

AGENDA
MASSILLON PLANNING COMMISSION
FEBRUARY 14, 1996 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 10, 1996.*
2. *Election of Officers for 1996*
3. *Petitions and Requests*

Replat - Part of Out Lot 498

Location: A 3.132 acre parcel of land located on the north side of Finefrock Boulevard, S.W., (new State Route 241), west of 17th Street, S.W. The request is to replat this property into two parcels, both zoned R-3 Single Family Residential. This request has been submitted by Donald and Ann Shetler.

Rezoning Request

Location: Forest-Erie Area Annexation, a 208.8139 acre area located south of Forest Avenue, S.E., and east of Erie Street South, formerly part of Perry Township. The request is to rezone this property from Perry Township zoning as follows:

Lots No. 15241 - 15394, and Out Lots 698, 699, and 711 to be zoned R-1 Single Family Residential.

Out Lots 701, 702, 703, 704, 705, and 706 to be zoned R-3 Single Family Residential.

Out Lots 707 and 708 to be zoned A-1 Agricultural.

Out Lots 709 and 710 to be zoned I-1 Light Industrial.

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 last month's meeting.

The Massillon Planning Commission met on January 10, 1996. The following were present:

Members

Chairman Fred Wilson
Rev. David Dodson
Jeanette Holloway
Wendell Edwards
Thomas Wilson

Staff

James Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the November 8, 1995, meeting. Wendell Edwards moved for approval, seconded by Jeanette Holloway, motion carried unanimously.

The next item on the Agenda was the election of officers. Jeanette Holloway moved that the election be tabled until next month since everyone wasn't present.

The next item under Petitions and Requests was a Rezoning Request.

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.

Aane Aaby presented the request. The property is on the south side of McCadden. The lots are vacant. One lot is 50 X 200 feet and the other is 50 X 215 feet. The neighborhood is a mixture of Single Family and Business. No plan was submitted. A representative of Constitution Realtors was present who explained that the lots are to be divided in order to provide two (2) 100 X 100 lots for two duplexes. Rev. Dodson asked about setback requirements and parking. He also asked about the petition. It has thirteen of the twenty-one property owners' signatures. Rev. Dodson moved for approval, seconded by Tom Wilson, motion carried.

The next item was a rezoning request.

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.

Aane Aaby presented this request. National Church Residences is a non-profit housing development who would like to develop a Section 202 Senior Citizen Project on this site. The petition contains over 50% of the signatures of the nine property owners in the area. George Berardi, the Architect, was present. He commented that they had held an informational meeting with area residents. The building will be brick with one bedroom units and on-site management. All units are independent living. Lori Southerland of NCR spoke briefly about the project also. Tom Wilson moved for approval, seconded by Jeanette Holloway, motion carried.

The next item was a Lot Split.

Lot Split

Location: Lot No. 10128, a 30-foot wide lot located on the south side of Earl Road, N.W., west of Third 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.

Aane Aaby presented this request. The lot is owned by Price Brothers. The owner of lot 10128 is building a garage but needs this property. After a brief discussion, Wendell Edwards moved for approval, Tom Wilson seconded, motion carried.

The next item was an Alley Vacation.

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 (VFW), Post #3124, 322 Erie Street North.

Aane Aaby presented this request. This alley is not used and part of it has been paved by the VFW because they thought it was their property. Tom Wilson moved for approval, seconded by Rev. David Dodson, motion carried.

The next item was a Request for Approval of Land Use Subject to Special Conditions.

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.

Aane Aaby presented this request also. He explained that due to the auto engine work involved, the Planning Commission must approve. Rev. Dodson moved for approval, seconded by Wendell Edwards, motion carried.

The next item was a Replat and Dedication.

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.

This property is on the east side of 17th Street. It is in the area of Lincoln Park. Cleaners Hangers Company sold to Fibercorr, Inc. The bank wishes to see all property replatted into one (1) lot. They also bought an abandoned right-of-way. Perry Stergios, Attorney for Fibercorr, Inc., was present and commented that this is needed for clarification of records. Jeanette Holloway moved for approval, seconded by Tom Wilson, motion carried.

The next item was a Replat.

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.

Aane Aaby made this presentation. This would allow homes to be built without being squeezed on the property. There hasn't been any objections from neighbors. Wendell Edwards moved for approval, Rev. Dodson seconded, motion carried.

The next item was also a Replat.

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 (SMHA).

Aane Aaby presented this request. This is owned by SMHA and will be developed and sold to families under SMHA's Home Ownership Program. Steve Smith was present on behalf of M.D.S. Development. Jeanette Holloway moved for approval, seconded by Tom Wilson, motion carried.

The next item was a Replat and Dedication.

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.

This request was presented by Aane Aaby. He commented that this had been before the Commission in November, but some changes were necessary. There are some concerns about drainage. Wendell Edwards moved for approval contingent on drainage issues being cleared with the City Engineer, seconded by Jeanette Holloway, motion carried.

The final item 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. This request was tabled by the Commission at its November meeting.

Aane Aaby made this presentation. After much discussion, the Commission voted to table the request until further information could be obtained.

There being no further business, the meeting adjourned at 9:30 PM.

Respectfully submitted,


Marilyn E. Frazier, Clerk

part D.L. 498
7.322 AC.

SAN SEVER MH

SAN SEVER MH

BEARING BASIS

CENTER LINE OF S.R. 241 FROM STATE
ROAD PLANS Sta. 100+30.75 to
Sta. 105+46.16
BEARING N 69°41'31" E

part D.L. 498
3.774 AC.

REPLAT
PART D.L. 498
for
D. SHETLER
3.132 acres total
part of
OUTLOT 498
MASSILLON CITY
STARK CO. OHIO

30' DRAINAGE EASEMENT

O/L#

1.631 AC.

O/L#

1.501 AC.

D.L. 497

OUTLOT LINE
S 01°56'52" W 446.08'

N 02°20'07" E
491.11'

22°49'

S 69°14'13" W 129.51'

S 73°05'53" W 149.63'

268.59'

NEW SR 241



PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEET
THIS _____ DAY OF _____, 199__

CHAIRMAN _____ SECRETARY _____
MASSILLON CITY ENGINEER
LOT NUMBERS _____ ASSIGNED BY MASSILLON CT

CITY ENGINEER

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED OWNER
DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME
ACT AND DEED, AND DO HEREBY REPEAT OUR LAND.

WITNESS

Gregory D. Fields
Gregory D. Fields

OWNERS

Donald A. Smith
Ann M. Smith

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONS
APPEARED THE ABOVE WHO ACKNOWLEDGED THAT HE (SHE OR THEY) DID SIGN
THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS (HER OR THEIR) FREE,
I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MASSILLON, OH

THIS 3rd DAY OF February, 1999

Richard K. Stephens
NOTARY PUBLIC
RICHARD K. STEPHENS

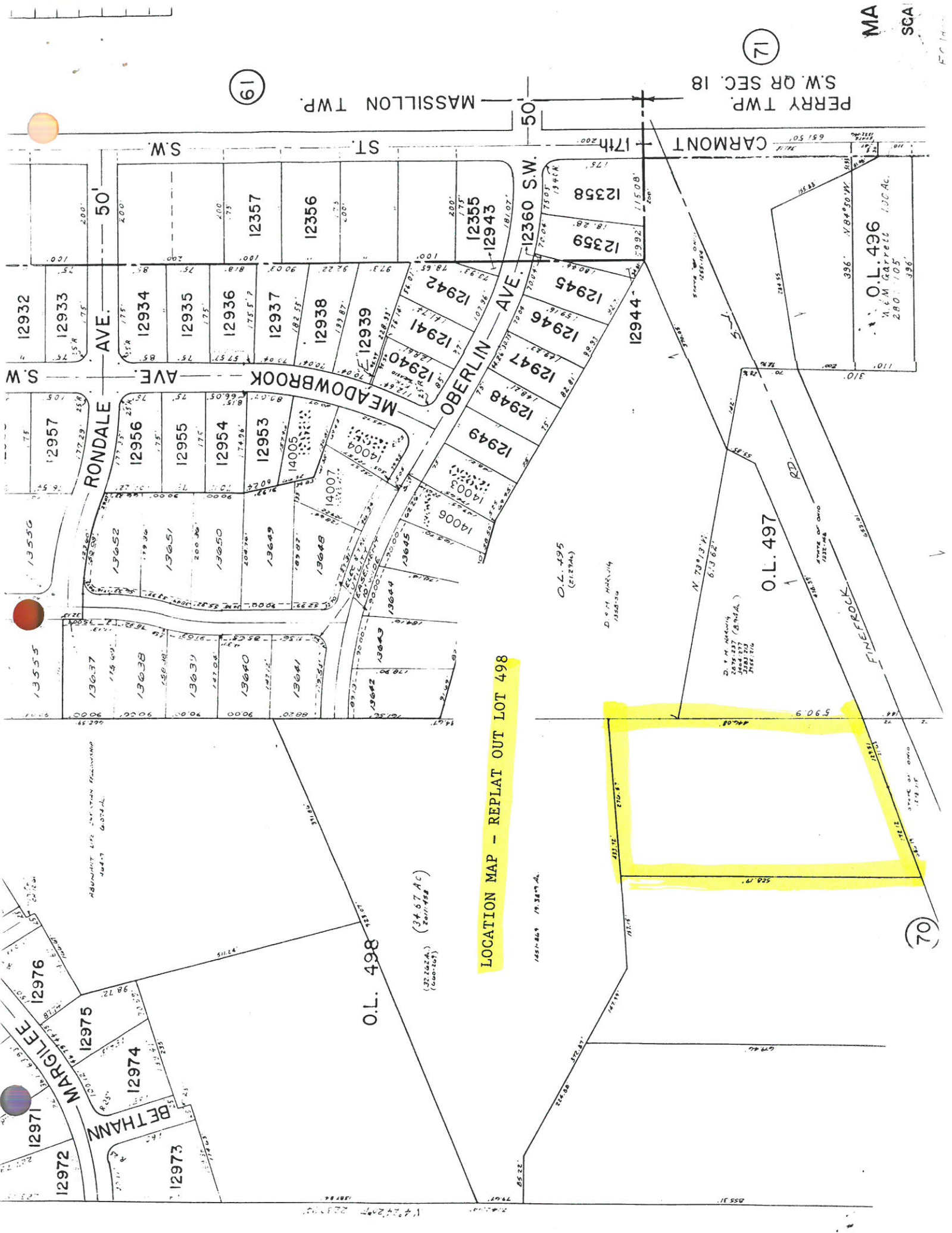
NOV. 4, 1999
MY COMMISSION EXPIRES

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____
RECORDED IN VOLUME _____, PAGE _____
THIS _____ DAY OF _____, 1996.

STARK COUNTY RECORDER

STARK COUNTY AUDITOR



LOCATION MAP - REPLAT OUT LOT 498

O.L. 498

(34.67 AC)
(2011-158)

(32.202 AC)
(2011-158)

O.L. 497

O.L. 496

(70)

(71)

(61)

MASSILLON TWP. S.W. OR SEC. 18

MA
SCA



R-T TO R-T

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

