

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

1. *Approval of the Minutes for the Commission Meeting of June 12, 1996.*

2. *Petitions and Requests*

Rezoning Request

Location: 2102 Lincoln Way, N.W., Part of Out Lot 168, a 0.54 acre parcel of land located on the north side of Lincoln Way, N.W., between 19th Street, N.W., and Grosvenor Street, N.W. The request is to rezone this property from RM-1 Multiple Family Residential to B-1 Local Business. This request has been submitted by Attorney Thomas V. Ferrero on behalf of Joseph and Mary Cusma who have an agreement to purchase this property contingent upon rezoning. The purpose of this rezoning request is to permit the construction of a drive-through pharmacy on this property.

3. *Other Business*

The Massillon Planning Commission met in regular session of June 12, 1996. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Moe Rickett
James Johnson
Michael Loudiana
Thomas Wilson

STAFF

Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the May 8, 1996, meeting which were approved as submitted.

The next item was a rezoning request.

Rezoning Request

Location: Part of Out Lot 291, a 5.93 acre parcel of land located on the north side of Finefrock Boulevard, S.W., between 8th and 9th Streets, S.W. The request is to rezone this property from I-1 Light Industrial to RM-1 Multiple Family Residential. This request has been submitted by B.M.R. Development Corporation of Akron, who wishes to construct an apartment project consisting of 72 two-bedroom units on this property. The eastern end of this parcel along 8th Street, S.W., is not part of this rezoning request and would remain R-1 Single Family Residential. The developer is proposing to construct approximately 11 single-family homes on this portion of the site.

Aane Aaby presented the request. He commented that this parcel was before the Commission last year to be rezoned from Single Family to Industrial. The plan was to start an incubator for small businesses. A 180-foot area was left as Single Family to provide a buffer for the present residential area. The development did not materialize and B.M.R. now has an option on this land. The land is currently being utilized as ballfields. It is surrounded by a Church, the Italian-American Club, Bonk's properties, and Single Family homes. Approximately 50% of the property owners in the area have signed. They do plan on submitting an application for the Low Income Tax Credit Program. John Helline of B.M.R. Development was present. He commented that they had been looking for a site for a development such as this for quite a while. This site was brought to their attention and they felt it was a suitable one.

The rents would be affordable at \$400 per month. Jim Johnson asked about the type of construction. They would be frame and brick townhouses. Fred Wilson asked if they would have basements. No, but adequate storage would be provided. Mayor Cicchinelli expressed concern about rezoning the land prior to having concrete plans for the project since no studies have been conducted. Robert Elavsky who lives at 1351 Ninth Street, S.W., expressed concern about the number of units on the amount of space and whether Emerson School could handle the additional students.

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Massillon Planning Commission

June 12, 1996

The Mayor suggested the item be deferred until additional information be obtained. He also mentioned a letter from Glenn Gamber, Ward 5 Councilman. (letter attached)

Mr. Rickett moved that the request be tabled until next month to allow the developers the opportunity to provide additional information, including a market study, traffic flow information, information regarding impact on schools, and input from the residents in the area. Tom Wilson seconded, motion carried.

The next item was a replat.

Re-Plat: Star Junction Estates

Location: Part of Out Lot 398, a 0.6173 acre parcel of land located at the southeast side of the Stoner Avenue, N.E./Deerfield Lane, N.E./Timberline Circle, N.E. intersection. The request is to re-plat this parcel into two lots, both zoned R-3 Single Family Residential. The property owner is Ramsier & Company. The engineer is Poggemeyer Design Group.

Aane Aaby presented the request. Mayor Cicchenilli moved for approval, seconded by Jim Johnson, motion carried.

Other Business

Mayor Cicchinelli informed the Commission that due to recent annexations, the administration is looking into having a development plan of the West side conducted.

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

Respectfully submitted,


Marilyn E. Frazier, Clerk

Approval:

TO THE PLANNING COMMISSION:

(We), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested and in support of the Application, the following facts are shown: (Complete either 1 or 2)

1. The property is part of a recorded plat. The property sought to be rezoned is located at 2102 Lincoln Way West
between Nineteenth (N.W.) Street and Grosvenor
Drive on the north side of the street, and is known as
Lot(s) Number Part of O.L. 168 (.54 a) of City of Massillon, Ohio
(subdivision). It has a frontage of 102 feet and a depth of
167 feet.
2. The property is in acreage, and if not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also.)
3. The property sought to be rezoned is owned by: _____
NAME: Kenneth Chapman And Cynthia Chapman
ADDRESS: 2102 Lincoln Way West
CITY: Massillon, Ohio 44647
Joseph Cusma and Mary Cusma have an agreement to purchase
the property contingent upon rezoning.
4. It is desired and requested that the foregoing described property is
rezoned from R-2 Residential to
B-1 Business

5. It is proposed that the property will be put to the following use:
See attached letter

6. It is proposed that the following building(s) will be constructed:
See attached letter

7. Attach a statement here to indicate why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof. See attached
8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" = 20', if the parcel is under three (3) acres and 1" = 100' if the parcel is three (3) acres or more, showing the lot or parcel in question and all adjacent and abutting property lines, public right-of-ways, and existing zoning.

Signature of Applicant: Thomas V. Ferrero

Address: 46 Federal Ave.

City: Massillon

Phone Number: (330) 837-4678

9. Applicant's basis of representation (e.g., legal representative, owner, option to buy):

Legal representative, Thomas V. Ferrero

It is proposed that a drive-through pharmacy be constructed at said location. The pharmacy will allow persons to pick-up their prescriptions in an easy, convenient manner, without getting out of their cars. The pharmacy will not be a full service drug store. Applicant believes that rezoning this property from R-2 residential to B-1 will be beneficial to the public welfare, by providing them with a needed service. The drive-through pharmacy will not be a detriment to society nor will it be disruptive to the general public because the property is already surrounded by B-1 types of establishments. Rezoning the property will not detrimentally affect the aesthetics of the general area because other businesses are there. The rezoning of 2102 Lincoln Way West to B-1 would be helpful in the preservation and enjoyment of substantial property rights of the respective property owners.



June 17, 1996



MEDICAP PHARMACY MASSILLON, OHIO

Medicap Pharmacy is a **LOCALLY OWNED AND OPERATED** apothecary style community pharmacy. Not a full line drug store.

Approximately 95% of the store sales will come from prescriptions and the remaining 5% will come from everyday over-the-counter products.

Our recommended store hours are from 9 AM to 6 PM Monday through Friday and 9 AM to 5 PM on Saturday. Closed Sundays and holidays.

With the specialized product mix and professional hours of operation the neighborhood is not burdened with extra traffic during late evening hours. Traffic could be compared to a small clinic or possibly a beauty shop.

Our goal is to provide low cost prescriptions with services such as convenience of location, drive-up window, free home delivery and patient counseling.

Because of the professionally styled building and the aforementioned reasons we are most often welcomed into similar type neighborhoods as the one in Massillon, Ohio.

Respectfully submitted,

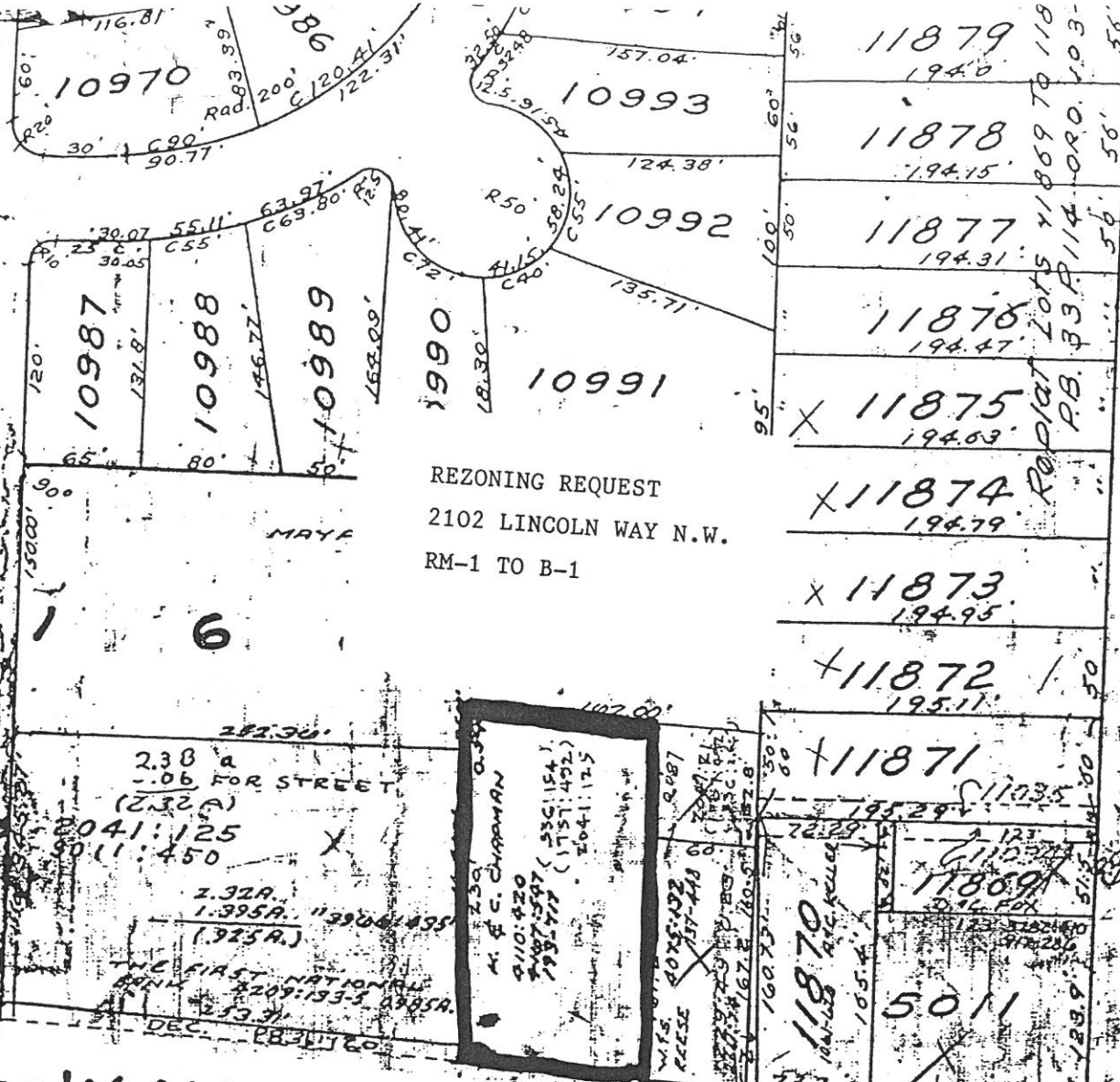
John Pittarelli
Manager
Store Development Services

REGENCY WEST 4 • 4700 WESTOWN PARKWAY, SUITE 300 • WEST DES MOINES, IOWA 50266-6730
PHONE (515) 224-8400 • FAX (515) 224-8415



We Have Another New Neighborhood To Call Home.

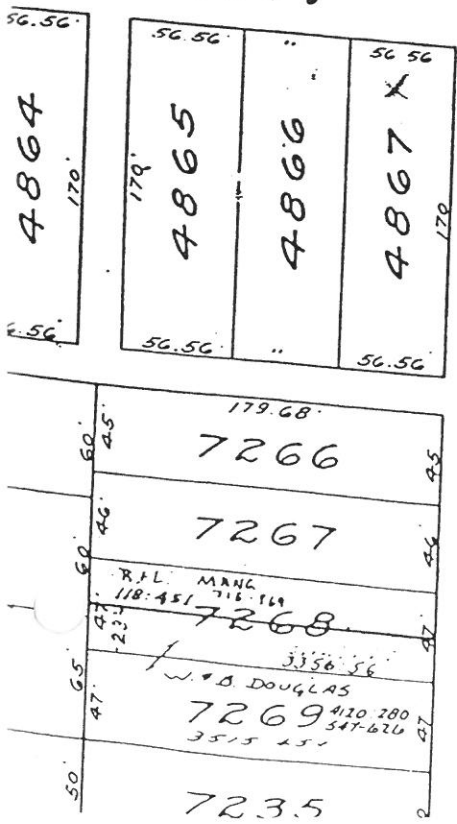
GROSVENOR N.W. DR.



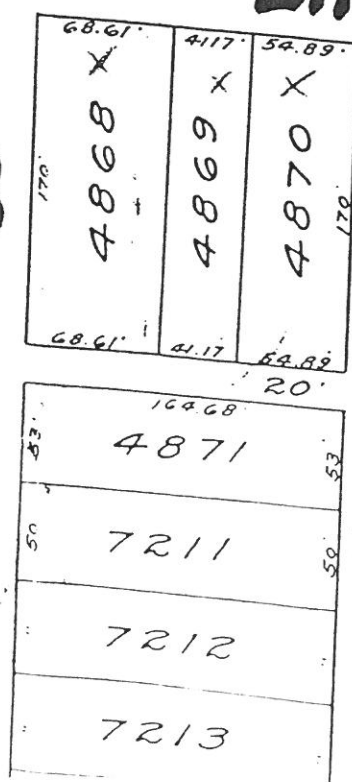
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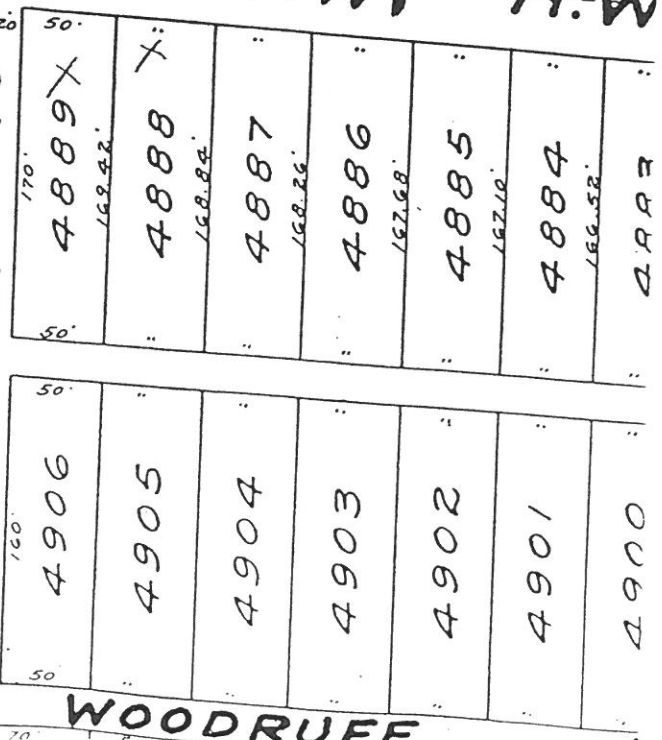
LINCOLN WAY N.W.



N.W. 50'



20TH ST. 40'



WOODRUFF

REZONING REQUEST
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