

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 10, 1993 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of January 13, 1993.
2. Petitions and Requests

Preliminary Plat - Country View Estates

Out Lot No. 602, a 65.1 acre tract of land located on the south side of Main Avenue West, west of 24th Street, S.W.; to be subdivided into a total of 138 lots zoned R-3 Single Family Residential with a minimum lot size of 12,000 square feet. The property owner is Don Tucci, and the project engineer is Hammontree & Associates.

Development Plan - Massillon Municipal Golf Course

Out Lots 558 and 559, Part of Out Lots 560 and 561, Out Lot 562, and Part of Out Lot 563, a 308.27 acre development, located on the north side of Nave Road, S.E., zoned R-2 Single Family Residential. The development plan includes a municipal golf course and a residential allotment. The Planning Commission is being asked to review the following elements of this project:

- a) Zoning District Approval - Golf courses are permitted land uses within single family residential districts, subject to review and approval by the Planning Commission (Section 1153.03(f) of the City Zoning Code).
- b) Preliminary Plat - Approximately 50 acres of this project site is proposed to be developed as a single family residential subdivision consisting of 109 lots. The City will be taking bids from private developers to construct this residential development.
- c) Rezoning Request - A 4.8 acre portion of the project, Part of Out Lots 562 and 563, to be rezoned from R-2 Single Family Residential to RM-1 Multiple Family Residential. The City is requesting this rezoning so that a portion of the project site can be developed with condominiums or multiple family units. The City will also be bidding this portion of the project to private developers.

Street Vacation Request

Location: Fourth Street, S.E., a 40 foot right-of-way; specifically to vacate that portion from the north right-of-way line of South Avenue, S.E., northerly to the south right-of-way line of an unnamed 20 foot alley. This request has been submitted by Robert Wagoner, City Engineer.

3. New Business

The Massillon Planning Commission met in regular session on January 13, 1993, in Massillon City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Mayor Francis Cicchinelli, Jr.
Rev. David Dodson
Thomas Wilson
James Johnson
Al Climer
Dr. Dale E. Hart

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the November 10, 1992, Commission Meeting. James Johnson moved for approval, seconded by Rev. Dodson, motion carried.

The next item under Petitions and Requests was a request for Conditional 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.

Robert Wagoner made the presentation. He stated the site was the same with the substation being further east. Joe Hrach, Division Manager for Ohio Edison, was present and stated that he had met with the residents after the previous meeting and also subsequently in the neighborhood. Concerns have been identified and Ohio Edison has taken steps to position the substation in the least offensive area on the site. The Mayor mentioned that one of the Planning Commission Members who couldn't be present had called him about health related concerns but mentioned a letter she had received from Ohio Edison. Some of the members present had not received the letter so Mr. Hrach read a copy of it for the benefit of those who had not received it. Terry Alexander of 1316 - 17th Street, S.W., was present and spoke against the project. Michael Hart, 1370 - 17th Street, S.W., was also present and spoke in favor of the project. He commented that even though he objected previously, he is now satisfied with the proposal based on information he has received. Don Harwig, 1306 - 17th Street, S.W., commented that Ohio Edison has been reasonable as far as working with the residents. He feels the site selected is the best alternative.

Al Climer moved for approval, seconded by James Johnson, the vote was 5 - 2 in favor of the request.

Mayor Cicchinelli	-	No
Thomas Wilson	-	Yes
Al Climer	-	Yes
Dr. Dale Hart	-	No
James Johnson	-	Yes
Rev. David Dodson	-	Yes
Fred Wilson	-	Yes

Mayor Cicchinelli then asked Ohio Edison to continue working to satisfy the neighbors as much as possible, and specifically, Mr. Alexander

The next item under new Business was the 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.

Aane Aaby made the presentation to the Commission.

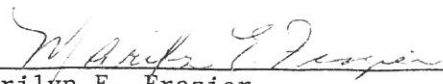
Mayor Cicchinelli moved to approve the proposed amendments to the Zoning Code. James Johnson seconded, motion carried.

The final item was the election of officers. James Johnson moved to re-elect the current officers:

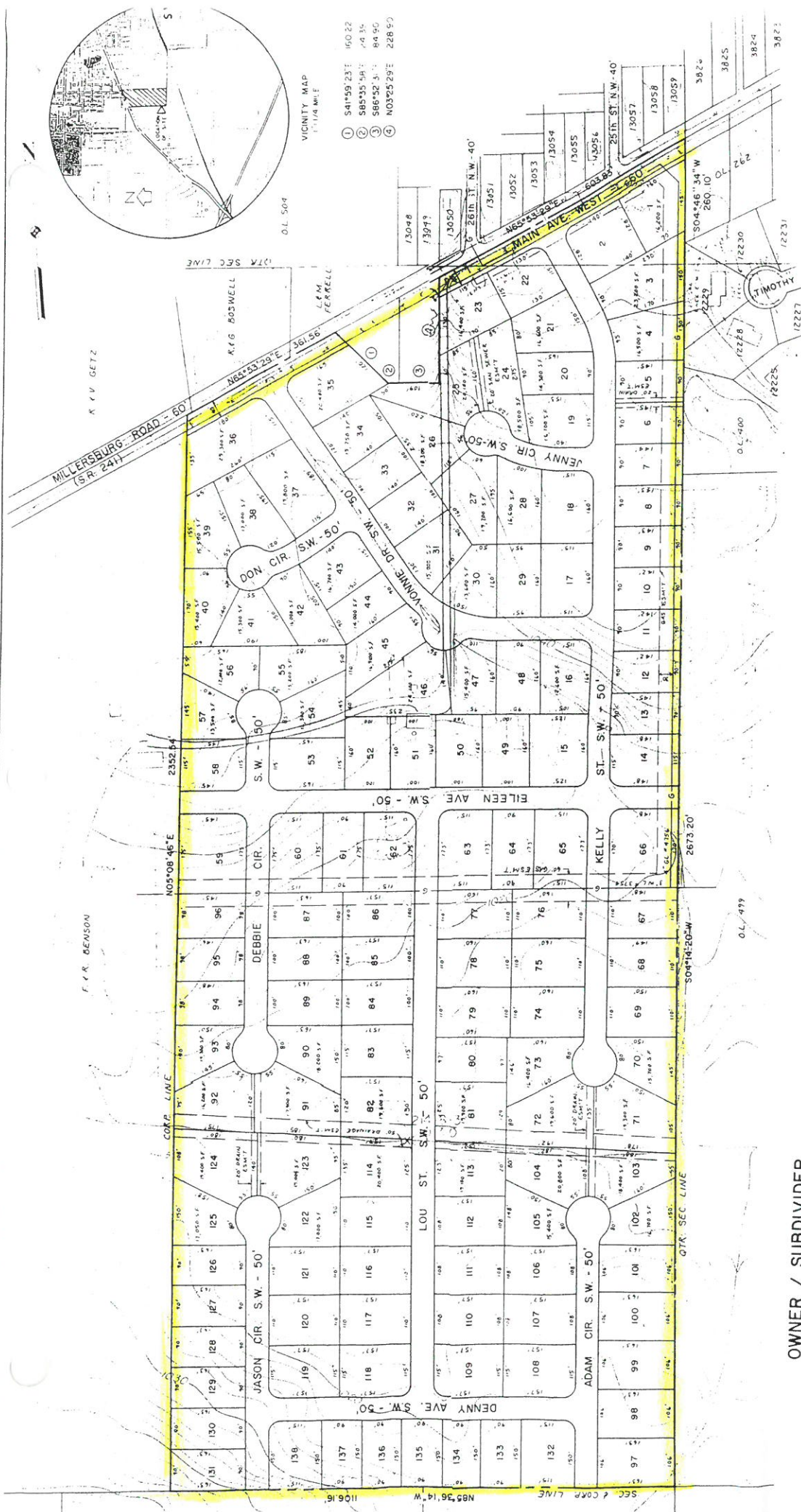
Fred Wilson, Chairman
Rev. David Dodson,
Vice Chairman

Mayor Cicchinelli seconded, motion carried.

Respectfully submitted,


Marilyn E. Frazier
Clerk

Approval:



ACREAGE : 65.1 ACRES
MINIMUM LOT SIZE : 12,000 SQ. FT.
SEWAGE DISPOSAL : SANITARY SEWER
WATER SUPPLY : OHIO WATER SERVICE
DRAINAGE FACILITIES : STORM SEWER
NUMBER OF PROPOSED LOTS : 138

THE SUBJECT PROPERTY IS PRESENTLY
ZONED R-3, ONE-FAMILY RESIDENTIAL.

OWNER / SUBDIVIDER
DON TUCCI
4822 HARVEST CIR. S.E.
CANTON, OHIO 44707
PHONE : (216) 484-6100

ENGINEER / SURVEYOR
HAMMONTREE & ASSOCIATES, LTD.
5233 STONEHAM RD.
NORTH CANTON, OHIO 44720
PHONE : (216) 499-8817

PRELIMINARY PLAT
COUNTRY VIEW ESTATES
OUTLOT 602
SITUATED IN THE CITY OF
MASSILLON, COUNTY OF
STARK AND STATE OF OHIO

LEGEND:

SCORE CARD

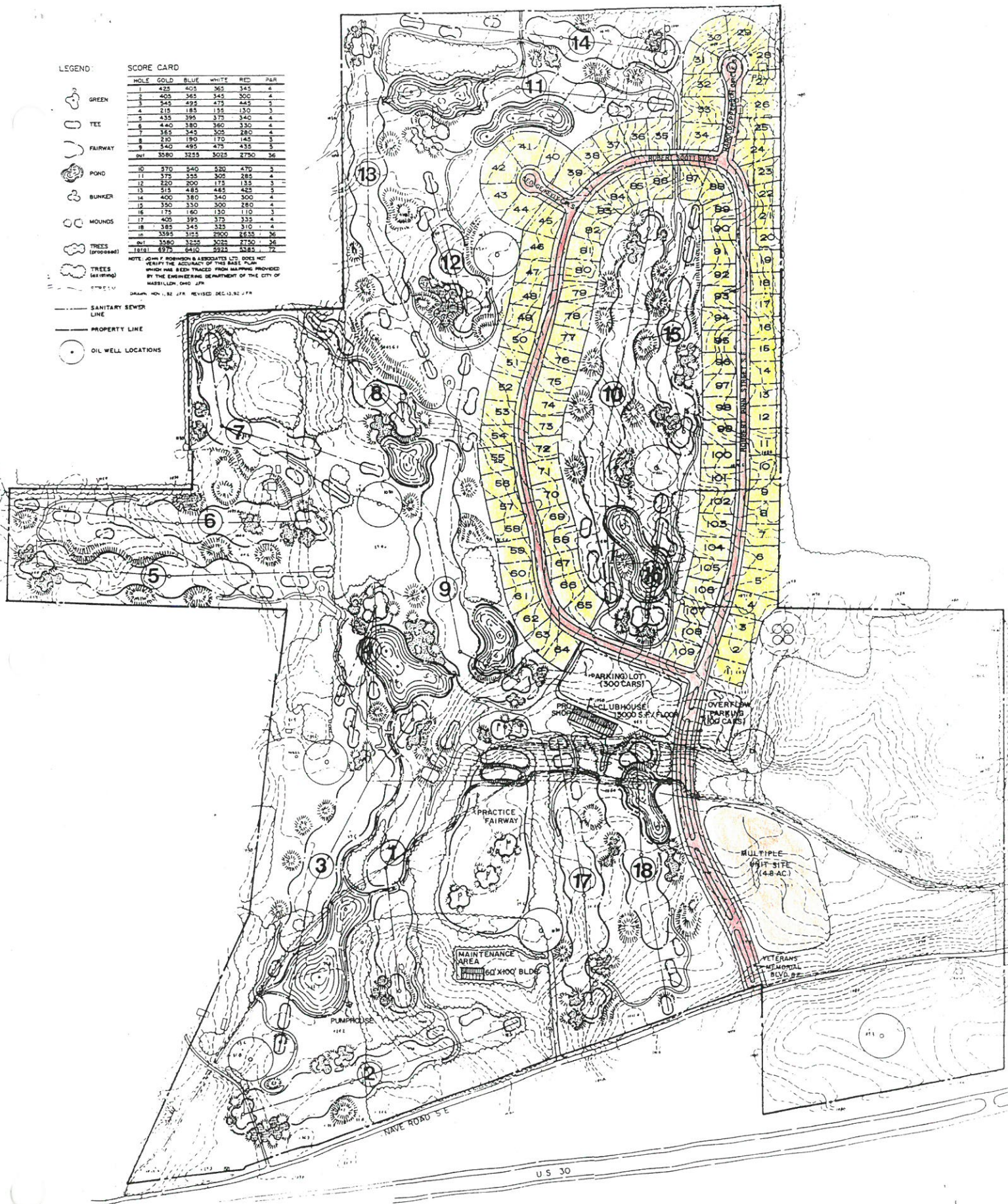
HOLE	GOLD	BLUE	WHITE	RED	P&R
1	425	405	365	345	4
2	405	385	345	320	4
3	545	495	475	445	5
4	215	185	155	130	3
5	435	395	375	340	4
6	440	380	360	330	4
7	365	345	325	280	4
8	210	190	170	145	3
9	540	495	475	435	5
TOTAL	3080	3225	3025	2750	36

10	370	340	320	270	3
11	375	325	300	285	4
12	220	200	175	135	3
13	515	485	465	425	5
14	400	380	340	320	4
15	350	330	300	280	4
16	175	160	130	110	3
17	405	395	375	335	4
18	385	345	325	310	4
TOTAL	3385	3155	2900	2655	36

NOTE: JOHN F. ROBINSON & ASSOCIATES LTD. DOES NOT
VERIFY THE ACCURACY OF THIS BASE PLAN
WHICH HAS BEEN TRACED FROM MAPS PROVIDED
BY THE ENGINEERING DEPARTMENT OF THE CITY OF
MASSILLON, OHIO. JFR

DATE: NOV. 1, 82 JFR REVISED DEC. 10, 82 JFR

- GREEN
- TEE
- FAIRWAY
- POND
- BUNKER
- MOUNDS
- TREES (PROPOSED)
- TREES (EXISTING)
- STREET
- SANITARY SEWER LINE
- PROPERTY LINE
- OIL WELL LOCATIONS



CONSULTANT



John F. Robinson & Associates Ltd.
Golf Course Design
2000 So. 45th St., P.O. Box 4, Massillon, Ohio
Tel: (705) 785-6960

CLIENT: The City of Massillon, Ohio

Massillon Municipal Golf Course
Ohio

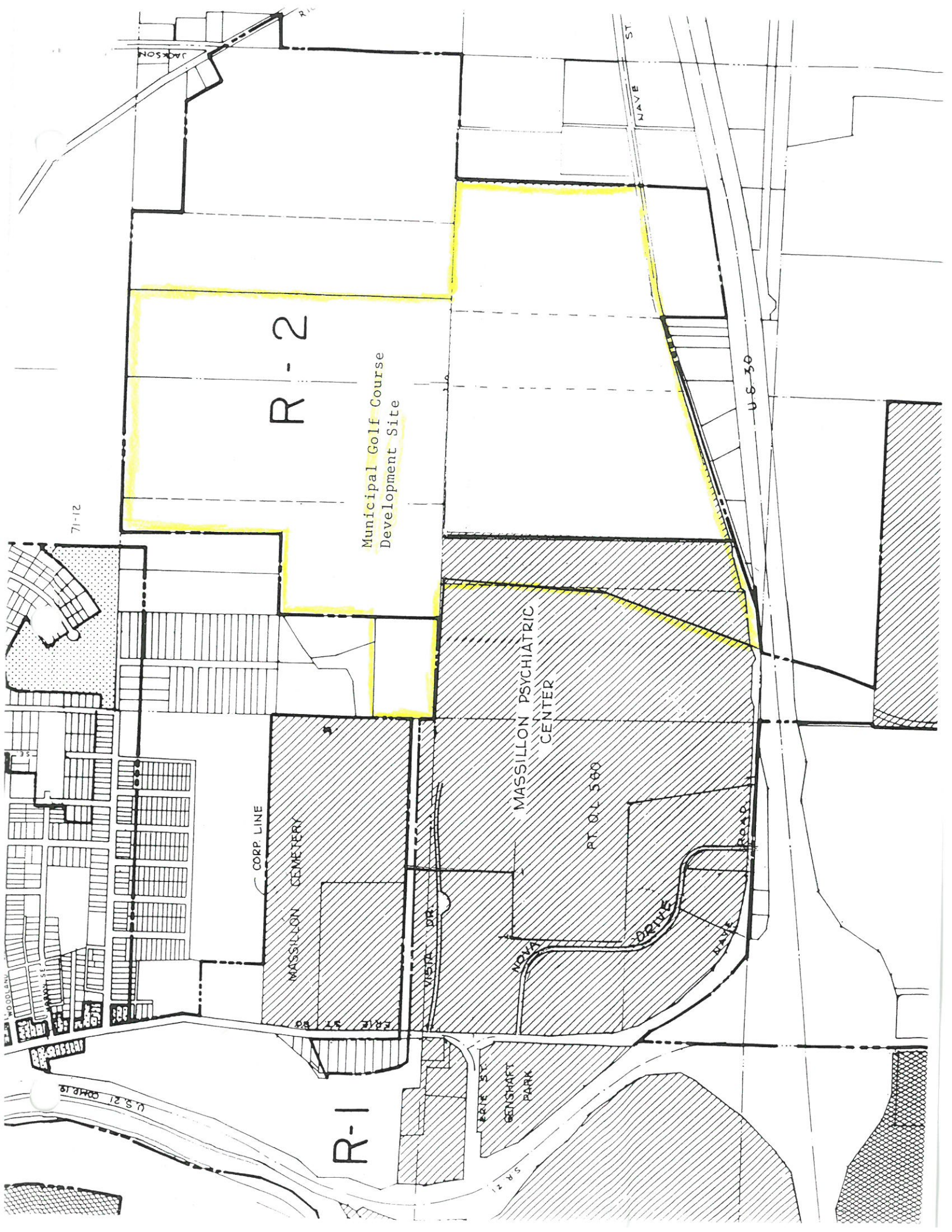


SHEET TITLE

Preliminary Layout "B"

SHEET NO.

2



SOUTH S.E. S.