

AGENDA
MASSILLON PLANNING COMMISSION
FEBRUARY 8, 1995 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of January 11, 1995.
2. Petitions and Requests

Rezoning Request

Location: 812 Lincoln Way East, Lots No. 500 and 501, located on the northeast corner of Lincoln Way East and 8th Street, N.E. (the former BP Gas Station), presently zoned B-1 Local Business, to be rezoned B-3 General Business. This request has been submitted by Jeff Doll, the property owner, who wishes to operate an auto sales business at this location.

Rezoning Request

Location: A parcel of land, approximately 61 feet by 104 feet in size, Part of Out Lot 329, and located at the rear of 2727 Lincoln Way East. The request is to rezone this parcel from R-1 Single Family Residential to B-3 General Business. This property is owned by Maloney and Associates, Inc., which operates A Rental Emporium at this location. The property on which the business is presently situated is already zoned B-3 General Business. The rezoning of the rear lot is being requested in order to provide for expansion of the existing business through construction of a storage and maintenance building.

Replat of Lot No. 4237 (former Harvey School)

Location: A 2.38 acre vacant parcel of land located on the northeast corner of Main Avenue West and 14th Street, N.W. The request is to replat this property into 6 lots zoned R-1 Single Family Residential. This plat has been prepared by Robert F. Wagoner, City Engineer, on behalf of the owner, David Pape.

Request for Oil and Gas Well Permit

Location: Part of Out Lot 291, bounded on the north by Webb Avenue, S.W.; on the east by 8th Street, S.W.; on the south by Oberlin Road, S.W.; and on the west by 9th Street, S.W. The property owner is Bonks Properties. The drilling operator is Weinsz Oil and Gas, Inc.

3. Other Business

The Massillon Planning Commission met in regular session on January 11, 1995, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Chairman, Fred Wilson
Vice Chairman, Rev. David Dodson
Tom Wilson
Jeanette Holloway
Wendell Edwards
Michael Loudiana

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business, was the minutes of the December 14, 1994, meeting. The minutes were approved as prepared.

The next item was the elections of officers for 1995. Mrs. Holloway moved to re-elect the current officers, seconded by Tom Wilson, motion carried.

Chairman - Fred Wilson
Vice Chairman - Rev. David Dodson

The next item under Petitions and Requests was a rezoning request.

Rezoning Request

Location: A 1.06 acre parcel of land, Part of Out Lot 178, located on the northeast corner of Lincoln Way, N. W., and 28th St., N. W., presently zoned R-2 Single Family Residential, to be rezoned O-1 Office. This request has been submitted by Earl Glick, the property owner, for the purpose of developing this property through construction of a branch bank.

Robert Wagoner made the presentation. He commented that the area has adequate storm sewers, therefore, drainage should not be a problem. This project appears to be a good use for this property. Richard Reese, the Architect involved, commented that this is a transition area and the bank has approved the plans and elevations. Mr. Aaby commented that the petition contains 75% of the surrounding neighbors' signatures. With Lincoln Way being a thoroughfare, this use provides a buffer to the residential properties. After further discussion by the Commission, Tom Wilson recommended approval, seconded by Wendell Edwards, motion carried, with Jeanette Holloway abstaining.

The next item was also a rezoning request.

Rezoning Request

Location: Two contiguous parcels of land, approximately 6.0 acres in size, both being Part of Out Lot 291, and located between 8th and 9th Streets, N. W., north of the newly constructed State Route 241. The request is to rezone these parcels from R-1 Single Family Residential to I-1 Light Industrial.

The two individual parcels are owned respectively by Bonks Properties (Ron Pribich), and M. E. Developers (Nathaniel Mohler). This rezoning is being sought for the purpose of developing this property with light industrial-type uses. A 180-foot deep portion of the property along 8th Street, S.W., would remain R-1 Residential as a buffer to the surrounding neighborhood from the proposed industrial development.

Mr. Aaby presented the request. The property has been split and sold in two parts. The proposal is for both parcels to be rezoned for industrial use. Mr. Aaby explained that the City has received some calls from residents expressing concern about this request. The petition contains 50% of the signatures of surrounding property owners. Ron Pribich, co-owner of the property and President of National Feedscrew, was present and stated that there are no solid plans at this time for the property, but they are thinking of an incubator system for small businesses. Rev. Dodson moved for approval, seconded by Wendell Edwards, motion defeated 3 - 2.

Dodson - yes
Edwards - yes
Holloway - no
Tom Wilson - no
Loudiana - no

Proposed Amendment to the City Zoning Code

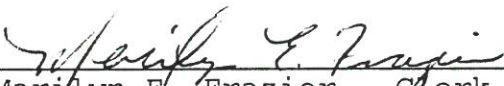
CHAPTER 1187 SUPPLEMENTAL ZONING REGULATIONS

1187.01 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT

The proposal would amend Paragraph (a) Commercial Television and Radio Towers and Public Utility Microwaves and Public Utility T.V. Transmitting Towers by permitting such facilities to be located not only within I-1 and I-2 Districts, but also on publicly-owned lands within non-industrial zoning districts. The proposed amendment would also delete Paragraph (b) Mobile Home Park because this section has been superseded by the City's establishment in 1985 of an R-MH Mobile Home Park District.

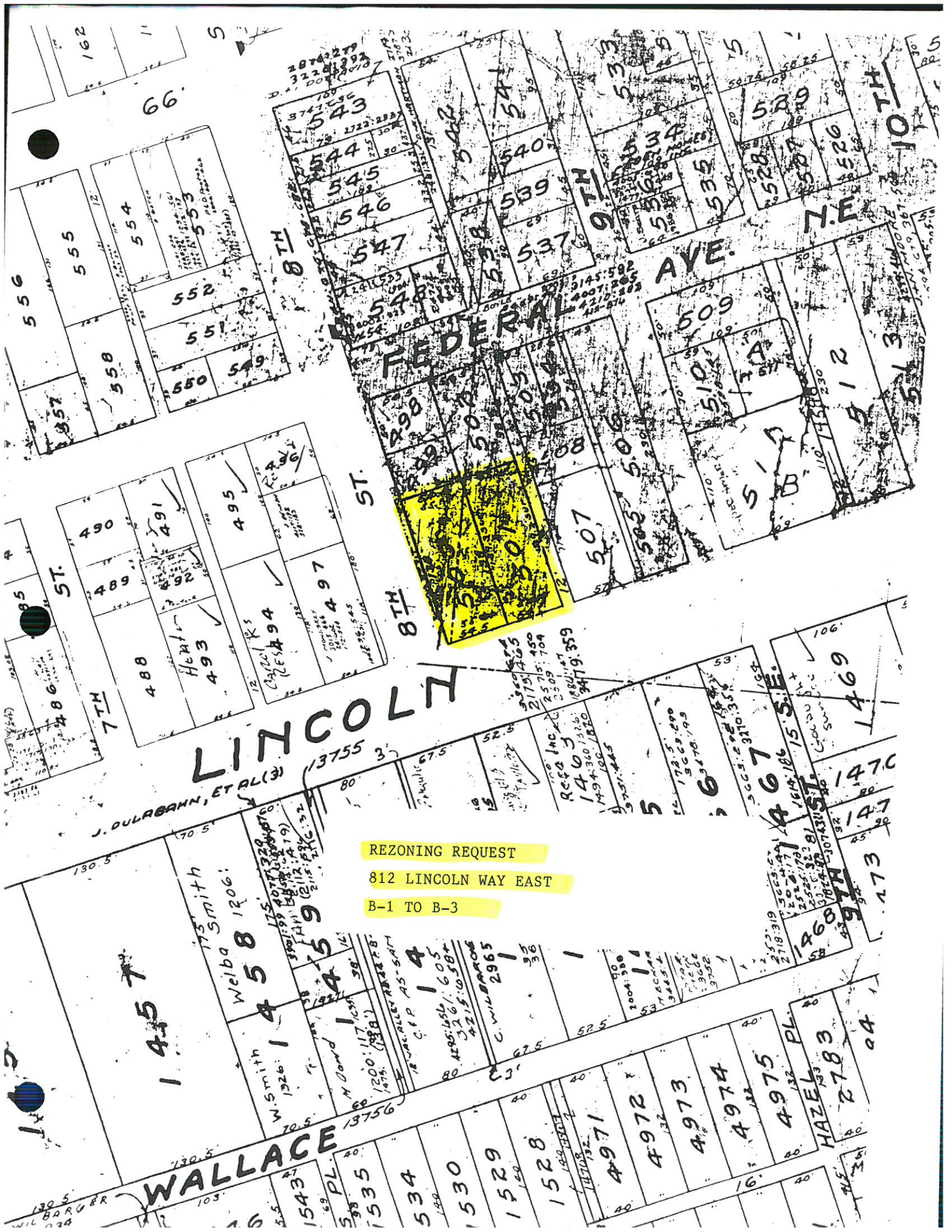
Aane Aaby brought this proposal before the Commission last month. Previously the tower was planned for Stadium Park, but now is being planned for Kiwanis Park. Timothy Laps and Lew Kuhn were present, representing GTE Mobilnet. They commented that they had been working with Bob Straughn of the Park Department regarding this proposal, and in finding a suitable site. After discussion by the Committee Members, Mr. Edwards moved for approval, seconded by Rev. Dodson, motion carried 4 - 1.

There being no further business before the Commission, the meeting adjourned at 8:25 P.M.


Marilyn E. Frazier - Clerk

approval

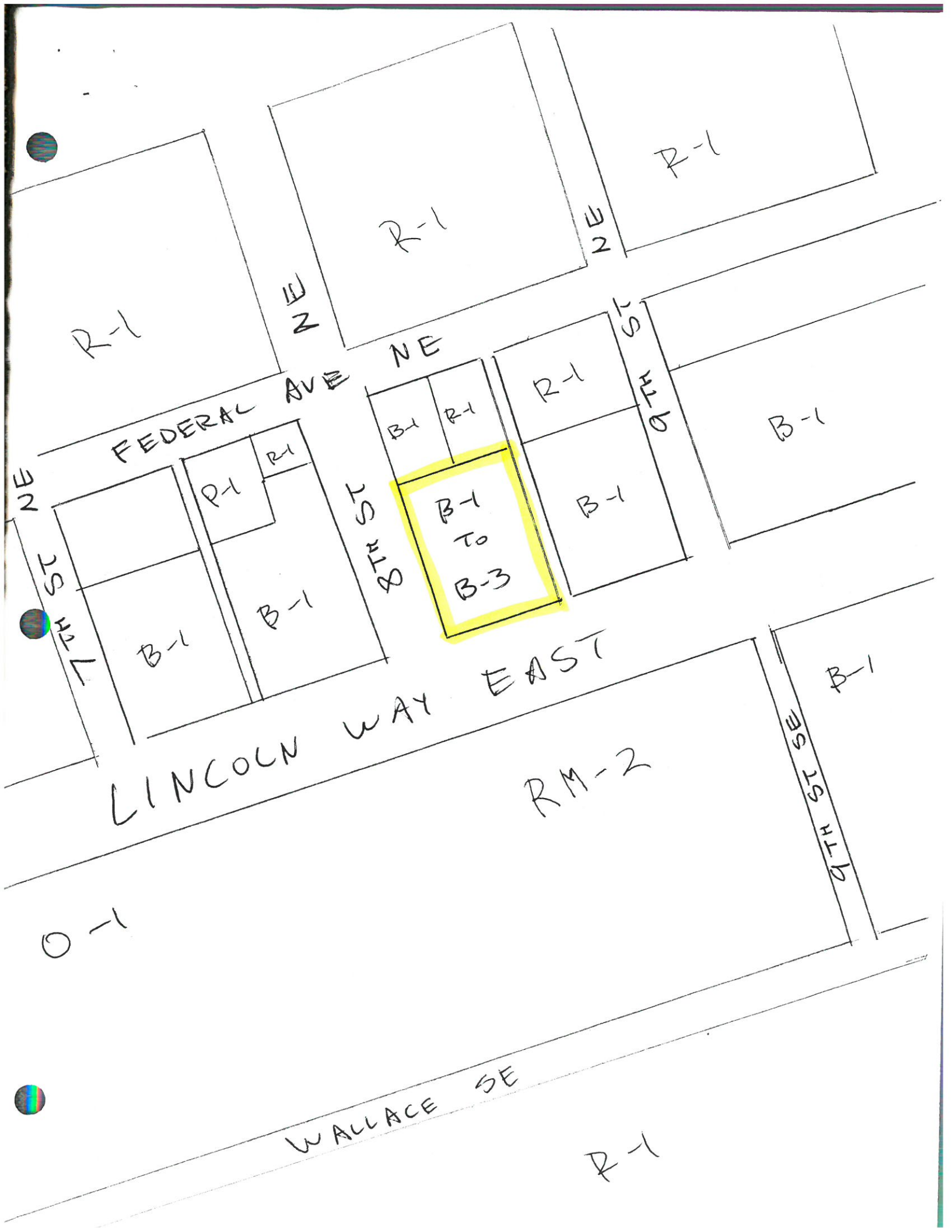
MEF/ky



REZONING REQUEST

812 LINCOLN WAY EAST

B-1 TO B-3



JEFF'S

AUTO SALES, INC.

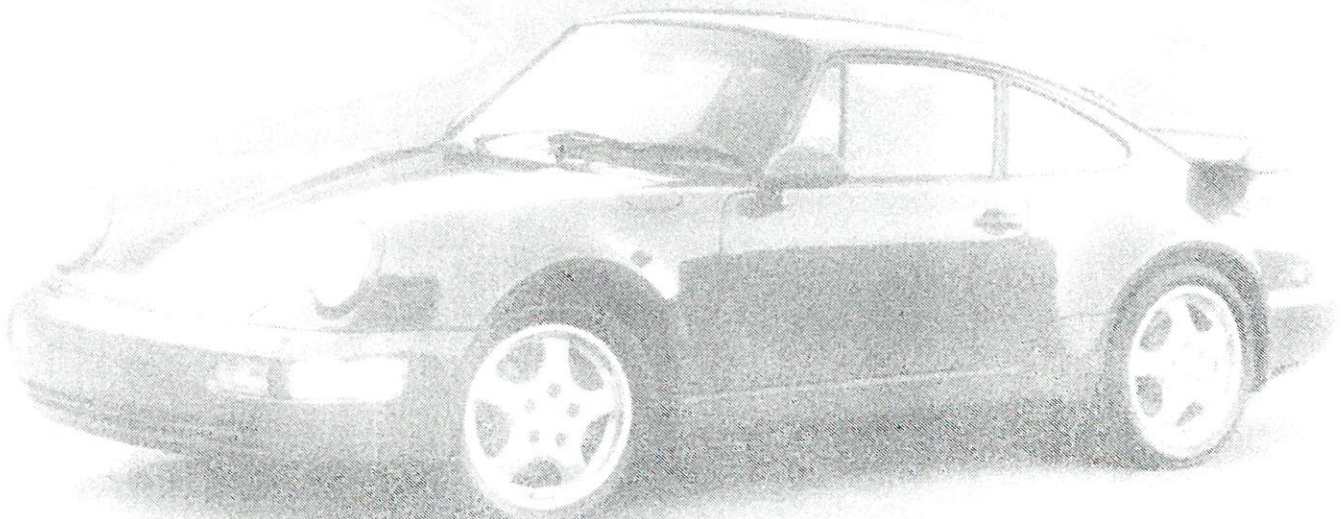
4825 Tuscarawas St. W • Canton, Ohio 44708
216/478-2886

TO WHO IT MAY CONCERN:

IN MY OPINION THIS ZONING CHANGE IS NECESARY TO ALLOW ME
TO ESTABLISH ANOTHER CAR COMPANY.

AS IN THE PAST THE IMPROVEMENTS THAT I HAVE MADE, I FEEL HAS
ONLY INCREASED THE PROPERTY VALUE OF MY PROPERTY, THE SURROUNDING
PROPERTY, AND OF MASSILLON AS A COMMUNITY.

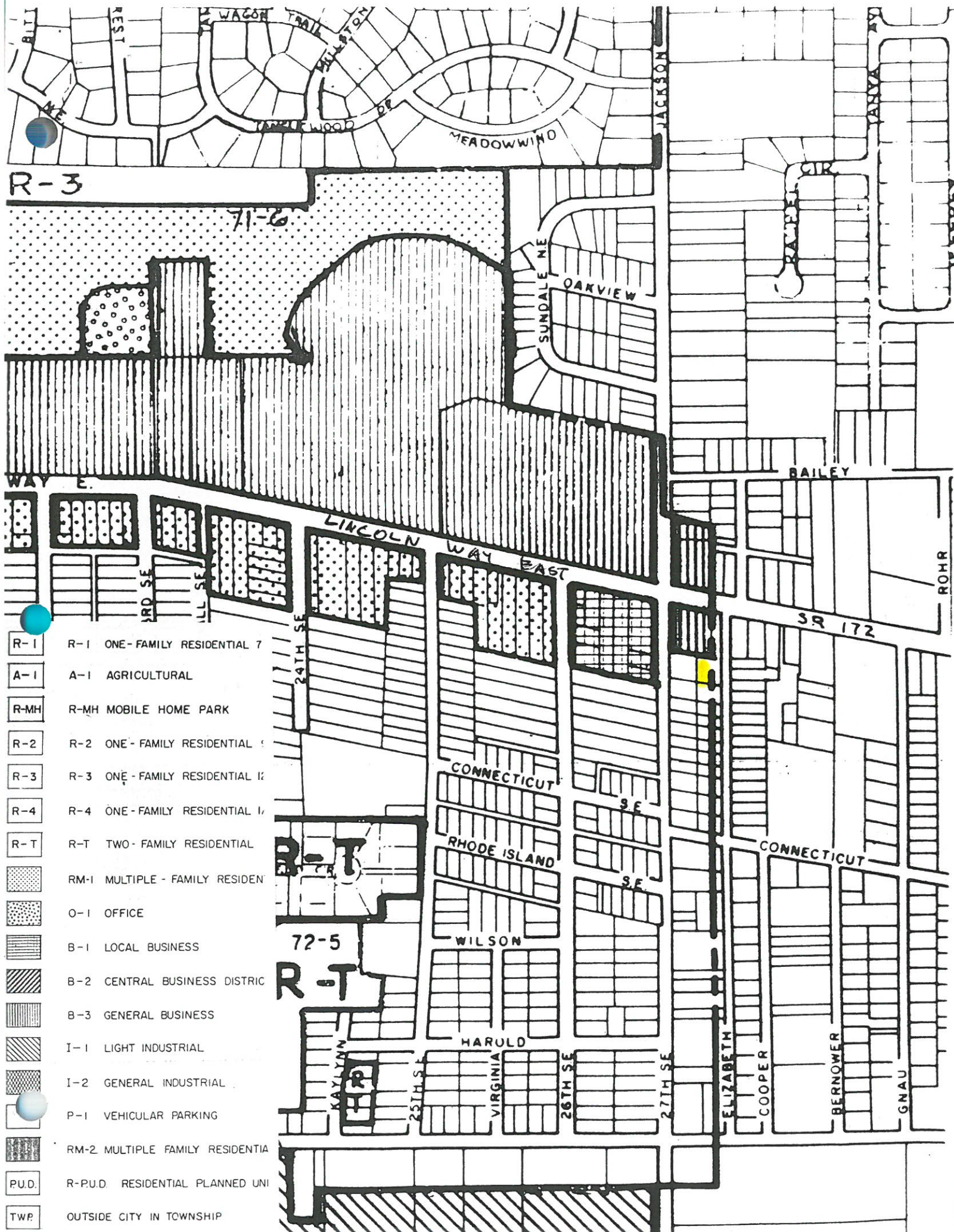
JEFF DOLL



R-1 to B-3

(1.63 A.)
1.52 A. 51

D. & E. McBeth





2727 LINCOLN WAY EAST
MASSILLON, OHIO 44646
TEL. (216) 837-3531

MALONEY AND ASSOCIATES, INC.



5111 W. TUSCARAWAS STREET
CANTON, OHIO 44708
TEL. (216) 477-7719

Neighbors & Friends,

11/21/94

A Rental Emporium has been in business since 1972 at 2727 Lincoln Way East. We have tried to be a considerate neighbor, and an asset to the community.

We own a piece of property that is zoned residential that is attached to our commercial property. This piece of property is located in the city of Massillon and is approximately 61' X 104' in size. This property must be rezoned before it can be used.

To change the zoning on the property, we must contact all property owners within a 200ft radius of the property to be rezoned and have a petition signed before we go to the zoning hearing.

Our future plans are to build a storage and maintenance building for our expanding needs. This building will be approximately 40' X 60'.

If you have any questions please contact us at 837-3531 and ask for Carl.

Thank You,

A Rental Emporium

Carl Baltzly

AUTOMOTIVE
RECREATION
PLUMBING
HAND TOOLS

GUEST & BABY
LAWN & GARDEN
HOME & OFFICE
CEMENT TOOLS

MOVING
FLOORS
CAMPING
EXERCISE

CONTRACTOR/BUILDER
PAINT & WALLPAPER
PARTY & BANQUET
CONVALESCENCE

CHAIRS - TABLES - TOOLS & EQUIPMENT FOR HOME-INDUSTRY-CONTRACTOR - INSTITUTIONS

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Sec. Line 7