

AGENDA
MASSILLON PLANNING COMMISSION
OCTOBER 13, 1993 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of September 8, 1993.
2. Petitions and Requests

Street Vacation Request

Location: 8th Street, N.E., an 82.2 foot wide street lying between State Avenue, N.E., and Commonwealth Avenue, N.E., and running in a north-south direction between 9th Street, N.E., and Whittier Place, N.E.; specifically, to vacate 22.2 feet from the west portion of 8th Street, N.E., from the north right-of-way line of State Avenue, N.E., to the south property line of Lot No. 767. This request has been submitted by Massillon Community Hospital.

Street Vacation Request

Location: 19th Street, S.E., an 80 foot wide street lying between Russell Boulevard, S.E., and 20th Street, S.E., and running in a north-south direction between Massachusetts Avenue, S.E., and Connecticut Avenue, S.E.; specifically, to vacate that portion from the south property line of Lot No. 6410 northerly to the north property line of Lot No. 6354. This request has been submitted by Joseph J. Jones.

Dedication and Replat of Part of Out Lot 251

Location: A 1.3252 acre parcel of land located on the south side of Woodruff Avenue, N.W. (south of Lincoln Way, N.W., and west of 17th Street, N.W.); the request includes the following: 1) the replat of this parcel into two similarly sized, single-family residential lots, one to be 0.6354 acres, the other 0.5895 acres in size; 2) the dedication to Woodruff Avenue, N.W., of a 20.03 foot wide and 218.99 feet long portion off the north end of this parcel. This request has been submitted by Lane D. Glick.

3. Other Business

MASSILLON PLANNING COMMISSION

September 8, 1993

The Massillon Planning Commission met in regular session on September 8, 1993, at 7:30 p.m. in City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Rev. David Dodson
Dr. Dale Hart
James Johnson
Thomas Wilson
Michael Loudiana
Alan Climer, Safety-Service Dir.

Staff

Robert Wagoner
Aane Aaby
Patti Slabaugh

The first item of business was the approval of the minutes for the August 11, 1993, Commission meeting. Mr. Thomas Wilson moved for approval, seconded by Mr. Johnson, motion carried.

The next item under Petitions and Requests was an alley vacation.

Location: A 20 foot wide alley lying between 1st Street N.W., and Erie Street North 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.

Mr. Aaby made this presentation. He stated that the alley in question is part of the rear parking and loading area and was not used for through traffic; nor were there any easements in said alley. The newspaper owns all abutting properties except for one vacant lot at the corner of Thorne and 1st Street N.W. All affected property owners signed the petition to vacate this alley, and vacation of this alley would not affect access to any properties in this area. Rev. Dodson moved for approval, seconded by Mr. Loudiana, motion carried.

The next item on the agenda was a 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 garage will be on the same lot.

Mr. Wagoner made this presentation. He stated that this replat is necessary because it is against City ordinance to build a garage on a separate parcel of land. Rev. Dodson questioned if the garage would be separate from the home or not. Mr. Wagoner stated that the garage would be built separate from the home. The Commission then stated that Mr. Mutchler should request a variance since the garage would be constructed on the side yard. Mr. Thomas Wilson moved for approval, Mr. Johnson seconded, motion carried.

The next item under Old Business was a 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 table by the Planning Commission at last month's meeting.

Mr. Aaby presented this request. He stated that between 23rd and 24th Streets N.W., Wendling Avenue N.W., is designated as a one-way westerly street with a 30 foot wide right-of-way, although it is paved less than 20 feet wide, making it unsuitable for two-way traffic. He reported that the neighbors stated people were going the wrong way on Wendling Avenue to get to the convenience store at Main Avenue West and 23rd Street N.W., and along with the speeding and trash it was certainly a hazard to the neighbors on this street.

Mr. Wagoner stated at last month's meeting an alternative to vacating this street would be to widen it to permit two-way traffic. The property owners stated that widening this street would bring their houses too close to the road and that since cars already travel too fast on this road that it would make the situation much worse instead of better. Mr. Matakoto stated that his garage is 1-1/2' on City right-of-way and that he bought the home in 1986 that way. Mr. Wagoner stated the need to draw up the street vacation plat with easements for driveways, utility lines, and a sanitary sewer line in Wendling Avenue N.W. Mr. Fred Wilson stated the need to make a request to the City Law Director on the legality of street vacation vs. alley vacation. Mr. Aaby stated vacation of a right-of-way is the same for a street or alley; no distinction between the two in the law.

Rev. Dodson made a motion to lift this item from the table from last month's meeting. Mr. Thomas Wilson seconded, motion carried.

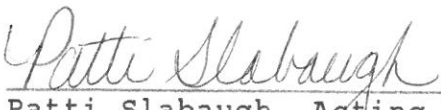
Although some Commission members had reservations about vacating a City street, they felt it would be preferable to widening it.

Director Climer then moved for approval of this street vacation, Dr. Hart seconded, motion carried.

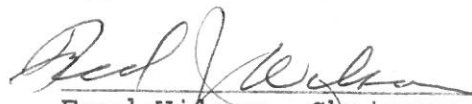
The next item was not on the agenda, but 5th Ward Councilman Mark Van Voorhis asked to speak to the Commission about potential rezoning requests that may be filed in the near future that he is receiving a lot of negative comments from citizens in Ward 5.

There being no further business, the meeting adjourned at 8:05 p.m.

Respectfully submitted:


Patti Slabaugh, Acting Clerk

Approval:


Fred Wilson, Chairman

/ps