

AGENDA
MASSILLON PLANNING COMMISSION
JANUARY 10, 1996 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of November 8, 1995.*
2. *Election of Officers for 1996*
3. *Petitions and Requests*

Rezoning Request

Location: Lots No. 2674 and 2676, two vacant parcels located on the south side of McCadden Avenue, N.E., east of 1st Street, N.E.; the request is to rezone this property from R-2 One Family Residential to R-T Two Family Residential. This request has been submitted by Christopher Kerzan and Lisa Ahlstrom, who wish to construct duplexes on each of these lots.

Rezoning Request

Location: Part of Out Lot 84, a 6.0 acre vacant parcel located on the north side of Cherry Road, N.W., west of the Knights of Columbus facility; the request is to rezone this property from B-3 General Business to RM-2 Multiple Family Residential. This request has been submitted by George Berardi, agent for National Church Residences, a non-profit organization that is proposing to construct a three-story, 55 unit elderly housing complex on this property.

Lot Split

Location: Lot No. 10128, a 30 foot wide lot located on the south side of Earl Road, N.W., west of 3rd Street, N.W. The request is to split off 12 feet from the east side of this parcel by quit claim deed to the owners of Lot No. 10129 (333 Earl Road, N.W.). The seller will be retaining a 6 foot wide right-of-way easement over the western half of the strip being conveyed. This request has been submitted by Glenn Buttacavoli, Attorney.

Alley Vacation

Location: A 10 foot wide alley lying between Cherry Road, N.E., and North Avenue, N.E., and running in both an east-west and north-south direction between 1st Street, N.E., and Erie Street North; the request is to vacate that portion of the alley from the east property line of Lots No. 38 and 39 westerly a distance of 104.1 feet, then southerly a distance of 167.4 feet. This request has been submitted by Terry Roan, Veterans of Foreign War, Post #3124, 322 Erie Street North.

Request for Approval of Land Use Subject to Special Conditions

- Location: A 5.3 acre parcel, Part of Out Lot 512, located on the west side of Bostic Boulevard, S.W., between Sanders Avenue, S.W., and Industrial Avenue, S.W. This property is zoned I-1 Light Industrial. The proposed use of this property is for an auto reconditioning center. According to Section 1169.03 of the City Zoning Code, auto engine and body repair shops are permitted uses in I-1 Districts, subject to review and approval by the City Planning Commission. This request has been submitted by Ted Sanders.

Replat and Dedication

Location: A 28.281 acre parcel of land located on the east side of 17th Street, N.W., south of Cherry Road, N.W., and consisting of Out Lots 92, 103, 104, and 105, and Part of Out Lots 27, 91, and 106. The request is to replat this property into one parcel and to dedicate a portion of existing 17th Street, N.W. This request has been submitted by Fibercorr, Inc.

Replat

Location: Lots No. 8580, 8597, and part of Lot No. 8581, located on the south side of Carson Avenue, N.W., west of 32nd Street, N.W. The request is to replat these parcels into two lots, zoned R-2 Single Family Residential. Submitted by Francis Humphrey.

Replat

Location: Part of Out Lot 326, a 0.9 acre parcel located on the south side of Oak Avenue, S.E., east of 21st Street, S.E. The request is to replat this parcel into 5 lots zoned R-1 Single Family Residential. This request has been submitted by M.D.S. Development Company and Poggemeyer Design Group on behalf of the Stark Metropolitan Housing Authority.

Replat and Dedication

Location: Part of Out Lot 285, a 2.13 acre parcel located on the north side of Oberlin Avenue, S.W., east of 17th Street, S.W. The request is to replat this parcel into 6 lots zoned R-1 Single Family Residential and to dedicate an extension of existing Oberlin Avenue, S.W. This request has been submitted by M.D.S. Development Company and Poggemeyer Design Group on behalf of the Stark Metropolitan Housing Authority.

4. Old Business

Rezoning Request

Location: Part of Out Lot 288, a 3.00 acre parcel located on the north side of Finefrock Road, S.W., west of 9th Street, S.W. The request is to rezone this parcel from R-1 Single Family Residential to I-1 Light Industrial. This rezoning application has been submitted by Joseph Newsome, who wishes to erect storage buildings on this parcel. This request was tabled by the Commission at its November meeting.

The Massillon Planning Commission met in regular session on November 8, 1995, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Fred Wilson, Chairman
Rev. David Dodson
Jeanette Holloway
James Johnson
Michael Loudiana
Wendell Edwards

Staff

Aane Aaby
Steve Hamit
Marilyn Frazier

The first item before the Commission was a rezoning request.

Rezoning Request

Location: Part of Out Lot 288, a 3.00 acre parcel located on the north side of Finefrock Road, S.W., west of 9th Street, S.W. The request is to rezone this parcel from R-1 Single Family Residential to I-1 Light Industrial. This rezoning application has been submitted by Joseph Newsome, who wishes to erect storage buildings on this parcel.

The request was presented by Aane Aaby. The property in question borders State Route 241 and is west of Ninth Street, S.W. Also in the immediate area is a Union Hall, Massillon Baptist Temple, and two residences. This would introduce industrial zoning into an area which has none. Joseph Newsome was present and briefly spoke on the proposal. His son spoke also. The building would consist of 250 storage units and be made of block and wood.

Mrs. Holloway expressed concern about the introduction of industrial zoning in a residential area. Mr. Newsome responded that he had no complaints from anyone in the neighborhood. James Johnson asked about the appearance of the building. Wendell Edwards moved to table the item until more information could be provided. James Johnson seconded, motion carried.

The next item was a dedication plat.

Dedication Plat - Keuper Boulevard, N.E., Extension

Location: An existing private road located at the north end of Amherst Shopping Center and running in an east-west direction between Amherst Park Shopping Center and existing Keuper Blvd., N.E. The request is to dedicate this existing private road as extension of Keuper Blvd., N.E.

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Massillon Planning Commission
November 8, 1995

The parcels of land being dedicated as public right-of-way are Part of Lot No. 159, Part of Lot No. 14814, Part of Out Lot 520, Part of Lot No. 13572, and Part of Lot No. 13574. This request has been submitted by the abutting property owners Chet and Mildred Keuper, Citizens National Bank, and GMS Management Company.

This request was considered by the Planning Commission at its September 13, 1995, meeting, at which a representative of the owners stated that the road would be brought up to City standards prior to submission of the dedication plat.

Aane Aaby presented this dedication request, assisted by Steve Hamit, who reported that the work has been completed. James Johnson moved for approval, seconded by Michael Loudiana, motion carried.

The next item before the Commission was a replat.

Replat - St. Andrews Golf Estates

Location: Lots No. 15026 - 15054, located on the east side of Cyprus Drive, S.E., north of Nave Road, S.E. This replat has been submitted to correct a discrepancy in the original plat for this development. The property owner is A.R. Lockhart and others.

Aane Aaby made this presentation. This replat is necessary to correct an error which has all of the lot sizes off. James Johnson moved for approval, seconded by Tom Wilson, motion carried.

Aane Aaby then requested the Commission to add an item to the Agenda concerning a waiver for sidewalks and curbs for homes being built at 17th and Oberlin, S.W. Rev. Dodson moved to add the item, seconded by James Johnson, motion carried.

Variance from City Subdivision Regulations

The Stark Metropolitan Housing Authority (SMHA) has submitted a preliminary sketch of a proposed subdivision to be located at the northeast intersection of Oberlin Avenue, S.W., and 17th Street, S.W. In addition, SMHA is requesting a waiver from the City's subdivision regulations regarding curbs and sidewalks. Representing SMHA at this meeting is Richard Friedl of Poggemeyer Design Group, the project engineer.

Preliminary plans call for the subdivision of this property into 5 or 6 single family residential lots. SMHA will be constructing 3-, 4-, and 5-bedroom homes on these parcels for sale to first time homebuyers. An informational meeting on this project was held in City Council Chambers on November 6.

continued page 3

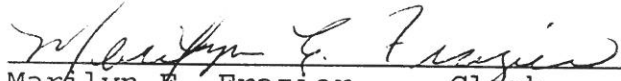
page 3
Massillon Planning Commission
November 8, 1995

Mr. Friedl explained that as part of this development, Oberlin Avenue will be extended to a cul-de-sac to provide access to all parcels. He is requesting a waiver from the sidewalk requirements to hold down project costs so that the housing units can remain affordable. He is requesting a waiver from the curb requirement in order to handle the proposed storm drainage. The only storm drainage in the area is to the south along new State Route 241. Oberlin Road will be improved to direct storm water to these existing drainage areas, and curbs would only impede the flow of this storm water. Upon Planning Commission approval of these variances, his company will proceed to complete the necessary plats for submission to the City.

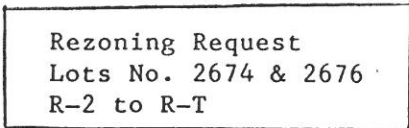
After discussion, Rev. Dodson moved for approval, seconded by Tom Wilson, motion carried.

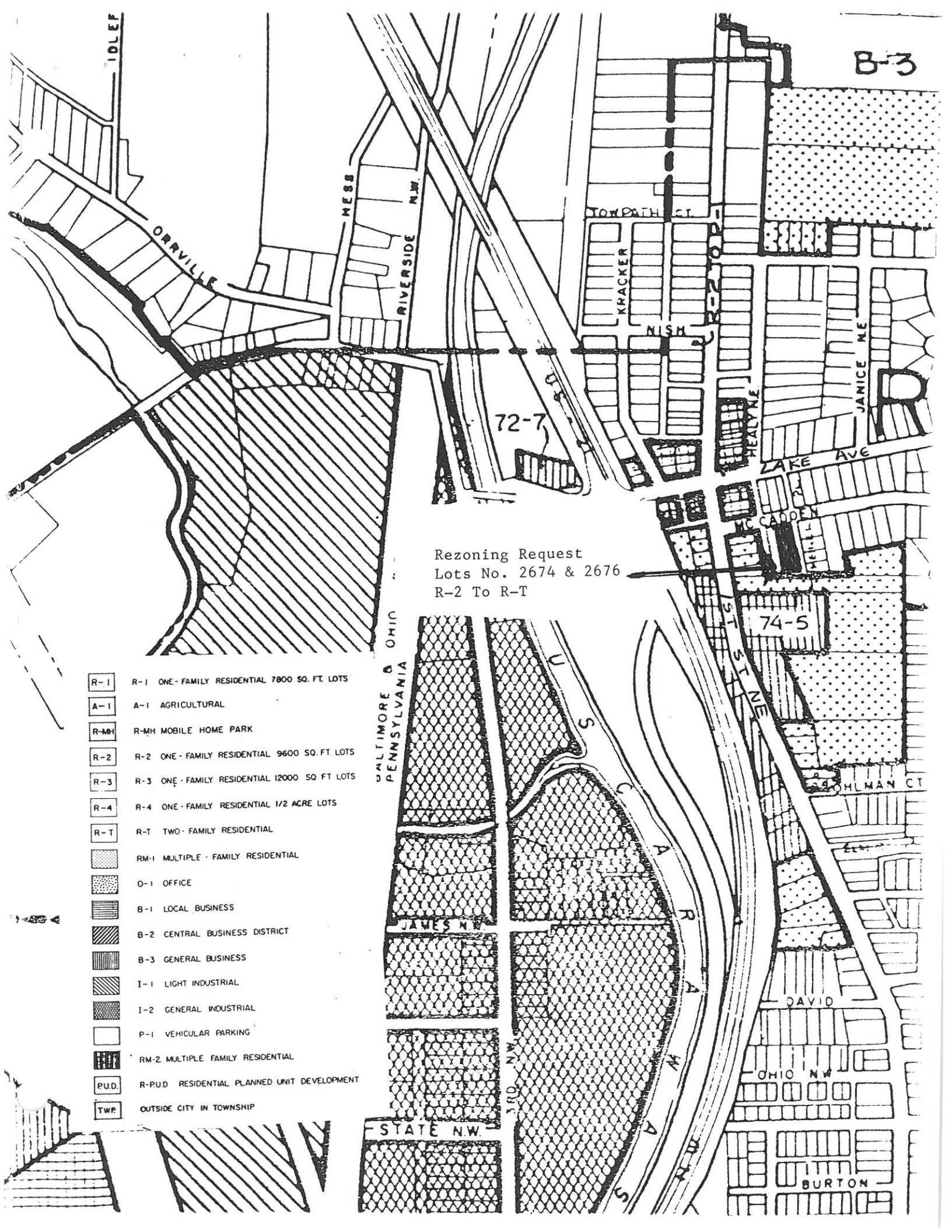
There being no further business, Michael Loudiana moved for adjournment, seconded by Jeanette Holloway.

Respectfully submitted,


Marilyn E. Frazier - Clerk

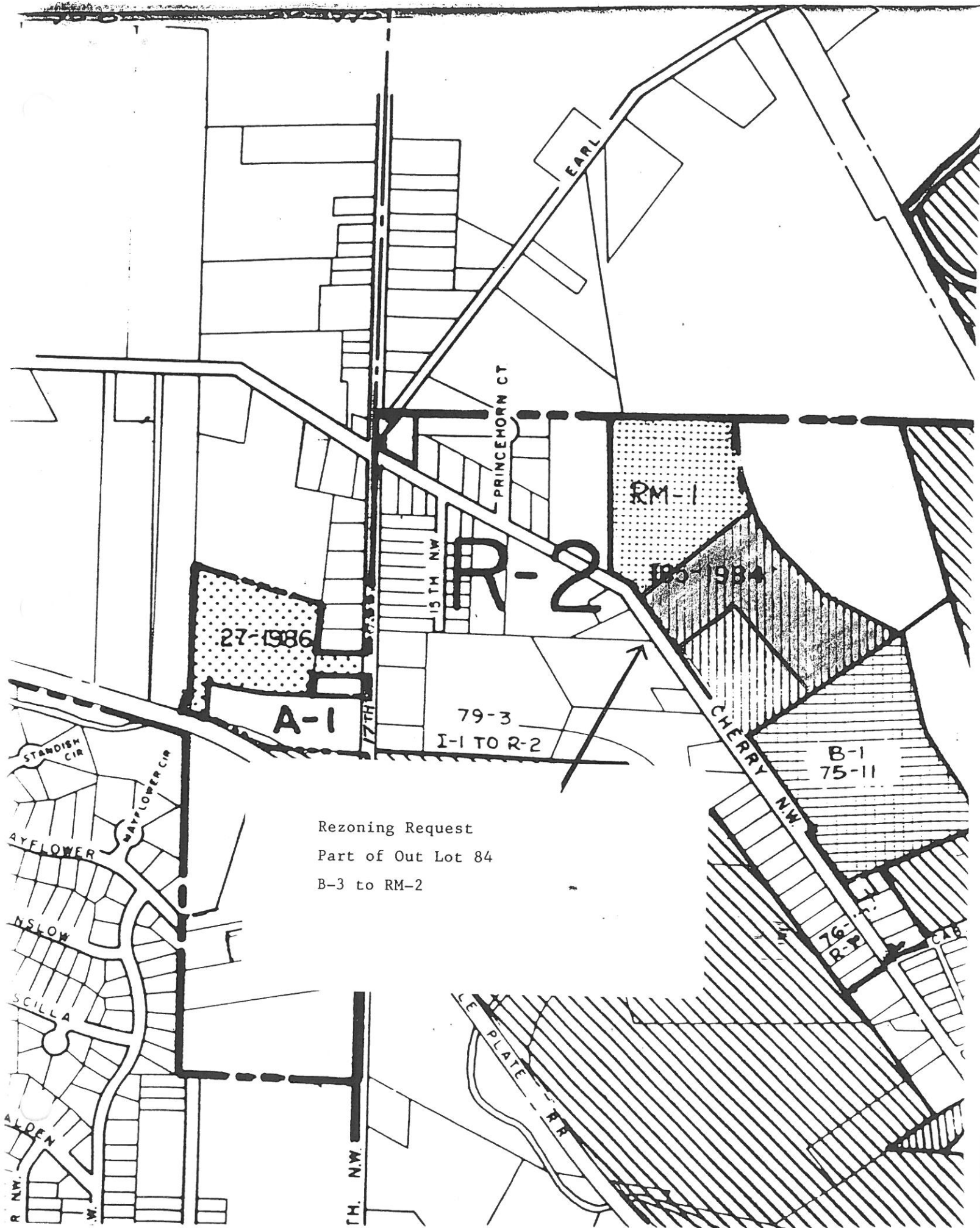
MEF/ky





Rezoning Request
 Lots No. 2674 & 2676
 R-2 To R-T

- R-1 ONE-FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- A-1 AGRICULTURAL
- R-MH MOBILE HOME PARK
- R-2 ONE-FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 ONE-FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-4 ONE-FAMILY RESIDENTIAL 1/2 ACRE LOTS
- R-T TWO-FAMILY RESIDENTIAL
- RM-1 MULTIPLE-FAMILY RESIDENTIAL
- O-1 OFFICE
- B-1 LOCAL BUSINESS
- B-2 CENTRAL BUSINESS DISTRICT
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE FAMILY RESIDENTIAL
- R-PUD RESIDENTIAL PLANNED UNIT DEVELOPMENT
- TWP. OUTSIDE CITY IN TOWNSHIP



Rezoning Request
Part of Out Lot 84
B-3 to RM-2

VOLUNTEERS OF AMERICA PROPERTY



NRC MASSILLON ELDERLY HOUSING

PROJECT STATEMENT

While the project defined by this proposal seeks to modify current zoning from B-3 to RM-2, the general character of the neighborhood will be retained largely by the use of NCR Massillon Elderly Housing since a 'residential use' will be developed. Effectively the character of surrounding areas existing as single or multi-family residential will be continued thus preserving the rights and welfare of adjoining property Owners.

As developed the proposed building will included sufficient 'socialization areas' for community access, thus expanding the use to permit additional neighborhood Elderly activities and functions, especially as may be related to the Knights of Columbus and the Volunteers of America property.

Effectively this building project proposed by National Church Residences seeks to develop a congruous blending with surrounding uses, without social or environmental impact to its neighbors and the City of Massillon. Changing the use will ensure continuation of a Residential Neighborhood.

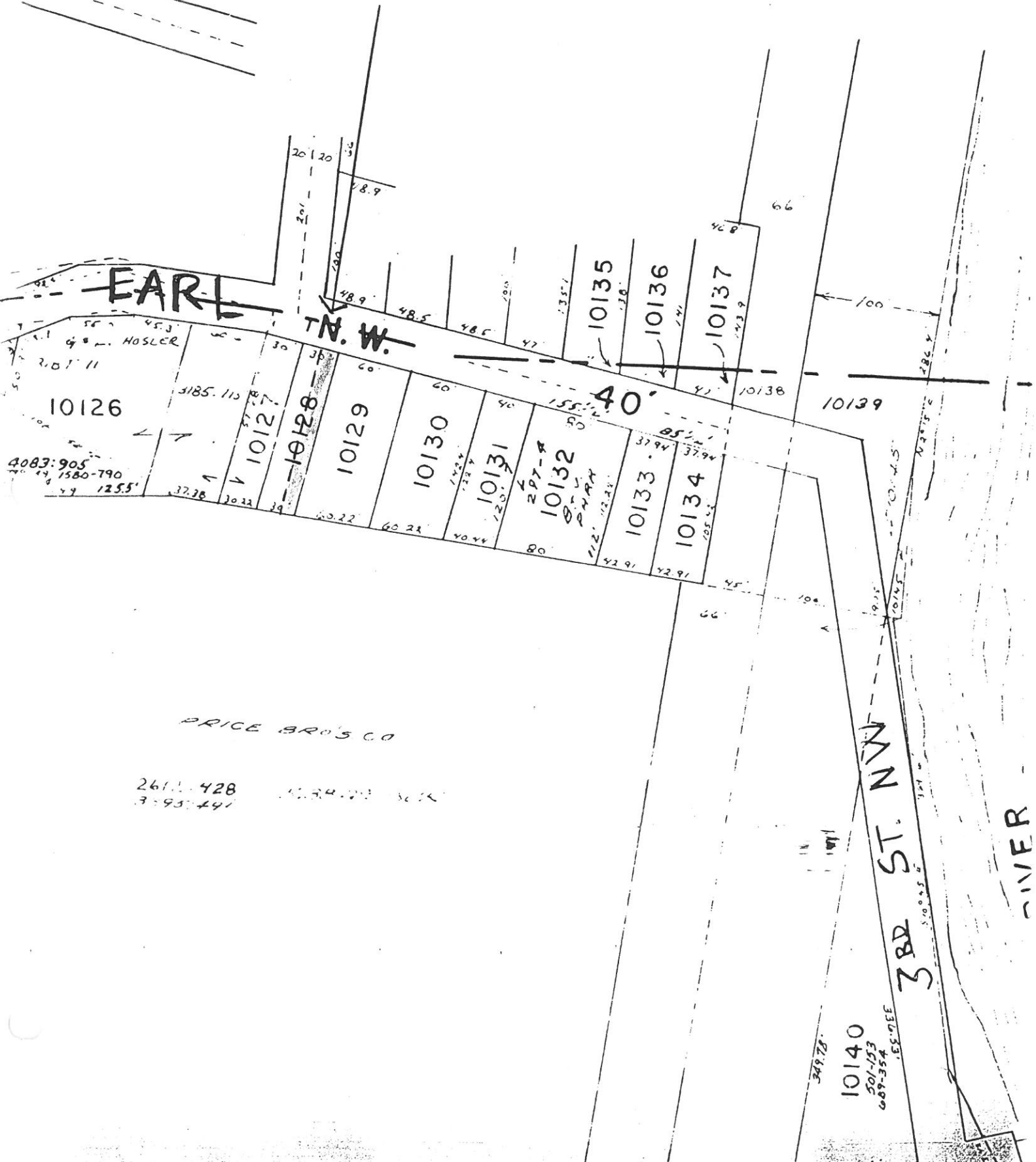
**BERARDI-
PLAISTED**



ARCHITECTS

Lot Split Request

Lot No. 10128

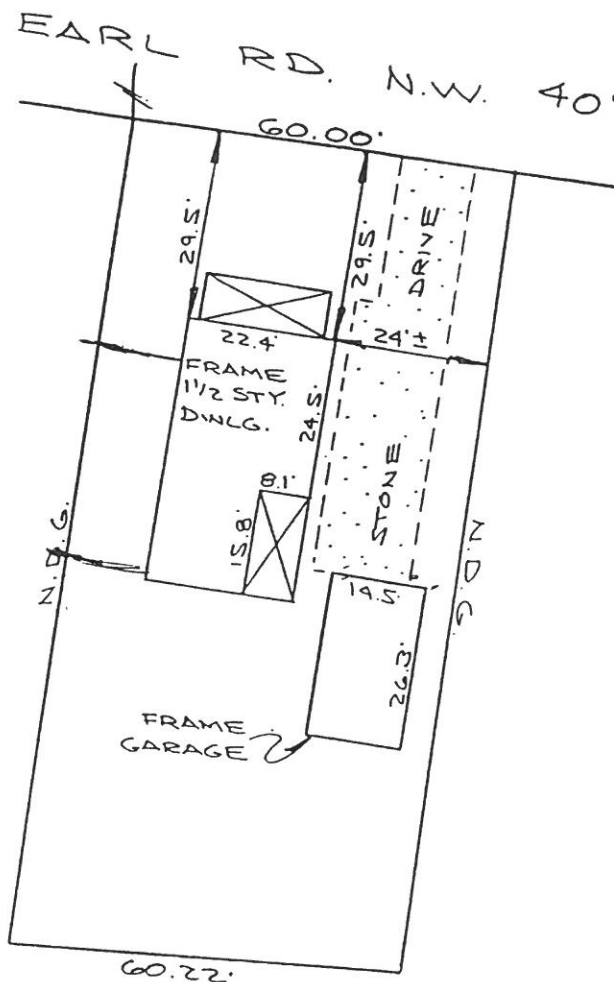


PRICE BRO'S CO

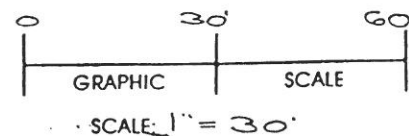
261-428
3-95-49

3RD ST. NW

RIVER



NOTE: I DECLARE SUBJECT PROPERTY
TO BE LOCATED WITHIN A ZONE "C",
WHICH IS NOT A FLOOD HAZARD AREA
PER FIRM MAPS 71518Z
390 517 0005C



Address 333 EARL RD. N.W.
State of Ohio County STARK
City/Village MASSILLON
Township
New Owner REFINANCE

Allotment
 Plat Book
 Title No.
 Date
 Present Owner

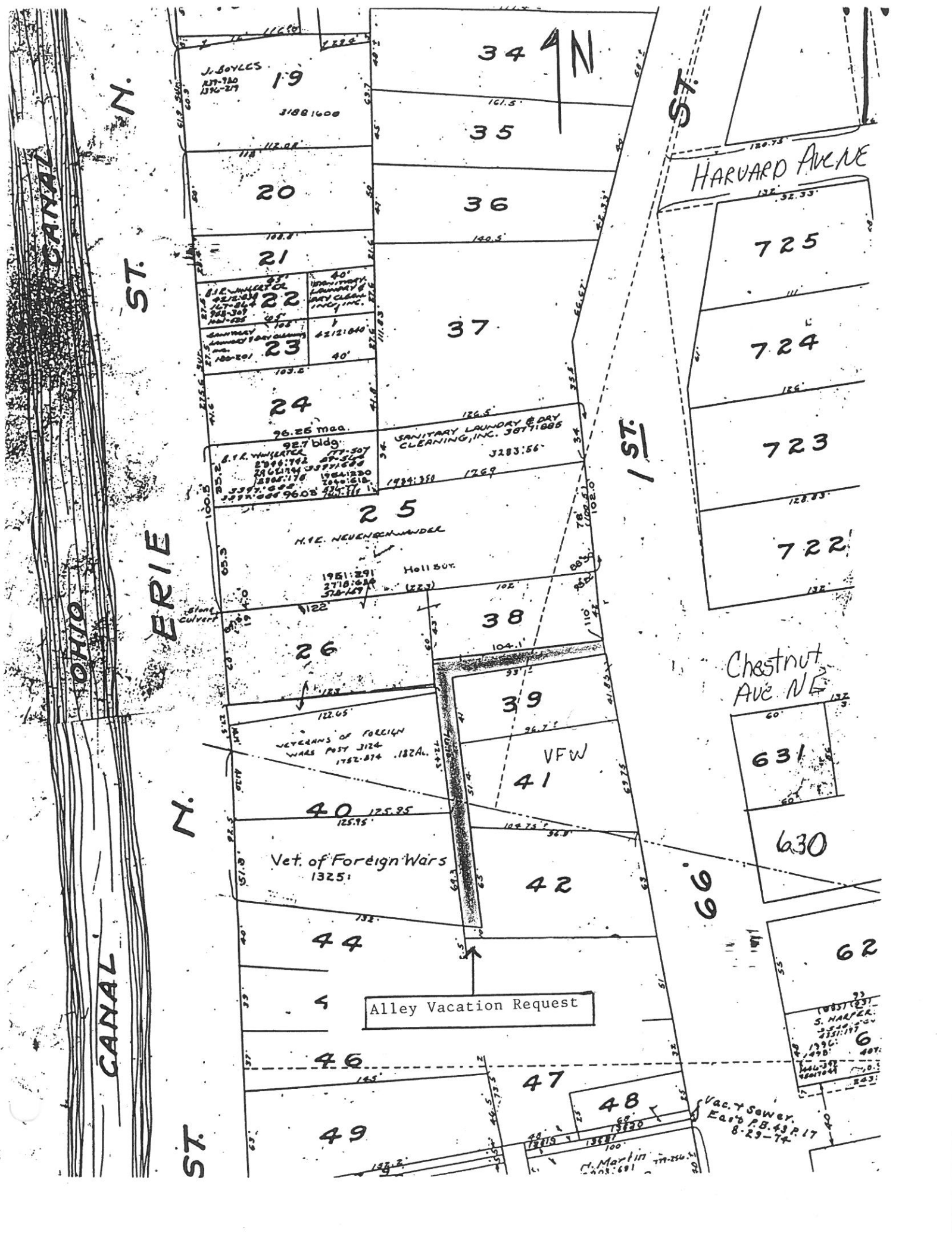
KASSILLON 2
 HK-9011
 JANUARY 31 1994
 ROBERT D. & REBECCA A.
 PETERS

Page

This is to certify to CITIZENS SAVINGS BANK and/or KK TITLE AGENCY OF STARK COUNTY INC.
that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and should not be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Robert F. Rogal — Reg. Surveyor No. 653



N.

ST.

ERIE

N.

ST.

CANAL

OHIO

34

N

19

J. BOYLES
137-780
1376-27

31881608

35

20

36

21

B.I.E. WILLYS
137-780
1376-27

22

23

37

24

76.25 Mca.

B.I.E. WILLYS
137-780
1376-27

SANITARY LAUNDRY & DRY
CLEANING, INC. 38771885

25

H.E. NEUENHARDT

1951:291
2718:680
318-167

Hall Bldg.
(223)

26

38

39

VFW
41

40

Vet. of Foreign Wars
13251

42

44

Alley Vacation Request

46

47

49

48

HARVARD AVENUE

725

724

723

722

Chestnut
Ave NE

631

630

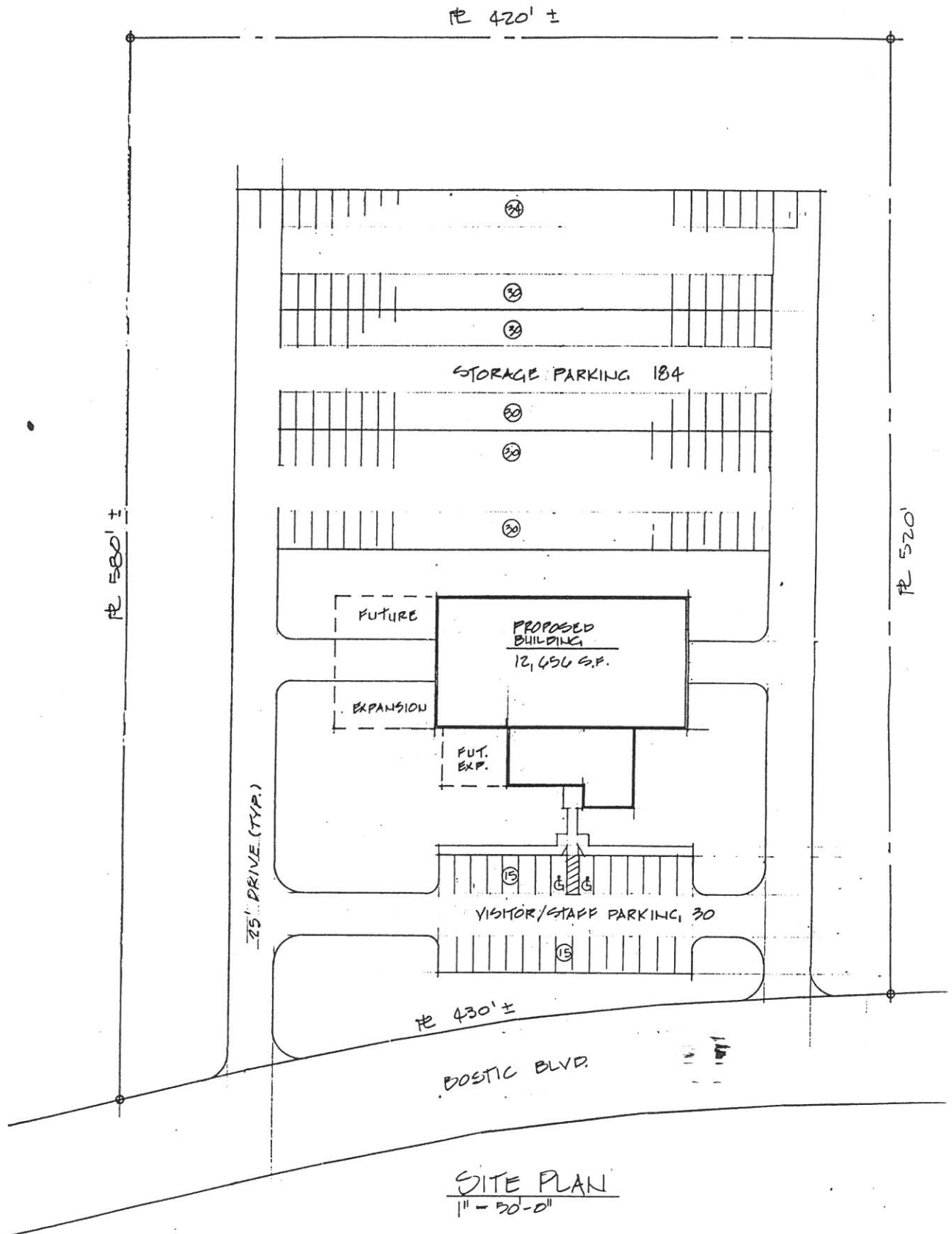
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S. HARPER
137-780
1376-27

6

Vac. & Sewer
East P.B. 43 P.17
8-29-74

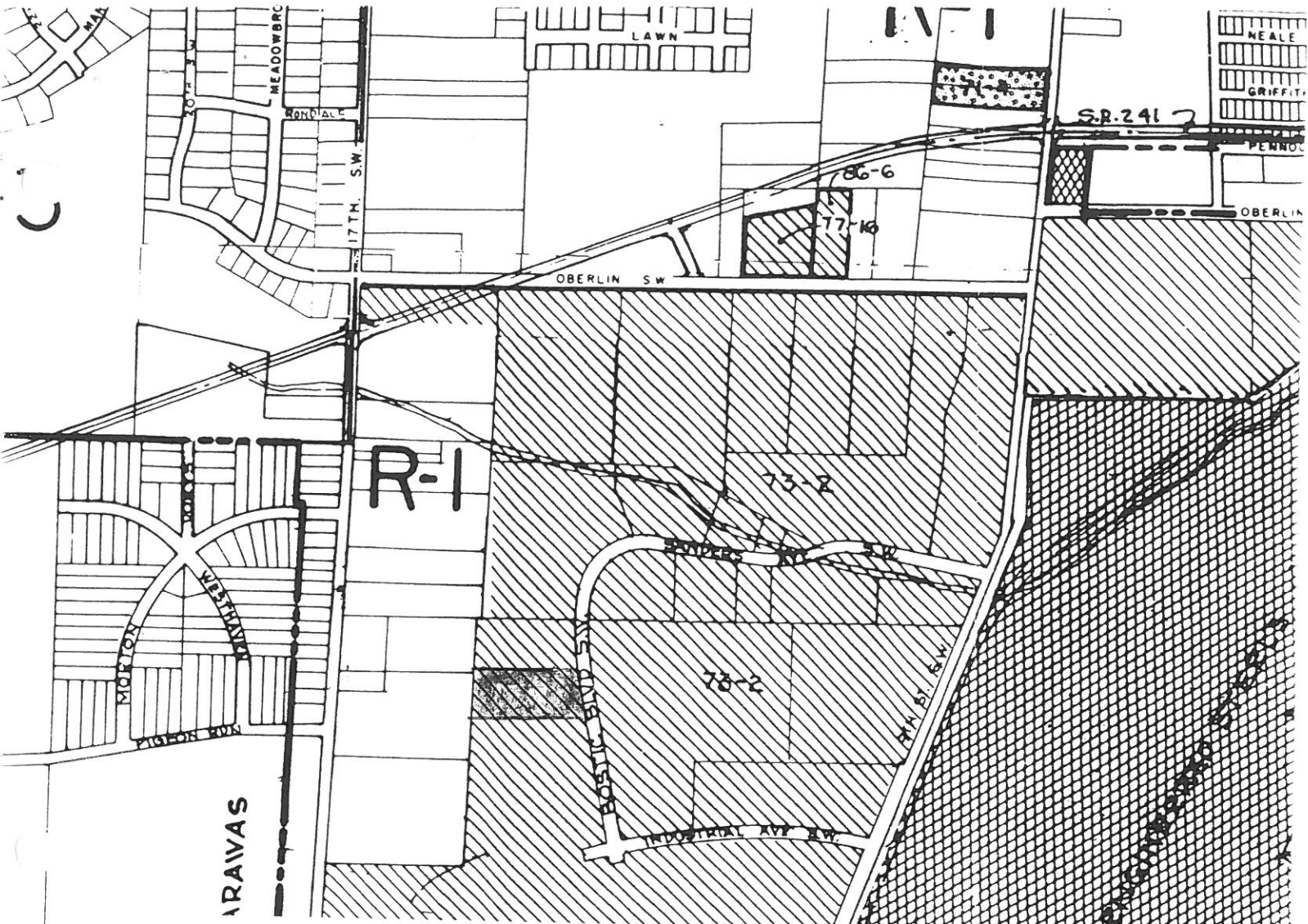
M. Martin
137-780
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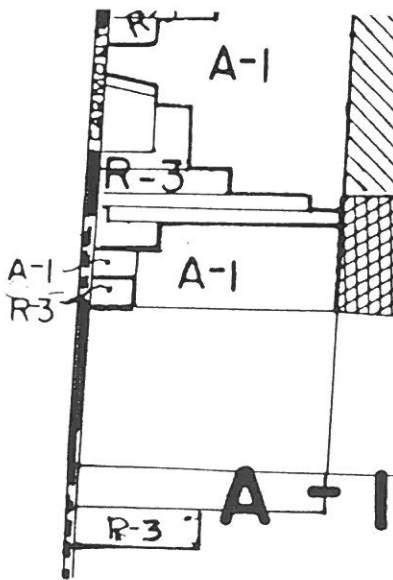
Request for Approval of Permitted land Use
Subject to Special Conditions in an I-1
Light Industrial District

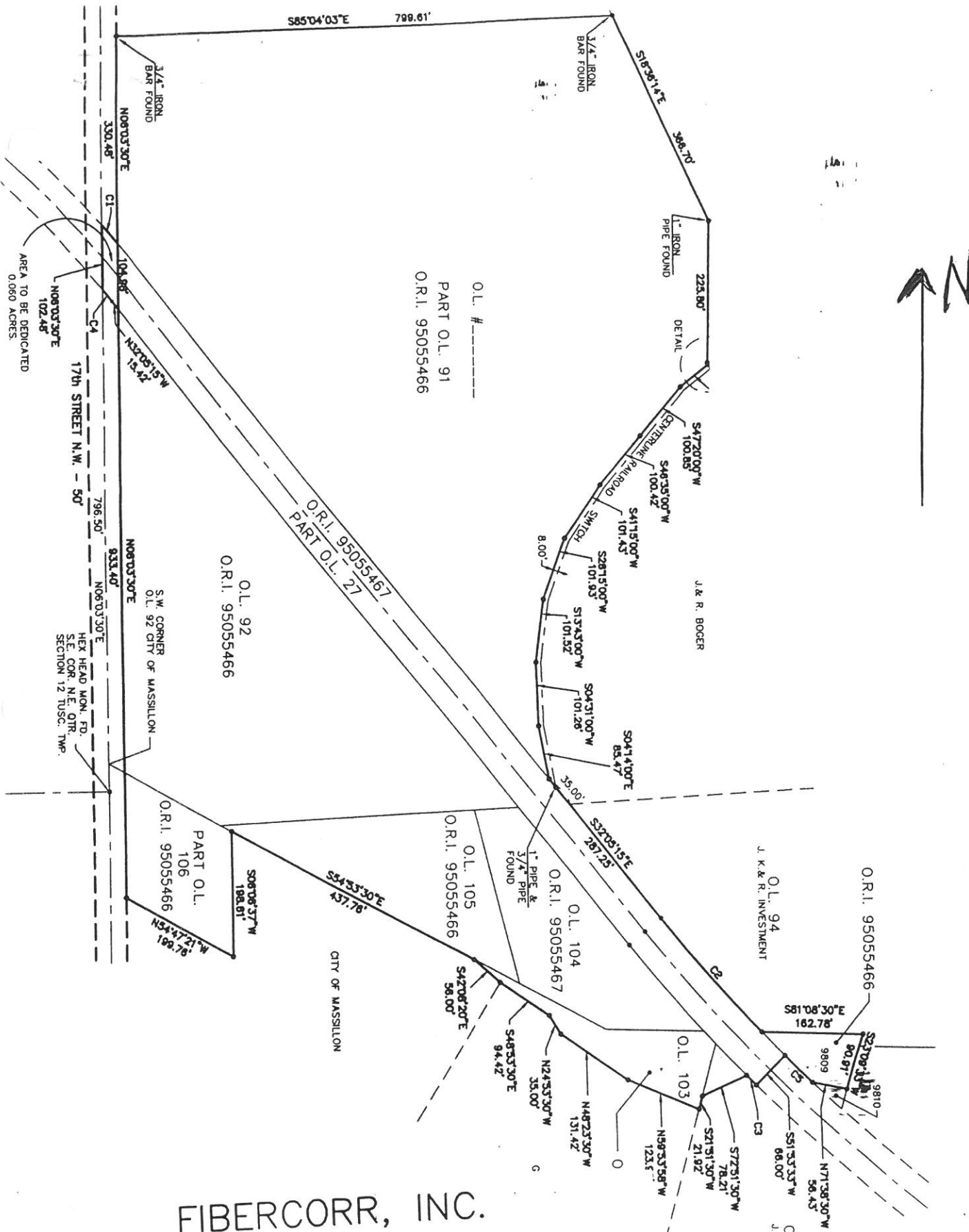
PROPOSED
RECONDITIONING
CENTER &
OFFICES
PROGRESSIVE
CHEVROLET

CK-1A



Request for Approval of Permitted Land
Use Subject to Special Conditions



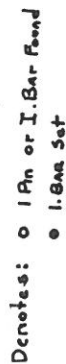
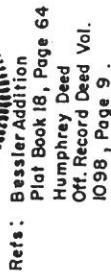


FIBERCORR, INC.

REPLAT AND DEDICATION
 LOCATED IN THE CITY OF MASSILLON,
 COUNTY OF STARK, STATE OF OHIO
 AND BEING ALL OF MASSILLON CITY LOT 9809
 AND ALL OF OUT LOTS 92, 103, 104 & 105
 AND PART OF OUT LOTS 27, 91, & 106



Area Site map
Fibercorr Replat



STARK COUNTY AUDITOR

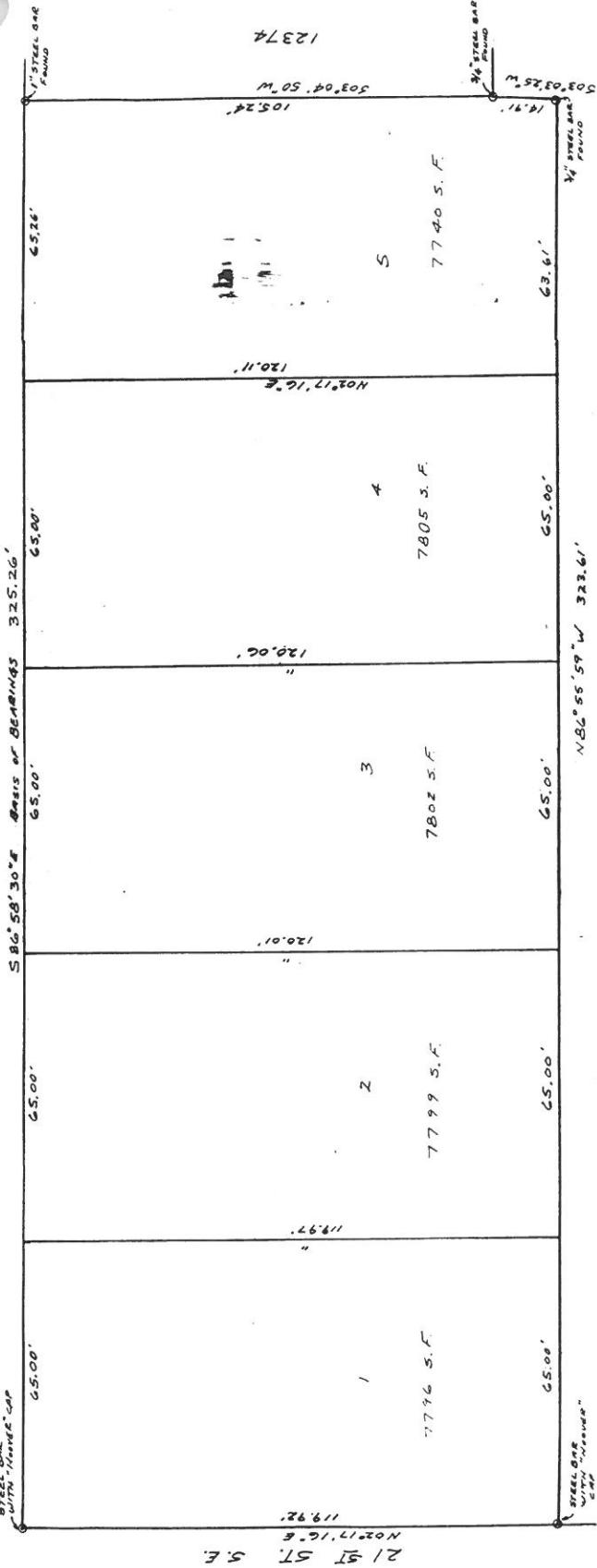
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DATE: Dec. 20, 1995

3113

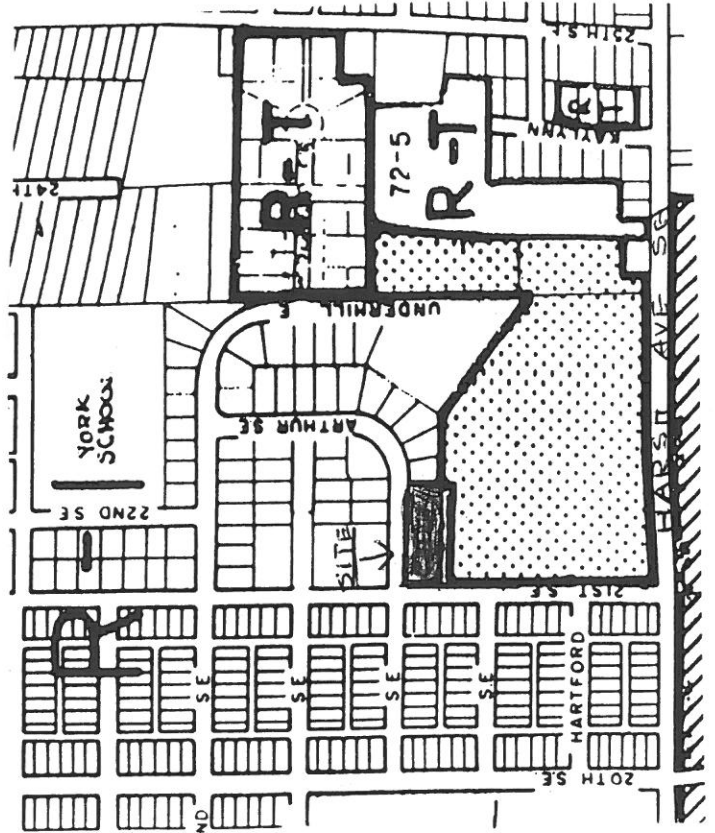
NO
AC

OAK ST.

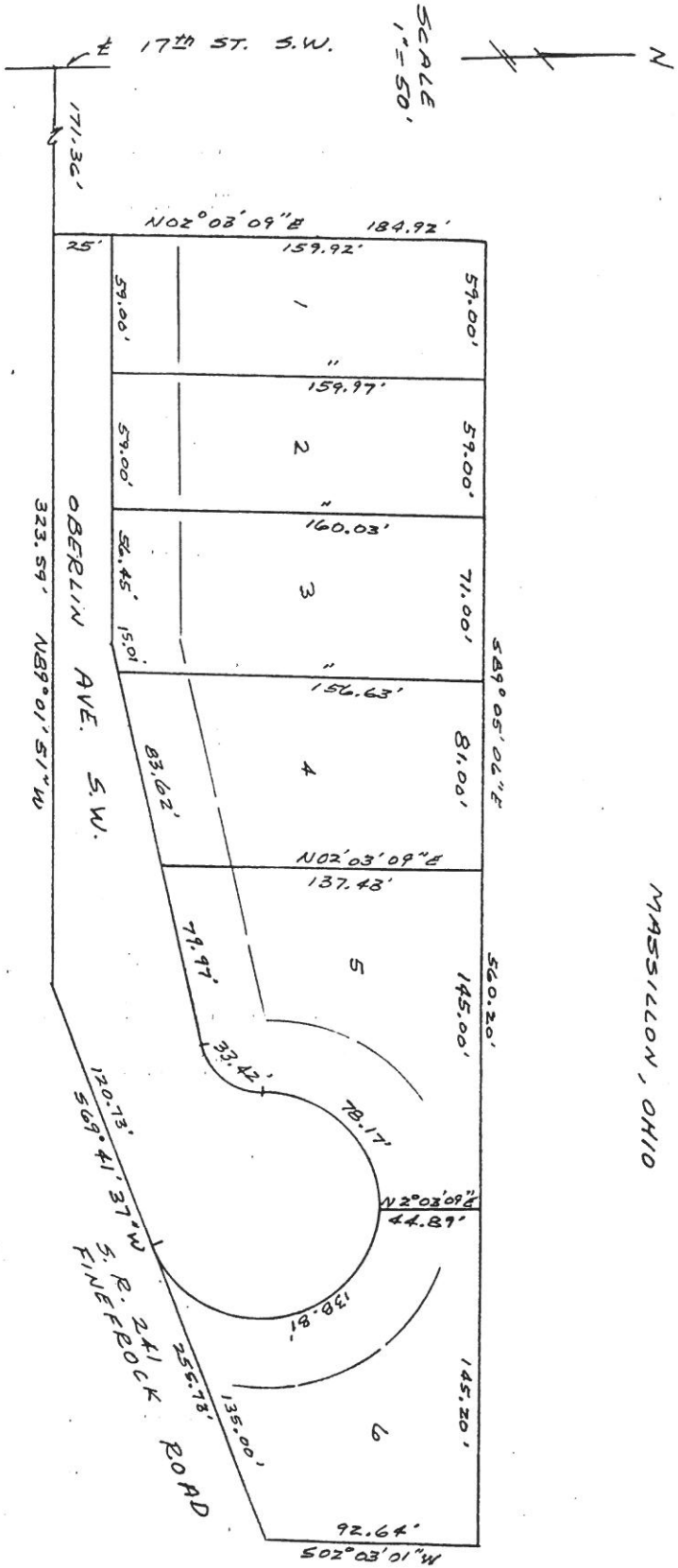


YORKVIEW ESTATES

Replat - Oak Avenue & 21st St, S.E.

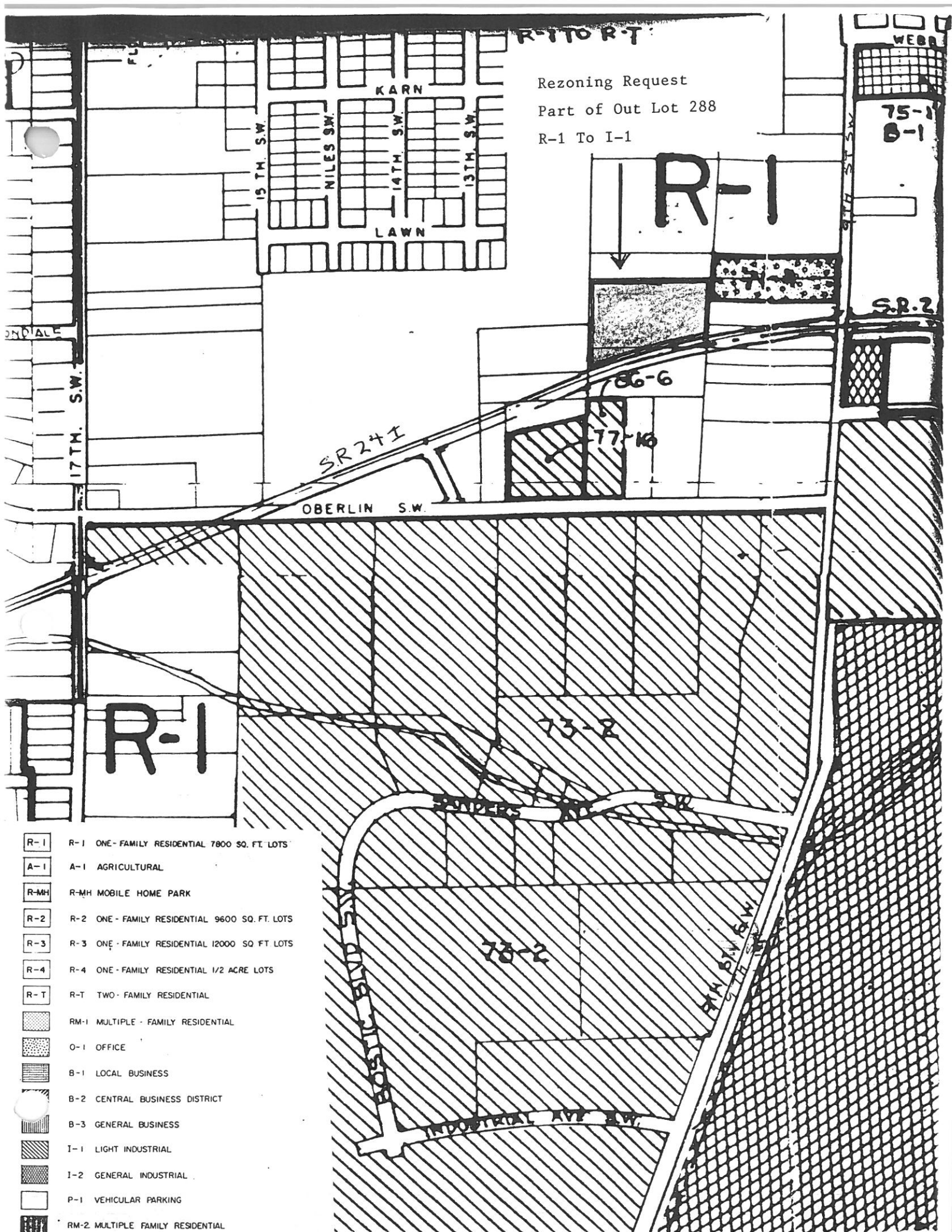


OBERLIN ESTATES
2.13 ACRES
MASSILLON, OHIO



R-T TO R-T

Rezoning Request
Part of Out Lot 288
R-1 To I-1



- R-1 ONE-FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- A-1 AGRICULTURAL
- R-MH R-MH MOBILE HOME PARK
- R-2 ONE-FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 ONE-FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-4 ONE-FAMILY RESIDENTIAL 1/2 ACRE LOTS
- R-T TWO-FAMILY RESIDENTIAL
- RM-1 MULTIPLE-FAMILY RESIDENTIAL
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- I-1 LIGHT INDUSTRIAL
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- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE-FAMILY RESIDENTIAL