

AGENDA
MASSILLON PLANNING COMMISSION
SEPTEMBER 8, 1993 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of August 11, 1993.

2. Petitions and Requests

Alley Vacation Request

Location: A 20 foot wide alley lying between 1st Street, N.W., and Erie Street North and running in a north-south direction between North Avenue, N.W., and Thorne Avenue, N.W.; specifically, the request is to vacate that portion from the north property line of Lot No. 15 northerly a distance of 150 feet to the south right-of-way line of Thorne Avenue, N.W. This request has been submitted by Massillon Newspapers, Inc.

Replat Request

Location: 711 Cherry Road, N.E., the request is to replat Lot No. 912 and Part of Lot No. 911 into one lot. This request has been submitted by Paul Mutchler, who wishes to construct a garage on this property. The replat is needed so that both the house and the garage will be on the same lot.

3. Old Business

Street Vacation Request

Location: Wendling Avenue, N.W., a 30 foot wide, one-way (westerly) street lying between Main Avenue West and Stanton Avenue, N.W., and running in an east-west direction between 23rd Street, N.W., and 24th Street, N.W.; the request is to vacate that portion of the street from the west right-of-way line of 23rd Street, N.W., westerly to the east right-of-way line of 24th Street, N.W. This request has been submitted by David Matakoto, 23 23rd Street, N.W., and was tabled by the Planning Commission at last month's meeting.

4. Other Business

The Massillon Planning Commission met in regular session on August 11, 1993, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

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

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the meeting on July 14, 1993. Dr. Dale Hart moved for approval, seconded by Michael Loudiana, motion carried.

The first request under petitions and requests was a rezoning request.

Location: 1762 - 16th Street, S.E., Lot No. 12110, presently zoned R-T Two Family Residential, to be rezoned O-1 Office. This request has been submitted by Larry Anderson of LEEDA Services Group Homes, who wishes to utilize this property as an office for the LEEDA group homes located at 1608 and 1620 Forest Avenue, S.E.

Aane Aaby made the presentation. He explained that the maps included show the location which is at the intersection of 16th Street, and Forest Avenue, S.E. It is an existing home to be used as an office. The Building Inspector advised them that it must be rezoned. A petition has been circulated and contains over 50% of the property owners' signatures. Linda Riley, who is the financial director, was present representing LEEDA Services. She said the residents she talked to were glad they were taking the house because this would be an improvement. She explained there would be no excessive traffic in the area due to this. This office would be only for use of employees, no sign would be erected or displayed, and they would retain the residential appearance. Dr. Hart moved to recommend approval, seconded by Rev. Dodson.

Michael Loudiana commented that this represented "spot zoning". The Mayor asked about the signatures on the petition. Aane reported that not including LEEDA's, there were eight of the fourteen. The motion carried 6 - 1 with Michael Loudiana voting no.

The next item was an alley vacation.

Location: A 12-foot wide alley lying between State Avenue, N.E., and Burton Avenue, N.E. and running in an east-west direction between First Street, N.E., and Erie Street, North; the request being to vacate that portion of the alley from the east property line of Lots No. 9216 and 9220 running westerly to the northwest corner of Lot No. 9218. This request has been submitted by Robert Sampsel, 24 State Avenue, N.E.

Robert Wagoner made the presentation. Most of the alley is unopened, filled with encroachments such as trees and a set of steps. Mr. Sampsel was not present. Mr. and Mrs. John Rogers, 12 Burton N.E., and William Sekermestrovich of 18 Burton, N.E., were present. Aane Aaby explained that part of the alley is open and part closed. After a lengthy discussion by Commission Members and the residents, Mayor Cicchinelli moved for approval, seconded by James Johnson, motion carried.

The next item was a street vacation.

Location: Wendling Avenue, N.W., a 30-foot wide, one-way (westerly) street lying between Main Avenue West and Stanton Avenue, N.W., and running in an east-west direction between 23rd Street, N.W., and 24th Street, N.W.; the request is to vacate that portion of the street from the west right-of-way line of 23rd Street, N.W., westerly to the east right-of-way line of 24th Street, N.W. This request has been submitted by David Matako, 23 - 23rd Street, N.W.

Robert Wagoner made this presentation. He explained it is a 30-foot right-of-way. The road is very narrow and one way. The complaint is that people go both ways. Mr. Wagoner suggested that the road be widened and made a two-way street. Mr. Matako wasn't present. After some discussion, Mayor Cicchinelli moved to table the request, seconded by Dr. Hart, motion carried.

The next item was a rezoning request.

Location: A combined 726.596 acra area generally bounded by the Tuscarawas River on the east; U.S. 30 on the south; 17th Street, N.W., on the west, and the former City corporation line on the north. This area has recently been annexed to the City from Perry Township, and the City is requesting that this area be rezoned from Perry Township industrial zoning to I-1 Light Industrial and I-2 General Industrial.

Aane presented this request. According to the zoning code, the City zoning should be as close to the previous zoning as possible. Meetings have been held with the residents. They understand that once this action is completed, this area will be rezoned again to give it the proper zoning classification Industrial and Residential. Mayor Cicchinelli moved to recommend approval, seconded by Thomas Wilson, motion carried.

Under other business, Robert Wagoner requested an item be added to the agenda.

Mayor Cicchinelli moved to add the replat, seconded by Michael Loudiana, motion carried.

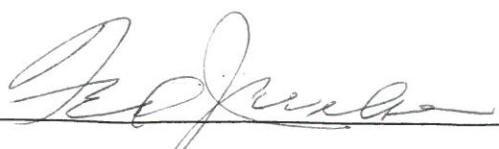
Location: Carlene Avenue, S.W., Lots 12222, 12992, 12223 and part out Lot No. 400. Orville DeBos purchased these four parcels and would like them replatted into one lot. Thomas Wilson moved to approve, seconded by Dr. Hart, motion carried.

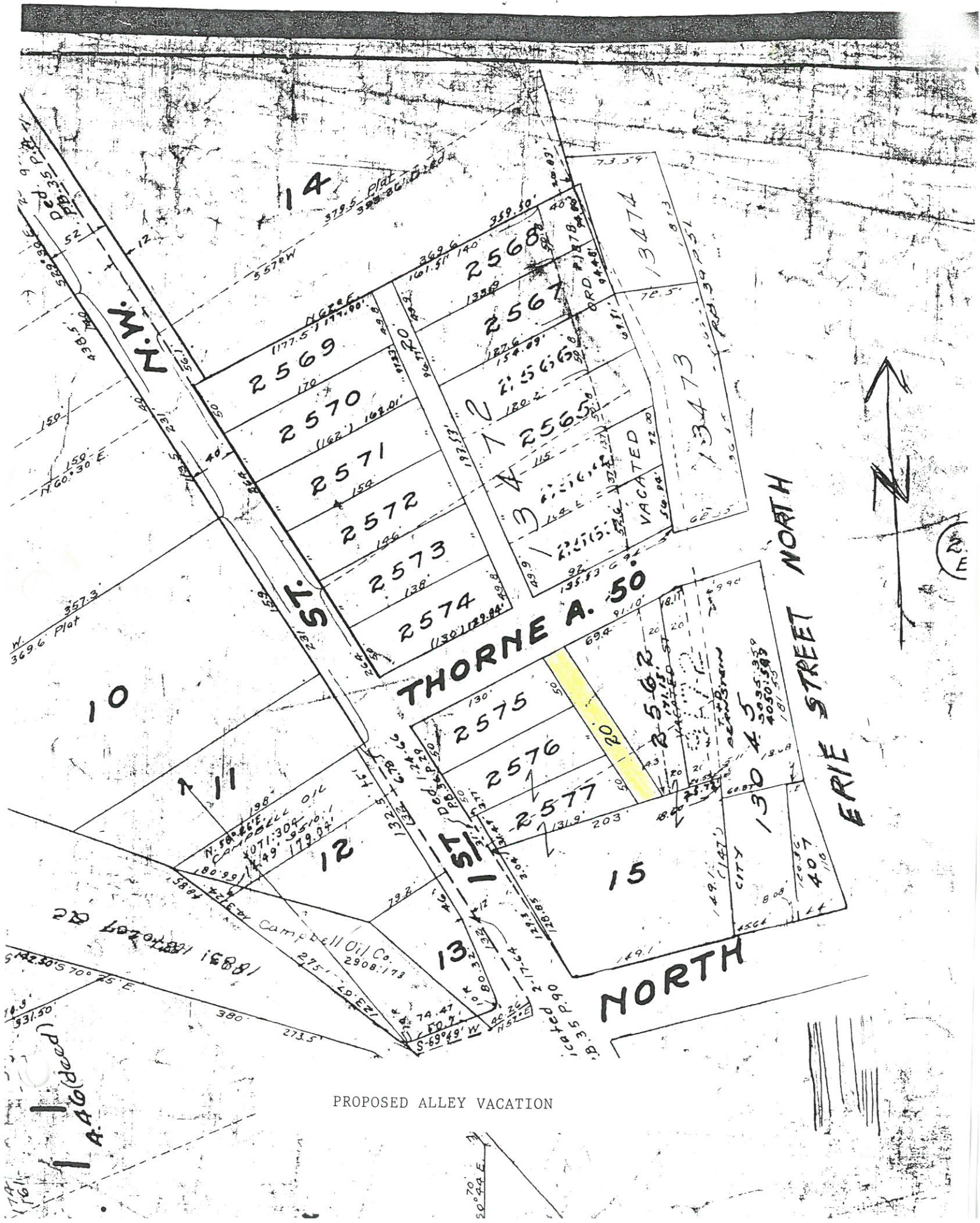
There being no further business, the meeting adjourned at 8:15 P.M.

Respectfully submitted,


Marilyn E. Frazier - Clerk

Approval:





PROPOSED ALLEY VACATION

MAIN

[illegible]

Wendling Avenue N.W.

A hand-drawn map of a land area, possibly a survey or a plot. The map is divided into several sections by lines. The top section is labeled "MAIN" in large, bold letters. Below this, there are several smaller sections, some of which are labeled with numbers and letters. The map includes various measurements, such as "103/9", "103/8", "103/7", "103/6", "103/5", "103/4", "103/3", "103/2", "103/1", "103/0", "103/-1", "103/-2", "103/-3", "103/-4", "103/-5", "103/-6", "103/-7", "103/-8", "103/-9", "103/-10", "103/-11", "103/-12", "103/-13", "103/-14", "103/-15", "103/-16", "103/-17", "103/-18", "103/-19", "103/-20", "103/-21", "103/-22", "103/-23", "103/-24", "103/-25", "103/-26", "103/-27", "103/-28", "103/-29", "103/-30", "103/-31", "103/-32", "103/-33", "103/-34", "103/-35", "103/-36", "103/-37", "103/-38", "103/-39", "103/-40", "103/-41", "103/-42", "103/-43", "103/-44", "103/-45", "103/-46", "103/-47", "103/-48", "103/-49", "103/-50", "103/-51", "103/-52", "103/-53", "103/-54", "103/-55", "103/-56", "103/-57", "103/-58", "103/-59", "103/-60", "103/-61", "103/-62", "103/-63", "103/-64", "103/-65", "103/-66", "103/-67", "103/-68", "103/-69", "103/-70", "103/-71", "103/-72", "103/-73", "103/-74", "103/-75", "103/-76", "103/-77", "103/-78", "103/-79", "103/-80", "103/-81", "103/-82", "103/-83", "103/-84", "103/-85", "103/-86", "103/-87", "103/-88", "103/-89", "103/-90", "103/-91", "103/-92", "103/-93", "103/-94", "103/-95", "103/-96", "103/-97", "103/-98", "103/-99", "103/-100".

53.6

0. L.
26 3.

2192

273.6

588.1 Lot line

3957.705 3002.35
170.3 HARBORVIEW

103334

3954.508 5410.481
2250.148 5410.481
14176.625 182.33 Lot L

273.6

G

50

50

E F

889
177.46

2864.403
J. LANTZER
4302.314

349.9

110

1423	3837
4110	5217
1546	
3709	6097
3709	6359
4004	6360

TCN