

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

1. Approval of the Minutes for the Commission meeting of February 10, 1993.
2. Petitions and Requests

Final Plat - Country View Estates No. 1

A 30 lot subdivision, zoned R-3 Single Family Residential; including the dedication of Kelly Street, S.W., Jenny Circle, S.W., and portions of Vonnice Drive, S.W., and Eileen Avenue, S.W. Located on Part of Out Lot No. 602, on the south side of Main Avenue West and 26th Street, S.W. The property owner is Don Tucci, and the project engineer is Hammontree & Associates.

Replat of Lots

Replat of Lots No. 11626, 11696, 12077, 12078 and Part of Lots No. 11627, 11629, and 11630, located on the east side of Amherst Road, N.E., and Tammie Court, N.E., (a private street). This request has been submitted by Avery & Lois Calhoun and Wayne & Linda Calhoun. Orville DeBos is the surveyor.

3. New Business

The Massillon Planning Commission met in regular session on February 10, 1993, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

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

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the January 13, 1993, meeting. Dr. Hart moved for approval, seconded by Jeannette Holloway, motion carried.

The next item was under 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.

Mr. Wagoner stated that there were some minor problems which he had discussed with the developer tonight, but otherwise the plan looks good. There were some questions by the Commission Members. Don Tucci, builder and developer, was present and commented further on the project. The homes will be both ranch and two story structures in the \$100,000.00 - \$120,000.00 price range. Mayor Cicchinelli moved to approve the request, seconded by Rev. Dodson, motion carried.

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.

Aane Aaby and Marty Young, who is Supervisor of the Golf Course, explained the project. He also explained that a Golf Course Committee has been established and meeting. This development is to be on former hospital land which is owned by the City and some yet to be acquired by the City for the project. The golf course will be owned and managed by the City. Mr. Wilson commented that the golf course and housing development is an excellent location due to accessibility to all areas.

Tom Wilson moved for approval, seconded by Dr. Hart, motion carried.

The final item on the agenda was a Street Vacation.

Street Vacation Request

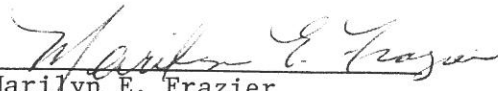
Location: Fourth Street, S.E., a 40 foot right-of-way; specifically to vacate that portion from the north right-of-way line of South Avenue, S.E., northerly to the south right-of-way line of an unnamed 20 foot alley. This request has been submitted by Robert Wagoner, City Engineer.

The request was presented by Robert Wagoner. The request was brought before the Commission in 1980 and recommended for approval. After introduction at Council, St. Joseph's Church changed their mind and withdrew.

Mayor Cicchinelli moved for approval, seconded by Tom Wilson, motion carried.

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

Respectfully submitted,


Marilyn E. Frazier
Clerk

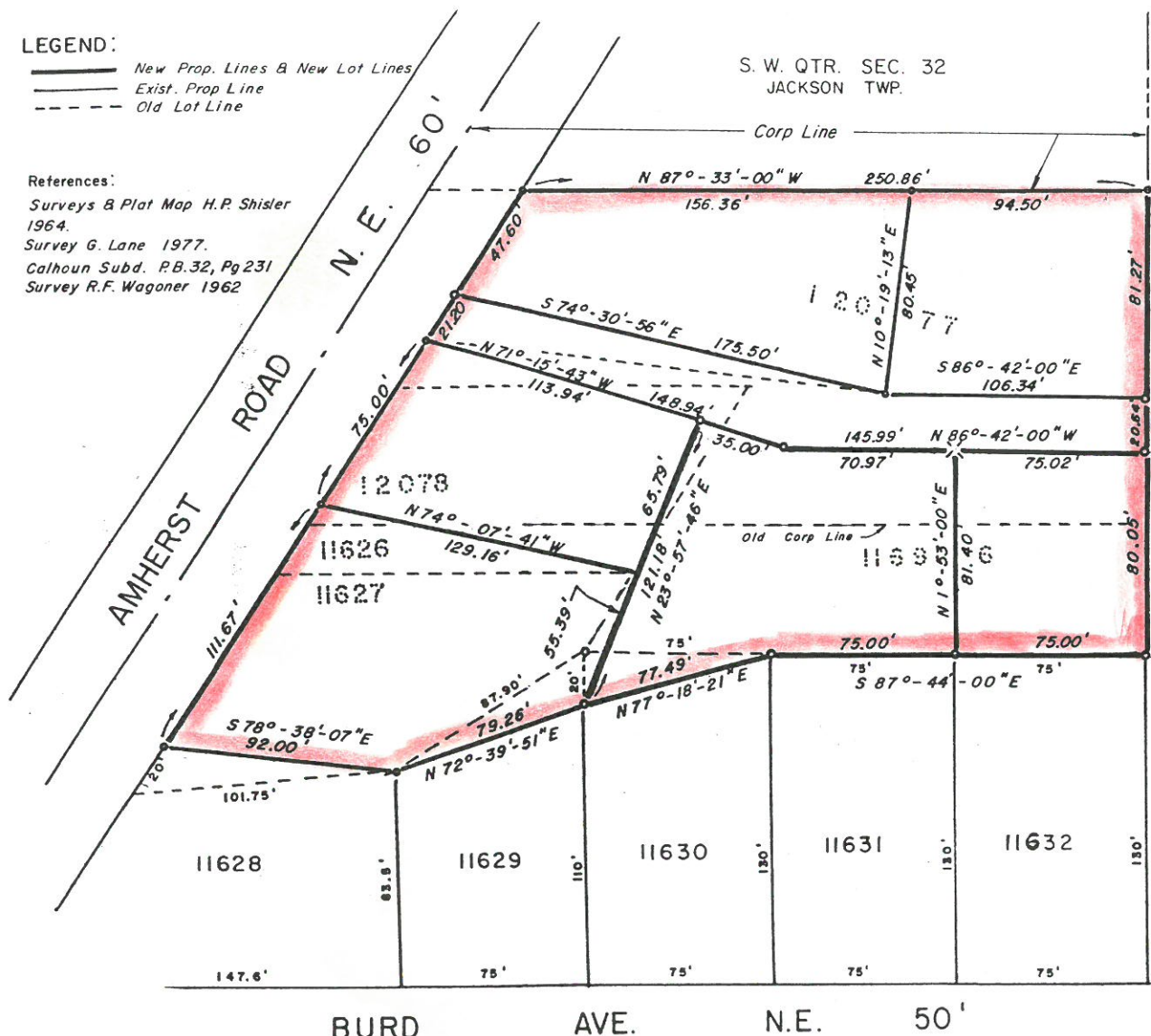
Approval:

LEGEND:

- New Prop. Lines & New Lot Lines
- Exist. Prop Line
- - - - Old Lot Line

References:

Surveys & Plat Map H.P. Shisler
1964.
Survey G. Lane 1977.
Calhoun Subd. P.B.32, Pg 231
Survey R.F. Wagoner 1962



BURD AVE. N.E. 50'

STARK COUNTY RECORDER
 Received for record this _____ day of _____, 19 ____.
 Recorded in Volume _____, Page _____, this _____ day of _____, 19 ____.

 STARK COUNTY RECORDER

STARK COUNTY AUDITOR
 Enter for transfer this _____ day of _____, 19 ____.

 STARK COUNTY AUDITOR

AT - COUNTRY VIEW ESTATES NO. 1

