

A G E N D A
MASSILLON PLANNING COMMISSION
NOVEMBER 10, 1992 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

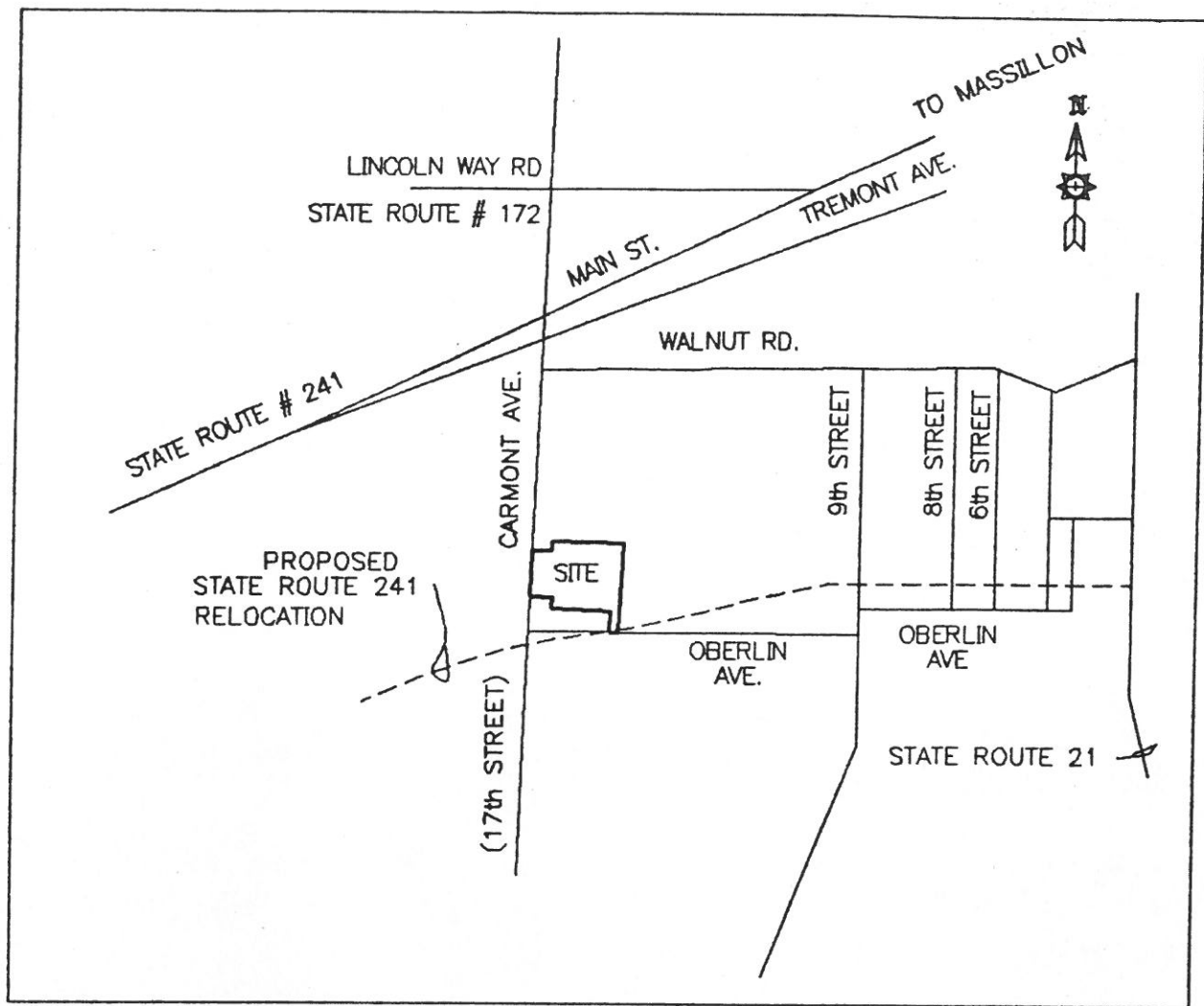
Please note that meeting will be held on Tuesday this month.

1. Approval of the Minutes for the Commission meeting of October 14, 1992.
2. Petitions and Requests

Request for Conditional Land Use

The Ohio Edison Company is seeking to construct an electrical substation on an approximately 10 acre parcel of land, Part of Out Lots 284 and 285, located on the northeast corner of Oberlin Road, S.W., and 17th Street, S.W. The proposed project site is zoned R-1 Single Family Residential. In accordance with the provisions of Section 1153.03(c) of the City Zoning Code, public utility structures are a permitted use within residential districts, subject to review and approval by the Planning Commission.

3. Other Business



PROPOSED SITE OF OHIO EDISON SUBSTATION

The Massillon Planning Commission met in regular session on October 14, 1992, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Mrs. Jeannette Holloway
Thomas Wilson
Michael Loudiana
Rev. David Dodson
James Johnson
Dr. Dale Hart
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Al Climer

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the September 9, 1992, meeting. Jeannette Holloway moved for approval, seconded by James Johnson, motion carried.

The next item was a Final Plat - Colonial Hills No. 12.

Location: A 12.2373 acre subdivision, Part of Out Lot 516 and Part of Out Lot 590, including the platting of 26 lots, zoned R-3 Single Family Residential, and the dedication of Trillium Circle, N.E., and the extension of Fallen Oak Circle, N.E. The owner is MDS Development Corporation, and the plans have been prepared by the Poggemeyer Design Group, Inc.

The request was presented by Robert Wagoner. This is the last section of Colonial Hills to be platted. The preliminary plat was before the Commission a long time ago. The Mayor moved for approval, seconded by Jim Johnson, motion carried.

The next item on the agenda was also a Final Plat - North Hill Estates No. 3.

Location: A 1.284 acre subdivision, Out Lot 638, located on the north side of Sheffield Avenue, N.E., west of Amherst Road, N.E., including the platting of 5 lots zoned R-2 Single Family Residential. The owner is Flek Stoeher, and the surveyor is Orville Debos, Jr.

Robert Wagoner also presented this request. This property was replatted prior as an Outlot but now the intention is to create five lots to build houses. The Mayor asked if the street would be improved as part of this development. Mr. Wagoner indicated there had been no commitment made to widen or improve the street, although if there is further development it would be necessary. Rev. Dodson moved to recommend approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a Replat - Lots No. 11297 and 11298.

Location: 1103 Overlook Avenue, S.W., owned by Hilda and James Blogna. The purpose of the request is to replat this property into one lot to permit the construction of a garage.

Robert Wagoner made this presentation. The residence sits on Lot No. 11298. The Blognas purchased Lot No. 11297 so they could build a garage. The zoning ordinance doesn't permit a garage to be built on a lot without a residence. This procedure is necessary in order for them to build the garage. Mayor Cicchinelli moved for approval, seconded by Thomas Wilson, motion carried.

page 2

The next item was a Street Dedication - an unnamed alley.

Location: The dedication of an unnamed alley, 12 feet wide and 150 feet long, known as and being Lot No. 9461, located on the south side of Wellman Avenue, S.E., between 5th Street, S.E., and 6th Street, S.E. This request has been submitted by the Massillon City Engineer.

The owner of an adjoining property wishes to sell their property but the only access to the garage is through this Alley. This dedication would allow for access. Dr. Hart moved for approval, seconded by Michael Loudiana, motion carried.

The final item on the agenda under Other Business.

Massillon City Council has referred to the City Planning Commission for its review and recommendation Ordinance No. 185-1992, which is currently under consideration by Council. This Ordinance would enact a new Chapter 767 "Prohibited Facilities" of the Codified Ordinances of the City, and would prohibit the construction and/or operation of landfills, medical waste facilities (other than Massillon Community Hospital), toxic disposal facilities, and facilities for the treatment of soil contaminated by regulated or non-regulated petroleum products or hazardous substances within the City.

Aane Aaby presented this information to the Commission. He stated that this has been described in the newspaper for some time. As a result of the controversy surrounding this, Council has been meeting with SCOPE. The Law Director feels this should be referred to the Planning Commission. The Mayor moved to recommend approval, but then suggested the Law Director should review and approve Section 767.01 (B). Rev. Dodson then amended the Mayor's motion to recommend approval contingent on the Law Director's review and approval of 767.01 (B). James Johnson seconded the motion, which was carried.

George Rader, a real estate developer, appeared before the Commission in regard to property known as the Benson Farm. He was interested in the procedure to submit a preliminary plat. He was advised to contact the Planning Department for that information, and specifically to work with Mr. Wagoner and Mr. Aaby, after which the request would be heard by this Commission.

Robert Wagoner requested the addition of a preliminary plat of property in the area of Millcreek Run submitted by Dr. Lewis. Mayor Cicchinelli moved to add the item to the agenda, seconded by Dr. Hart, motion carried. The plat was prepared by Cooper and Associates. A new street and a cul de sac would be part of the development. The lots are to be very large. After a brief discussion, Mayor Cicchinelli moved for approval of the preliminary plat, seconded by Michael Loudiana, motion carried.

There being no further business before the Commission, the meeting adjourned.

Respectfully submitted:

Approved:


Marilyn E. Frazier
Clerk