

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

1. Approval of the Minutes for the Commission Meeting of February 8, 1995.
2. Petitions and Requests

Rezoning Request

Location: 2640 Lincoln Way West, Lot No. 14606, presently zoned B-1 Local Business, to be rezoned B-3 General Business. This request has been submitted by Louis Brio, a representative of Stark Management, Inc., the property owner, who wishes to operate a self service car wash at this location.

Rezoning Request

Location: 909 Lincoln Way East, Lot No. 1469, presently zoned B-1 Local Business, to be rezoned B-3 General Business. This request has been submitted by Jay Walker, who has a contingent purchase agreement for this property, and who wishes to operate an automobile dealership and auto appearance center at this location.

Replat of Part of Out Lot 150 and Part of Lot No. 10066

Location: A 1.2 acre vacant parcel of land located on the north side of Beckman Avenue, S.E., between 11th Street, S.E., and Johnson Street, S.E. The request is replat this property into six (6) lots zoned R-1 Single Family Residential. This plat has been prepared by Robert F. Wagoner, City Engineer, on behalf of the owner, Habitat for Humanity of Massillon.

Request for Variance from Subdivision Regulations

Location: Sherman Circle, N.E., a proposed new street to be constructed on the south side of Hills and Dales Road, west of Brighton Circle. This road is being constructed to provide access to the Massillon Nursing and Rehabilitation Center, also currently under construction. The request is to construct Sherman Circle, N.E., with a 26 foot wide pavement, rather than a 30 foot pavement width as required in the City subdivision regulations. Section 1113.07 of the City subdivision regulations gives the Planning Commission the authority to grant variances to these regulations in cases where strict compliance would create an extraordinary hardship and where granting such a modification would not be detrimental to the public interest. This request has been submitted by Alfred Berthold, Vice President of NBBJ, the nursing home designer and architect.

3. Other Business

The Massillon Planning Commission met on February 8, 1995, 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
Thomas Wilson
Michael Loudiana
Wendell Edwards
James Johnson

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the January 11, 1995, meeting. Michael Loudiana moved for approval, seconded by Rev. David Dodson, motion carried.

The next item was a rezoning request.

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 automobile sales business at this location.

Mayor Cicchinelli excused himself from the meeting during consideration of this request because his parents own a property within 200 feet of the property being considered.

Robert Wagoner made the presentation. He explained that eleven of the twenty-six property owners had signed the petition. Jeff Doll was present and commented that he has other automobile sales businesses in the area and only sells upper scale automobiles. Some of the area properties were occupied by tenants, so signatures could not be obtained. After a brief discussion, Wendell Edwards moved to recommend approval, seconded by James Johnson, motion carried.

The next item was also a rezoning request.

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.

Aane Aaby made the presentation. He explained that part of this property is in the City and part of it is not. It is at the rear of A. Rental Emporium. A section of the property is zoned R-1, therefore, they would not be able to use it for storage. Two-thirds of the property owners have signed the petition. Screening would be done. Mayor Cicchinelli moved for approval, seconded by Michael Loudiana, motion carried.

Massillon Planning Commission - February 8, 1995

The next item was a replat.

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.

Robert Wagoner made the presentation. Mr. Wagoner explained that there are three (3) lots facing Main and three (3) facing 14th Street, N.W. Mayor Cicchinelli asked Mr. Pape if he had immediate plans to build homes. He replied that he plans to start on one house as soon as the weather permits. The homes would be in the \$75,000 to \$85,000 range. James Johnson moved to recommend approval, seconded by Tom Wilson. Darlene Shively, 1412 Main Avenue, N.W., was present and asked a few questions of the developer. Mayor Cicchinelli commented that the City paid for the demolition of the school and will collect as properties are sold. There being no further discussion on this item, the motion was then carried unanimously.

The next item was a request for an oil and gas well permit.

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.

Aane Aaby made the presentation. The request was filed late last week. Approval has been granted by the State, but since this property is inside the City, the Planning Commission and City Council must also approve the request. Mr. Aaby added that he had no information that the neighbors have agreed and will receive royalties. Mayor Cicchinelli asked if a petition accompanied the request. Mr. Aaby replied "no". Gail Grewell, representative of Weinsz Oil and Gas, Inc., was present and commented that she has been working on this for quite some time. She has talked to the property owners and worked with the Law Director. Most of the property owners have signed. She commented further that once the well was in, it would not be visible from the road. Mayor Cicchinelli commented he was concerned because even though residents sometimes do not come to Planning Commission meetings, there may be objections and concern. Mark Van Voorhis, 5th Ward Councilman, was present and commented that at first he was concerned but it is his understanding that the rig would only be present for the initial drilling. After a thorough investigation, he had no problem with it. Mayor Cicchinelli moved to deny the request, seconded by Tom Wilson, motion carried unanimously.

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

Respectfully submitted,

Approval:


Marilyn E. Frazier Clerk

REZONING REQUEST
2640 LINCOLN WAY, N.W.
B-1 TO B-3

10188

0. L. 176
124.2
(315.225) 1.00A

14605

14607

14606

N.W.

14639

14638

4637

14636

265,199
(16,355,574-576)
2006,127

10187

50'

10267

4395

4396

4397

4398

4399

4400

4401

4402

4378

4377

4379

4380

4381

4376

8673

8674

8675

8672

8671

8670

27TH ST NW

R-2

R-2

B-1
TO
B-3

B-1

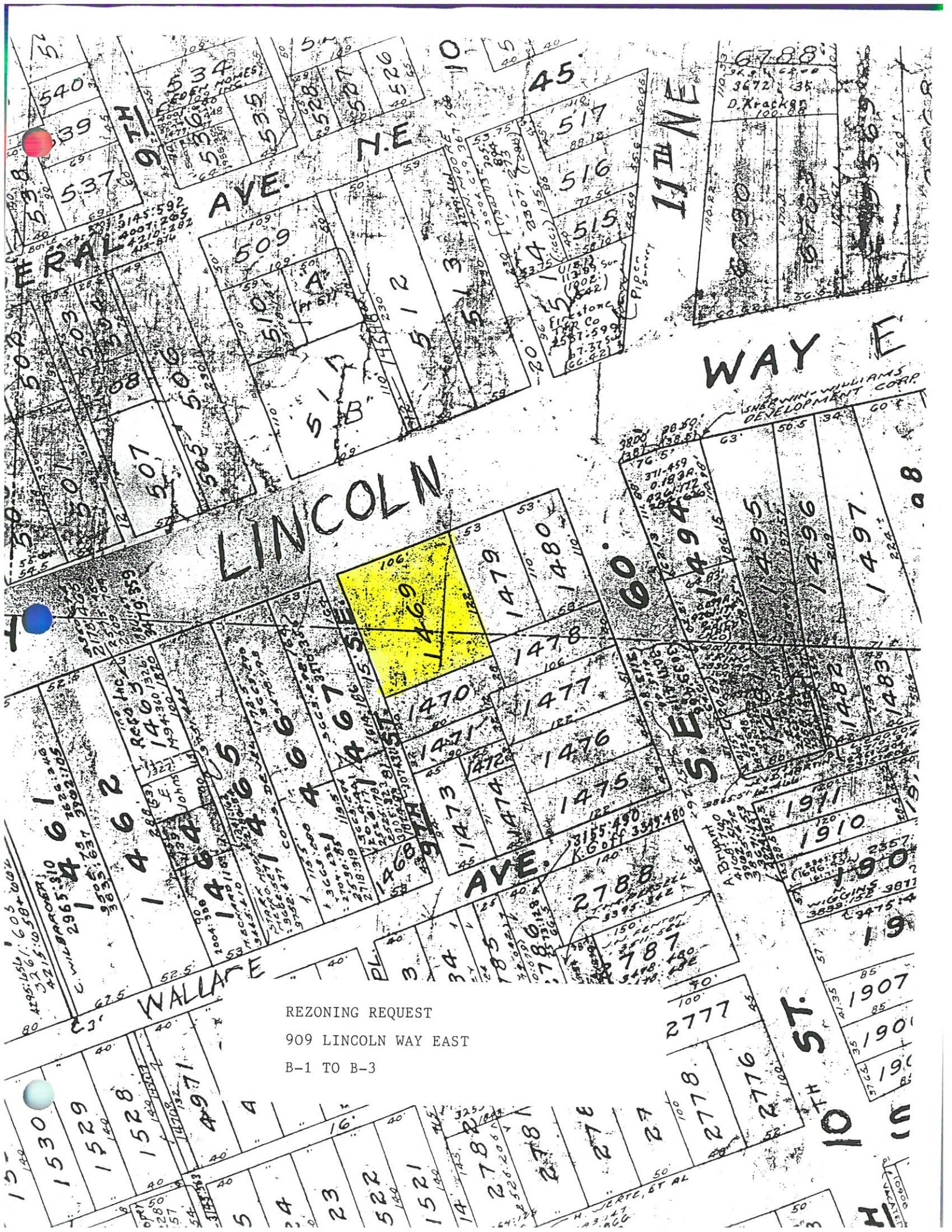
LINCOLN

W AY, NW

R-1

B-1

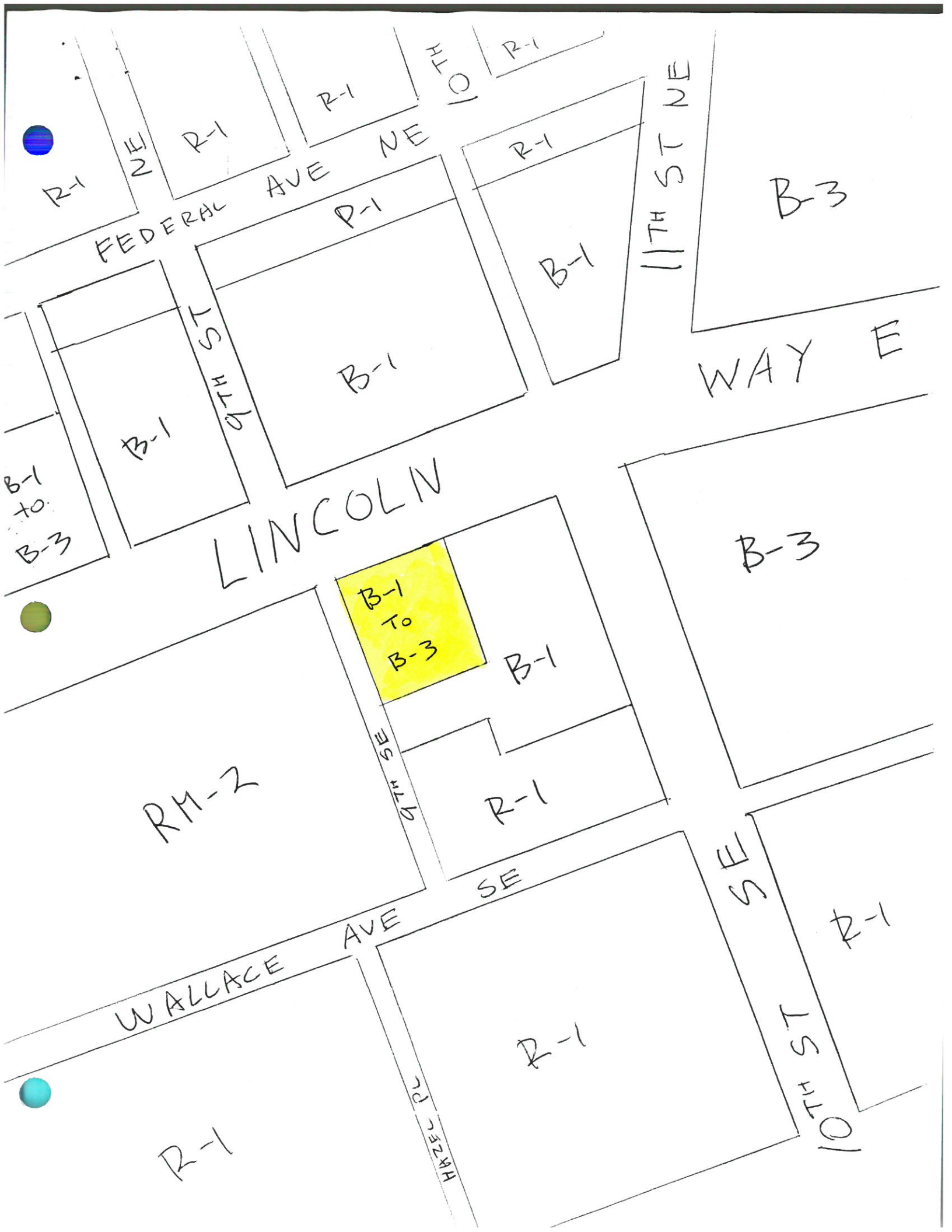
R-1



REZONING REQUEST

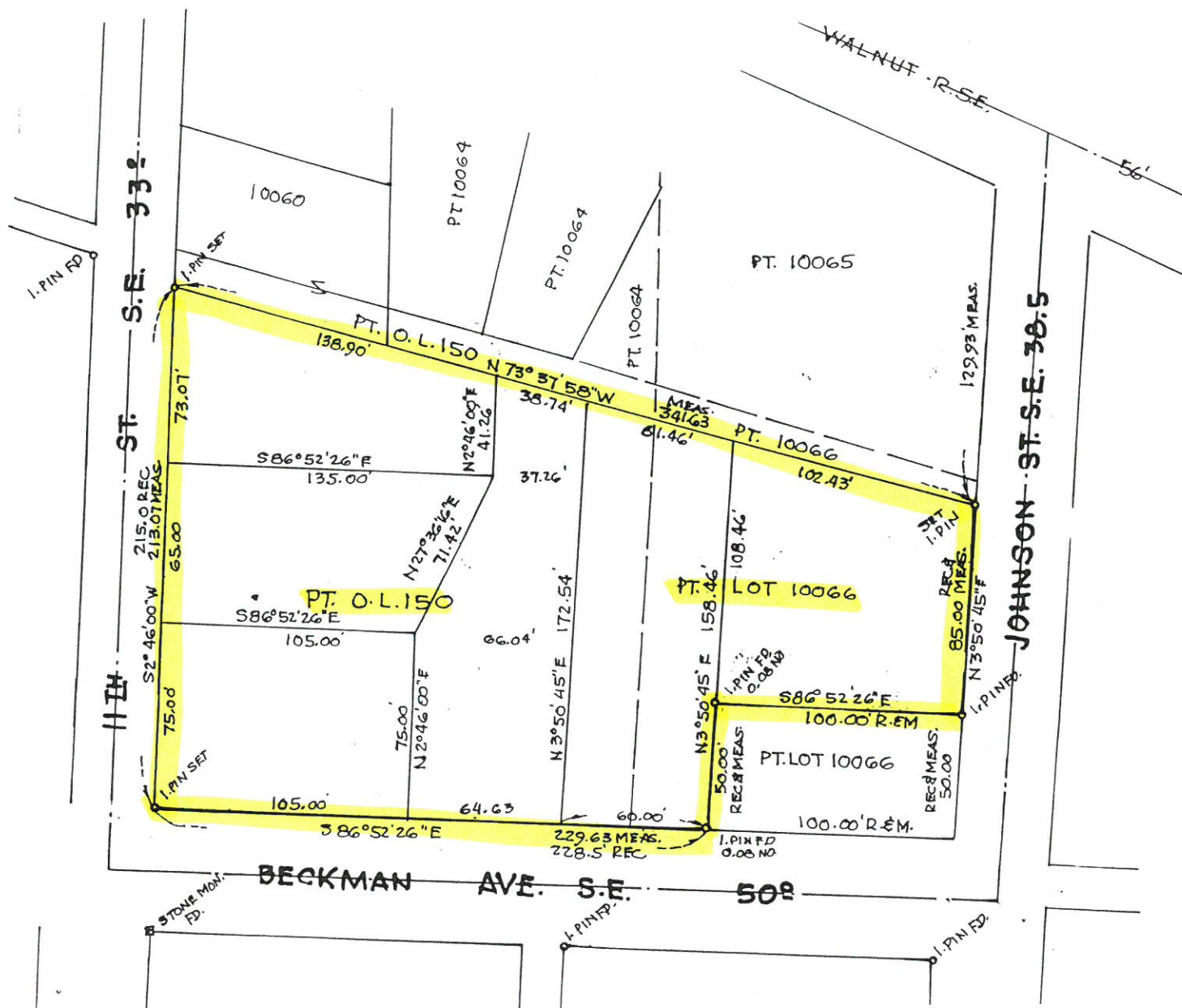
909 LINCOLN WAY EAST

B-1 TO B-3



REPLAT OF PART Q.L.150 AND PART LOT 10066

FOR HABITAT FOR HUMANITY OF MASSILLON, MASSILLON, STARK COUNTY, OHIO



NBBJ

Architecture Design Planning

February 24, 1995

The Planning Commission
ATTN: Aane Aaby
Community Development Director
City Of Massillon
Massillon Municipal Government Center
1 James Duncan Plaza
Massillon, Ohio 44646

RE: Massillon Nursing and Rehabilitation Center/#94170.03
Sherman Circle Roadway Width

Gentlemen:

We would like to request to be on the agenda for the March 8, 1995, Planning Commission for the City of Massillon in order to review our proposed 26' pavement width for Sherman Circle. The tract served by this dedicated road carries an office/commercial zoning, and based on ODOT Urban Roadway Criteria 301.4 for collector streets, a minimum 12' single lane width is required (i.e., 24' total pavement width). It is our contention that the three separate parcels of this development will be self-parking and therefore no parking on the dedicated roadway is anticipated. Please inform us as to the time and place of the hearing, so that we can make appropriate arrangements. As in the past, we very much appreciate the help of City staff with the evolution of this project.

Respectfully requested,



Alfred Berthold
Vice President

/s

Enclosure

cc: Dan Finnerty, Laurel Health Care
Gary Smith, Kabil Associates

