

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

1. *Approval of the Minutes for the Commission Meeting of February 14, 1996.*

2. *Petitions and Requests*

Final Plat - St. Andrews Golf Estates No. 2

Location: A 24.255 acre parcel of land, Part of Out Lots 558, 559, and 561, located on the north side of Nave Road, S.E., west of Veterans Boulevard, S.E. The request is to plat this property into a total of 58 lots, zoned R-3 Single Family Residential. Also included in this plat is the dedication of the following as public streets: Augusta Circle, S.E., and the extension of existing Augusta Drive, S.E. The project developer is A.R. Lockhart.

Lot Split

Location: 1001 32nd Street, N.W., an 0.88 acre parcel, Part of Out Lot 202, located on the west side of 32nd Street, N.W., north of Lincoln Way, N.W. The request is to split this parcel into two separate lots. This request has been submitted by Kathleen and Robert Smith.

3. *Other Business*

The Massillon Planning Commission met in regular session on February 14, 1996, at 7:30 P.M., in the Mayor's Conference Room. The following were present:

MEMBERS

Fred Wilson, Chairman
Mayor Francis H. Cicchinelli, Jr.
Rev. David Dodson
Jeannette Holloway
Thomas Wilson
Moe Rickett

STAFF

Jim Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the January 10, 1996, meeting. Tom Wilson moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a replat.

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.

Aane Aaby presented the request. He explained that the owner wants to split this into two parcels, but since it has been subdivided prior, it must be replatted. Rev. Dodson moved for approval, seconded by Mr. Fred Wilson, motion carried.

The next item was a rezoning request..

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, as submitted on the Agenda, was 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.

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Massillon Planning Commission
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Rev. Dodson commented that he had talked to the Pastor of the Church in the area who had no objections. Mrs. Holloway voiced her objections to a mixture of residential zoning and industrial zoning. Mayor Cicchinelli commented that he agreed with Mrs. Holloway. He added that a boundary for industry should be maintained for the protection of residential areas. The Mayor added that he had been informed that Cherrie Turner, of Stark Metropolitan Housing Authority, had been contacted and had no objections.

This was due to the location of Single Family Homes planned for the area. Rev. Dodson moved to recommend denial, seconded by Jeannette Holloway, motion carried.

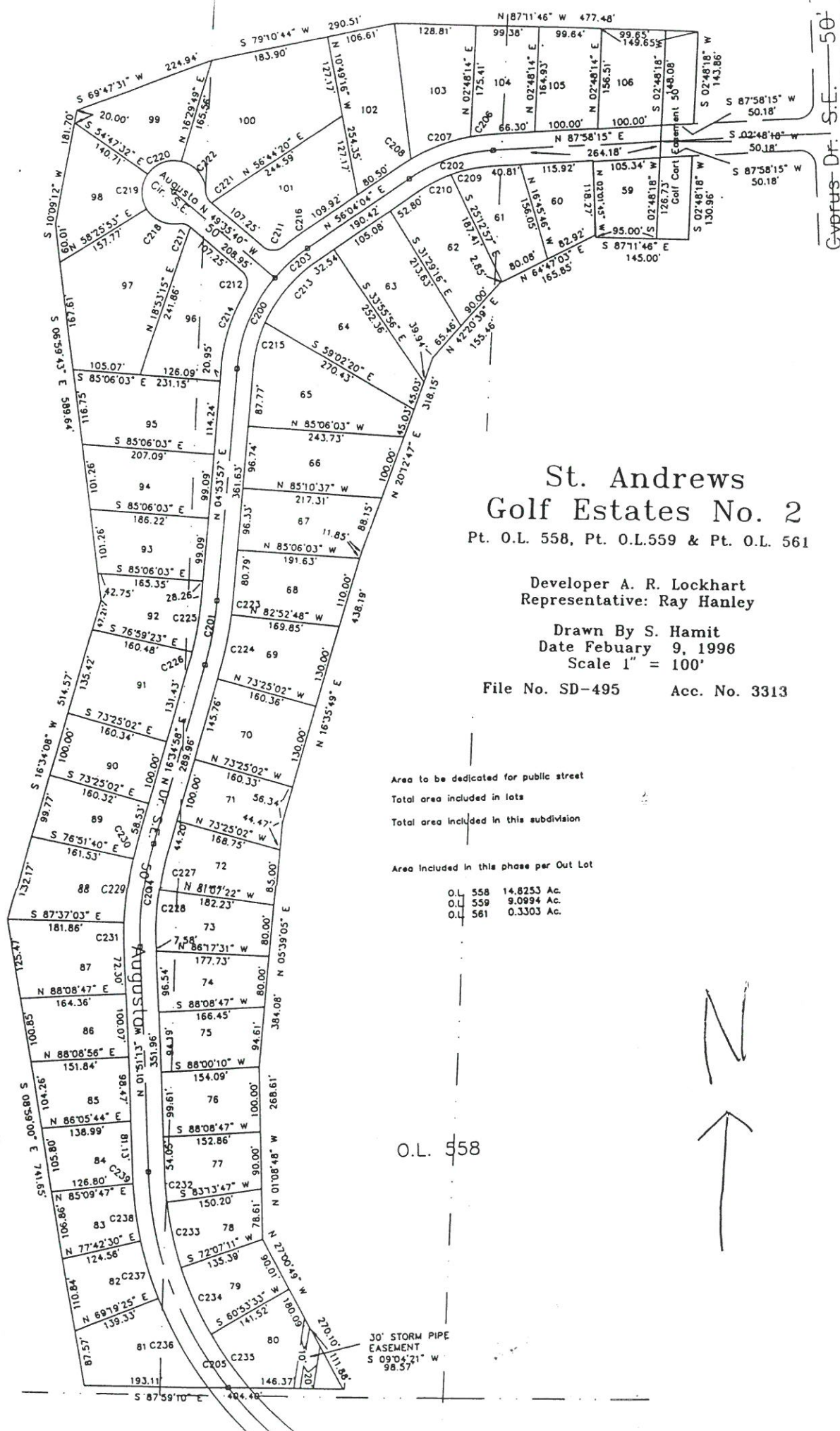
There being no further business, the meeting adjourned at 8:35 P.M.

Respectfully submitted,


Marilyn E. Frazier, Clerk

Approval:

MEF/ky



St. Andrews Golf Estates No. 2

Pt. O.L. 558, Pt. O.L.559 & Pt. O.L. 561

Developer A. R. Lockhart
Representative: Ray Hanley

Drawn By S. Hamit
Date February 9, 1996
Scale 1" = 100'

File No. SD-495 Acc. No. 3313

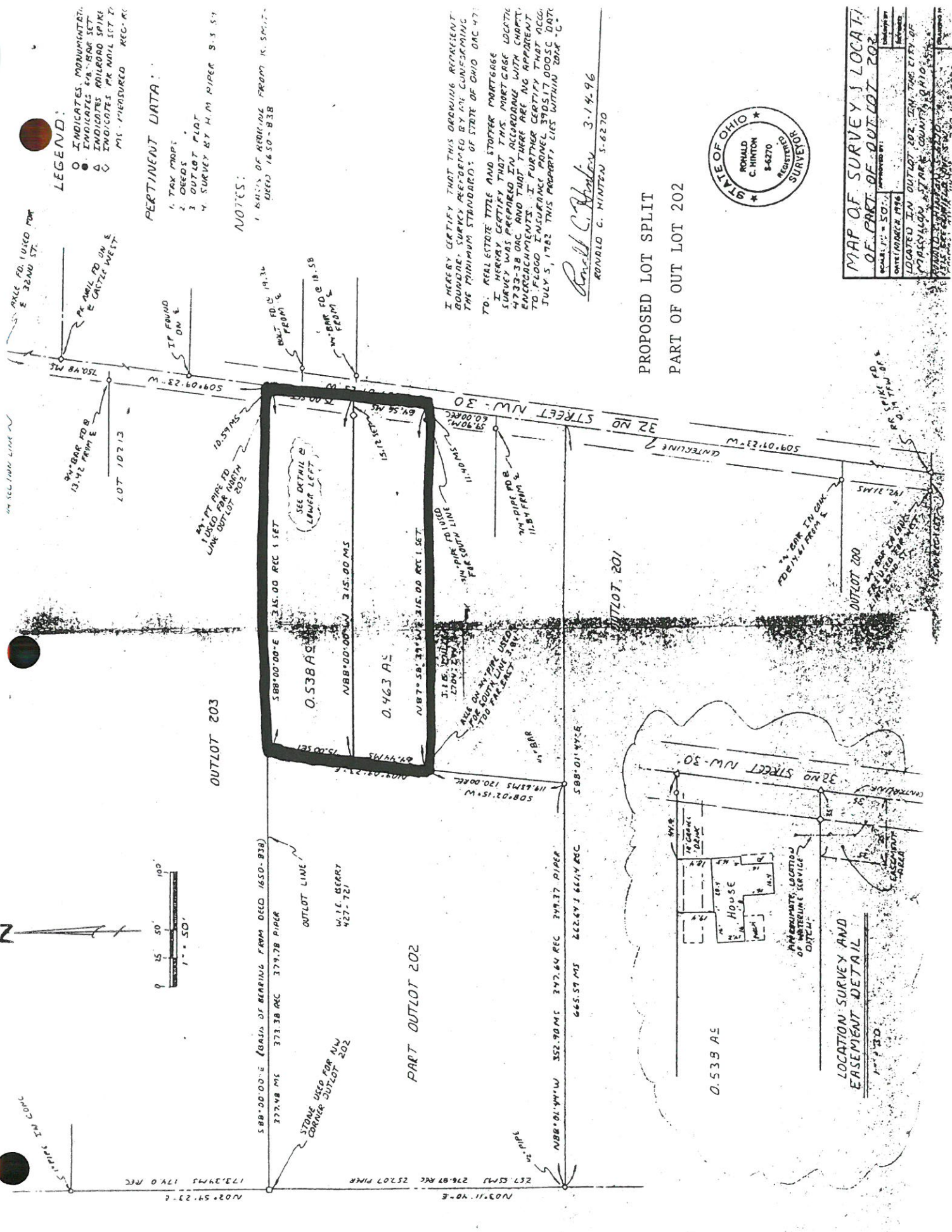
Area to be dedicated for public street
Total area included in lots
Total area included in this subdivision

Area Included in this phase per Out Lot

O.L. 558	14.8253 Ac.
O.L. 559	9.0994 Ac.
O.L. 561	0.3303 Ac.

O.L. 558

30' STORM PIPE
EASEMENT
S 09°04'21" W
98.57'



LEGEND:

- INDICATES MONUMENTAL
- INDICATES 4" BARS SET
- △ INDICATES RAILROAD SPIKE
- ▽ INDICATES 1/4" NAIL SET IN
- MC MEASURED REC-10

PERTINENT DATA:

1. TAX MAPS
2. DEEDS
3. OUTLOT PLAT
4. SURVEY BY H. M. ROPER 8-3-57

NOTES:

1. BASIS OF BEARING FROM K. SM. 12-1-58 DEED 1650-838

I HEREBY CERTIFY THAT THIS DRAWING REPRESENTS THE MINIMUM STANDARD OF CHD OAC 47 TO: REAL ESTATE TITLE AND STOTTER MORTGAGE

I HEREBY CERTIFY THAT THIS MORTGAGE DEED SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OAC AND THAT THERE ARE NO APPARENT ENCUMBRANCES. I FURTHER CERTIFY THAT ACCORDING TO FLOOD INSURANCE PANEL 370517 0005C DATED JULY 5, 1982 THIS PROPERTY LIES WITHIN ZONE "C".

Ronald C. Hinton
RONALD C. HINTON 3-14-96
S-6270

PROPOSED LOT SPLIT
PART OF OUT LOT 202



MAP OF SURVEY & LOCATION OF PART OF OUTLOT 202	
DATE: 10/28/96	PREPARED BY: [Signature]
LOCATED IN OUTLOT 202, 2ND TWP, 10TH R. OF [County], OHIO	
[Additional text and signatures]	