWP.



ACKNOWLEDGEMENT:
I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, DID
PERSONALLY APPEAR THE HEREON SIGNED OWNERS OF O.L. 595
DELINEATED ON THIS PLAT DO HEREBY ACKNOWLEDGE
THE SAME TO BE OUR FREE ACT AND DEED AND
DO HEREBY USE THE SAME PART OF O.L. 595 SHOWN HEREON TO
PUBLIC USE FOREVER.

WITNESS
OWNER
PRESIDENT
SECRETARY

STATE OF OHIO
COUNTY OF STARK
I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, DID
PERSONALLY APPEAR THE HEREON SIGNED OWNERS OF O.L. 595
DELINEATED ON THIS PLAT DO HEREBY ACKNOWLEDGE
THE SAME TO BE OUR FREE ACT AND DEED AND
DO HEREBY USE THE SAME PART OF O.L. 595 SHOWN HEREON TO
PUBLIC USE FOREVER.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

DEDICATION PLAT
WARMINGTON RD. S.E. 1/4
FROM O.L. 595, MASSILLON, STARK COUNTY, OHIO
RECORDED FOR RECORD THIS _____ DAY OF _____ 1992
SCALE 1"=100'

FILE NO. _____
ACC. NO. _____

COUNTY AUDITOR
ENTERED FOR TRANSFER THIS _____ DAY OF _____ 1992.

COUNTY RECORDER
RECEIVED FOR RECORD THIS _____ DAY OF _____ 1992
RECORDED IN VOL. _____ PAGE _____ THIS
DAY OF _____ 1992.

COUNTY RECORDER

PT. O.L. 595
10.0897 AC.

W. & L. E. RAILWAY CO. 3.295 AC.

PT. O.L. 595
10.0897 AC.

PT. S.E. 1/4 SEC. 29 PERRY TWP.