

AGENDA
MASSILLON PLANNING COMMISSION
SEPTEMBER 14, 1994 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meetings of August 10, 1994.
2. Petitions and Requests

Request for Approval of Residential Social Service Facility

Location: Kaylynn Street, S.E., Lots No. 11620 and 11621 (total area 17,128 square feet), zoned R-T Two Family Residential. Voca Corporation and Voca Residential Services, Inc., of Dublin, Ohio, is requesting approval of a conditional zoning use for the construction of a residential social service facility for developmentally disabled persons. The proposed facility will be a one-story, 3,414 square foot, 8-bed (5-bedroom) intermediate care community residence. Under Section 1155.03 of the City Zoning Code, such residential facilities are conditionally permitted uses, subject to review and approval by the Planning Commission, and subject further to the provision of Section 1187.12 of the zoning code.

Final Plat - St. Andrews Golf Estates No. 1

Location: Part of Out Lot 562 and Part of Out Lot 558, located on the north side of Nave Road, S.E., part of the Legends of Massillon golf course development. The plat provides for the establishment of 58 single family residential lots, as well as the dedication of Cypress Drive, S.E., a proposed 50 foot wide right-of-way through the development. The developer is A. R. Lockhart Co. of Akron.

3. Other Business

The Massillon Planning Commission met in regular session in Massillon City Council Chambers on August 10, 1994. The following were present:

MEMBERS

Fred Wilson, Chairman
Rev. David Dodson
Mayor Francis Cicchinelli
Jeannette Holloway
Wendell Edwards
Michael Loudiana
Thomas Wilson

STAFF

Robert Wagoner
Aane Aaby
Marilyn Frazier

ALSO PRESENT:

Greg Browning,
Ward 2 Councilman

The first item was the minutes of July 13, 1994. Mayor Cicchinelli moved for approval, seconded by Wendell Edwards, motion carried.

The next item of business was under Petitions and Requests:

Replat - Korman Heights Addition No. 4

Location: Part of Lot 800 and Part of Lot No. 801, located on the south side of Sheffield Avenue, N.E., west of Amherst Road, N.E. This plat would create 12 new lots, zoned R-1 Single Family Residential, as well as dedicate additional right-of-way for Sheffield Avenue, N.E., Roosevelt Street, N.E., and 4th Street, N.E. The property owner is Jacob Glick and the surveyor is Orville R. Debos Jr.

Aane Aaby made the presentation. He commented that the map, which was submitted with the petition, shows the parcel which was acquired by Mr. Glick, who plans to build 12 homes. The property is R-1 Single Family Residential. The developer will be providing street improvements. Sewer will be brought through Roosevelt to the lots.

Mr. Browning asked who was responsible for installing streets? He was told the developer would install and the City was responsible for maintenance. The Mayor also commented that the developer was also responsible for underground utility installation and ornamental street lighting. Mayor Cicchinelli then moved for approval, seconded by Michael Loudiana, motion carried.

The next item was a Preliminary Plat.

Preliminary Plat - Whispering Oaks Allotment

Location: Out Lots 642, 643, 644, located on the west side of Valerie Avenue, N.E., north of Hankins Road, N.E. Whispering Oaks is a proposed 59 lot residential subdivision, with 41 lots zoned R-3 Single Family Residential and 18 lots zoned R-4 Single Family Residential. The preliminary plat also proposes the creation of two new streets, Whispering Oaks Trail N.E., and Owl's Nest, N.E. The property owner and developer is Richard Proebstle and the engineer is Cooper and Associates.

The request was presented by Robert Wagoner. He commented that access would be from Valerie Avenue. Some grades may be a little steep due to topography. Mr. Proebstle was present and stated that the area is steep but would be smoothed out some. He also commented that the development will be completed in stages while maintaining the character of the area. There were several questions by Commission Members after which the Mayor moved for approval, seconded by Rev. Dodson, motion carried.

Under other business, Mayor Cicchinelli commented that he anticipates rezoning requests for Lincoln Way West due to the development of housing in the area. He further added that the City, under the direction of the Planning Commission, may consider a study of the area with citizen's input.

There being no further business, the meeting adjourned at 8:07 P.M.

Respectfully submitted,


Marilyn E. Frazier
Clerk

Approval

VOCA Corporation
5555 Parkcenter Circle
Suite 200
Dublin, Ohio 43017 3586

(614) 790-2005
(614) 793-8584

Voca

September 7, 1994

Mr. Aane Aaby Community Development Director
City of Massillon Planning Commission
1 James Duncan Plaza
Massillon, Ohio 44646

Re: Hearing Request for Approval of a Residential Social
Service Facility

Dear Mr. Aaby,

Voca Corporation and Voca Residential Services Inc.
hereby requests a hearing before the City of Massillon
Planning Commission, scheduled on September 14, 1994,
for the purpose of approval of the zoning conditional
use for a Residential Social Service Facility under
section 1187.12 of the City of Massillon Supplemental
Zoning Regulations.

This home shall be a newly constructed one story,
3,414 square foot home for developmentally disabled persons.
The home is proposed for construction on lot numbers 11620
and 11621 Gellenbeck Heights Subdivision located on Kaylinn
Avenue, Massillon.

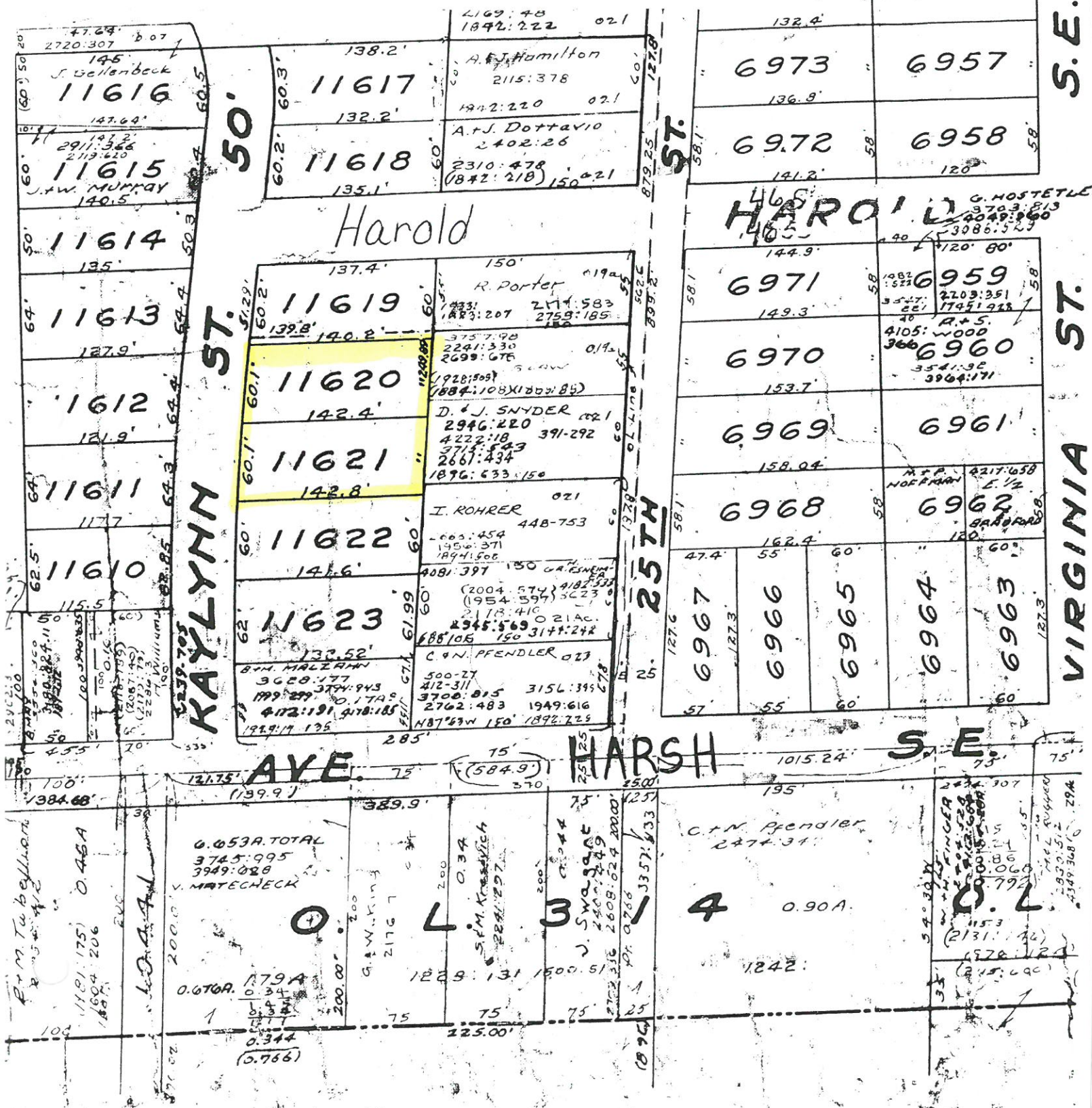
If there are questions please contact me at this office.

Respectfully submitted,


Thomas Hemingway
Property Manager

STRK PLCOM/TEH

4



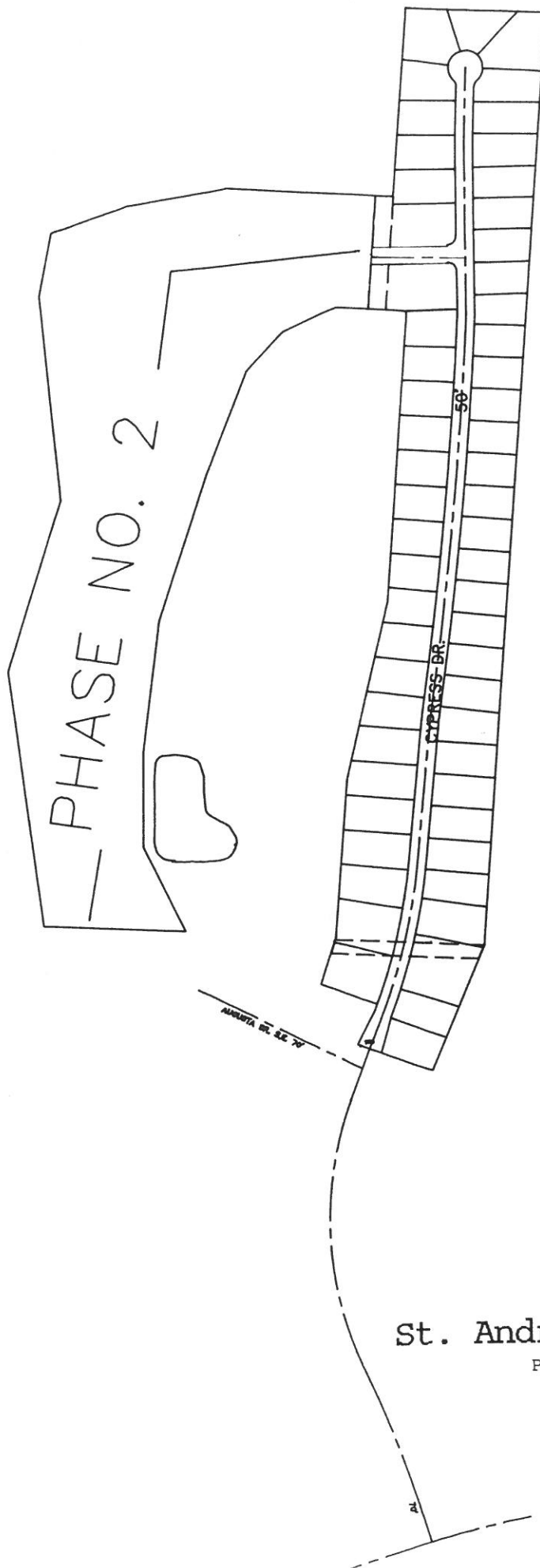

$$1/16^n = 1' - 0^n$$

1. INSTALL CONTROL JOINTS IN CONCRETE WALKS AND PATIO AT

1187.12 RESIDENTIAL SOCIAL SERVICE FACILITIES.

In order to promote a greater choice of noninstitutional housing, to provide opportunities for potential facility residents, to avoid over-concentration of Residential Social Service Facilities, and to establish the suitability of the requested use at the proposed location, all Residential Social Service Facilities shall be subject to the following regulations:

- (a) Such a facility shall be architecturally compatible with other residential dwellings in the immediate neighborhood and shall maintain the same degree of compatibility in the future. An improvement required by Building Codes for access to or exit from the building shall not be deemed incompatible merely because surrounding buildings lack such facilities.
- (b) Such a facility shall require no special off-street parking facilities.
- (c) Such a facility shall generate no traffic unreasonably greater in volume or different in nature than would otherwise normally occur in the neighborhood in which it is located.
- (d) Such a facility shall be occupied by no more than sixteen residents, exclusive of staff, limited by the size of the existing or proposed building and its allocation of space for sleeping quarters.
- (e) Such a facility shall utilize for resident sleeping no more than thirty-five percent (35%) of the minimum net floor area for sleeping quarters.
- (f) No identification sign other than required house numbers shall be erected on such a facility.
- (g) Such a facility shall be located no closer to another Residential Social Service Facility; to any institution similar in nature but occupied by more than sixteen residents; or to a nursing home, rest home, or home for the aging; than 2,500 feet measured on a straight line radius from the building so used to the building proposed to be used.
- (h) Such a facility shall be located in an eligible census tract. A census tract shall be eligible for such location if it contains less than two Residential Social Service Facilities, or if the proportion of the number of Residential Social Service Facilities to the number of households in that census tract is less than the City-wide proportion of the total number of Residential Social Services Facilities to the total number of households. The number of households shall be as most recently reported by the U.S. Census Bureau.
- (i) Such a facility, prior to occupancy and continuously thereafter, shall:
 - (1) Be licensed or certified by a Federal, State or local agency which requires screening potential applicants.
 - (2) Be licensed as a rooming house in accordance with Section 1357.02 et seq.
 - (3) Comply with all applicable City Code requirements.
(Ord. 163-1984. Passed 12-17-84.)



St. Andrews Golf Estates No. 1

Pt. O.L. 562 & Pt. O.L. 558
Developer: A.R. Lockhart
Representative: Ray Hanley