

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 13, 1993 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of November 10, 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.

The substation will measure approximately 90 feet by 130 feet in area, and will be a distribution rather than a transmission substation.

This request was originally reviewed by the Commission at its November 10, 1992 meeting. Since that time the project has been revised to move the location of the proposed substation more to the rear of the property in question. This revised plan is now being submitted for review by the Planning Commission.

3. New Business

Proposed Amendment to the Massillon City Zoning Code

Massillon City Council is currently considering Ordinance No. 216-1992, which would amend Chapter 1187 "Supplemental Zoning Regulations" by enacting a new Section 1187.13 that would prohibit the construction of solid waste disposal and treatment facilities within the City. The proposed amendment is being submitted to the Planning Commission for its review and recommendation.

4. Other Business

Election of Officers for 1993.

The Massillon Planning Commission met in regular session on November 10, 1992, at 7:30 P.M., in Massillon City Council Chambers. The following were present.

Members

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

Staff

Robert Wagoner
Marilyn Frazier

The first item on the agenda was the minutes of the October 14, 1992, meeting. Jeannette Holloway moved for approval, seconded by Michael Loudiana, motion carried.

The only item on the agenda was a request for Conditional Land Use.

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The request was presented by Robert Wagoner.

Section 1153.03(c) of the City Zoning Code permits this use subject to special conditions without storage yards, and they must serve the immediate area. Ohio Edison has purchased a ten acre tract and plans on constructing this building in the middle of the property.

Mayor Cicchinelli asked about the proximity to residential property and also about a buffer for the residences.

Joe Hrach, Division Manager of Stark Division and David Blake, Division Engineer, were present and explained the reason this substation was needed, which was the load has increased substantially. Jim Johnson asked about alternatives to this. The reply was that this site will be very effective to serve the area, and present substations are being loaded to the maximum.

Mayor Cicchinelli then commented that a large portion of the area being served is outside the City.

There were several residents from the community present who opposed the use. Their names, addresses, and comments were as follows:

Michael Hout, 1370 - 17th Street, S.W., commented that work had been initiated without proper procedure being followed. He is opposed to the use because it is too close to residential area.

Sue Arnold, 1351 - 17th Street, S.W., presented petitions and is opposed due to possibility of cancer, decrease of property values and danger to wildlife.

Donald Rutter, 1361 - 17th Street, S.W., said he is opposed to the project and is opposed to the fact that the project has been started. He brought forth the possibility of building on a portion of the land that is separated from residences. George Bishop, Ohio Edison Real Estate Developer, was present also. He commented that the land is larger than needed because the owner would only sell the entire parcel.

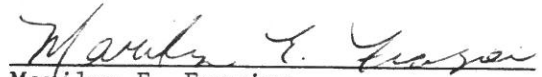
After further discussion, Mayor Cicchinelli stated that due to information brought forth from the residents concerning potential danger involved, he is opposed to this project going forth. He further commented that if Ohio Edison and the residents can come to an agreement to eliminate potential danger, it could be reconsidered.

Mayor Cicchinelli then moved to deny the request, seconded by Jim Johnson, motion carried. The vote was unanimous.

There being no further business before the Commission, the meeting adjourned at 8:05 P.M.

NOTE: a petition was presented and has been made a part of the minutes.

Respectfully submitted:


Marilyn E. Frazier
Clerk

Approval:

Original:
MEF's Book

I am against Ohio Edison putting
in a power sub-station at 17th St
and Oberlin Road.

	Name	Address	Date
1	Lee K. Arnold	1351 - 17 th St S.W.	11-10-92
2	Ken Eilammy	1333 - 17 th St SW	11-10-92
3	Lynn Lantack	1341 - 17 th St S.W.	11-10-92
4	Andy Patowayki	1323 - 17 th St SW	11-10-92
5	Mike Bongiah	1321 17 th St SW	11-10-92
6	W. Lundenberger	1307 17 th St S.W.	11-10-92
7	Darrel & Rachel Mayle	1249 17 th St SW	11-10-92
8	Scott E. Smith	1239 17 th St SW	11-10-92
9	Biff Labey	1229 - 17 th St SW	11-10-92
10	Julia Labey	1229 - 17 th St S.W.	11-10-92
11	Marguerite Heckathorn	1218 - 17 th St SW	11-10-92
12	Steve Mandeville	1209 - 17 th St SW	11-10-92
13	Orville Marcere	1218 17 th St SW	11-10-92
14	Douglas E. Widing	1110 - 17 th St SW	11-10-92
15	Seraldine Widing	1110 17 th SW	11-10-92
16	George P. Thomas	1111 - 17 th St SW	11-10-92
17	Mary Jo Thomas	1111 - 17 th S.W.	11-10-92
18	Verina Kirby	1015 - 17 th S.W.	11-10-92
19	Cornell Hasker	1001 - 17 th S.W.	11-10-92
20	Fred Hasker	1001 - 17 th St	11-10-92
21	L. Bennett	1371 17 th St.	11-10-92

	Name	Address	Date
22	F Bennett	1371 17TH ST SW Mass	11-10-92
23	Craig Lindach	1341 17TH ST SW MASS	11-10-92
24	Robert Marcerie	1219 17TH ST. S.W. MASS.	11-10-92
25	Donald V. Rutter	1361 17th St. SW Mass	11-10-92
26	Brian Rutter	1361 17 ST S.W. MASS	11-10-92

11-10-92

This is A petition of Massillon
Resident in opposition to the new
sub-station facility proposed by Ohio
Edison on 17th St. S.W.

- 1) Michel R. Hunt
- 2) Julia Hunt
- 3) Archa Eggleston
- 4) Thelma Eggleston
Calleo Kiese
Matt D. Vault
James A. Butler
Carol J. Baker
Clarence M. Hoffman
Mary Milchak
Frank M. Smith
Robert C. Patterson Sr.
The Shellen
Darryl Wolfe
Chris Kennard
Lyn Abbott
Betta Alexander
Mailep. Beggs
Gregory W. White
Elizabeth M. Rumer
Mary D. Rumer
Geoff P. Brier

Mr Tony Pachis
Carde Pachis
Catherine A Breeland
Steve Breeland
Leo Lambert
Joan Draves