

AGENDA
MASSILLON PLANNING COMMISSION
OCTOBER 9, 1996 **4:00 P.M. ****
MASSILLON CITY COUNCIL CHAMBERS

***Note the Time Change*

1. *Approval of the Minutes for the Commission Meeting of September 11, 1996.*
2. *Petitions and Requests*

Rezoning

Location: Out Lots 580 and Part of Out Lots 579 and 581, a 60.57 acre parcel located on the west side of State Route 21, between U.S. 30 and Warmington Road, S.W. The request is to rezone this property from I-2 General Industrial to B-3 General Business. This request has been submitted by Michael Sapp of Hannan Realty, who wishes to develop this property into a retail shopping center.

3. *Other Business*

The Massillon Planning Commission met in regular session on September 11, 1996, at 4:00 P.M. in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Jeanette Holloway
Michael Loudiana
Thomas Wilson
Al Climer
Moe Rickett

STAFF

Jim Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the August 14, 1996, meeting. The minutes were approved as prepared.

The next item under Petitions and Requests was a Re-plat.

Location: Lots No. 1053, 14265, 14266, 14267, 2618 - 2624, 2652, 2653, 9729, and Part of Out Lot 80, located on the west side of Third Street, N.W., north of State Avenue, N.W. The request is to replat these parcels into four lots, zoned I-2 General Industrial. This request has been submitted by the Ohio Water Development Authority.

Aane Aaby presented the request. Consumer Ohio Water Company, along with Ohio Water Development, owns quite a bit of property in this area and will be conveying it to Ohio Water Development for financing purposes in order for them to construct a treatment plant. Jim Benekos added that this action will permit a less fragmented transaction by decreasing the number of lots. James Purtz, Division Manager, was present and added a few remarks. Michael Loudiana moved for approval, seconded by Al Climer, motion carried.

The next item on the Agenda was also a re-plat.

Location: Lot No. 12868 and Part of Out Lot 435, located at 1526 Merino Circle, N.E. The request is to rezone these two parcels into one lot zoned R-3 Single Family Residential. This request has been submitted by Cooper and Associates for P.R. Development Ltd.

Aane Aaby presented the request. This property is being purchased and the new owners wish to have it re-plotted into one lot. Mayor Cicchinelli moved for approval, seconded by Jeanette Holloway, motion carried.

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The next item was another re-plat.

Location: A 6.019 acre parcel, Part of Out Lot 84, located on the north side of Cherry Road, N.W., west of the K of C. The request is to replat this parcel into a separate parcel. This request has been submitted by Wallick Construction for the National Church Residences Senior Housing Project.

Aane Aaby presented the request. The re-zoning necessary for this project has been approved by Council and the project has been approved by Site Plan Review Committee. This re-plat is needed in order for the project to proceed. Moe Rickett moved for approval, seconded by Tom Wilson, motion carried.

Next, Mr. Aaby asked the Commission to consider adding another replat to the Agenda. Mayor Cicchinelli moved to add the item to the Agenda, seconded by Al Climer, motion carried.

The replat consists of Parts of Out Lots 31, 32, 34, and 35, and consists of a total of 3.189 acres. The area in question is located on the northeast corner of State Route 21 and Walnut Road, S.W. The replat has been submitted by Ecodyne, M.R.M., Inc. City Engineer, James Benekos, stated that the replat is needed to help clear up the legal description of this property. Mayor Cicchinelli then moved to approve the replat, seconded by Michael Loudiana, motion carried.

The final item under Other Business was a proposal to change the policy and fees associated with Street and Alley Vacations. City Engineer, James Benekos, discussed proposed changes to the City policies and procedures.

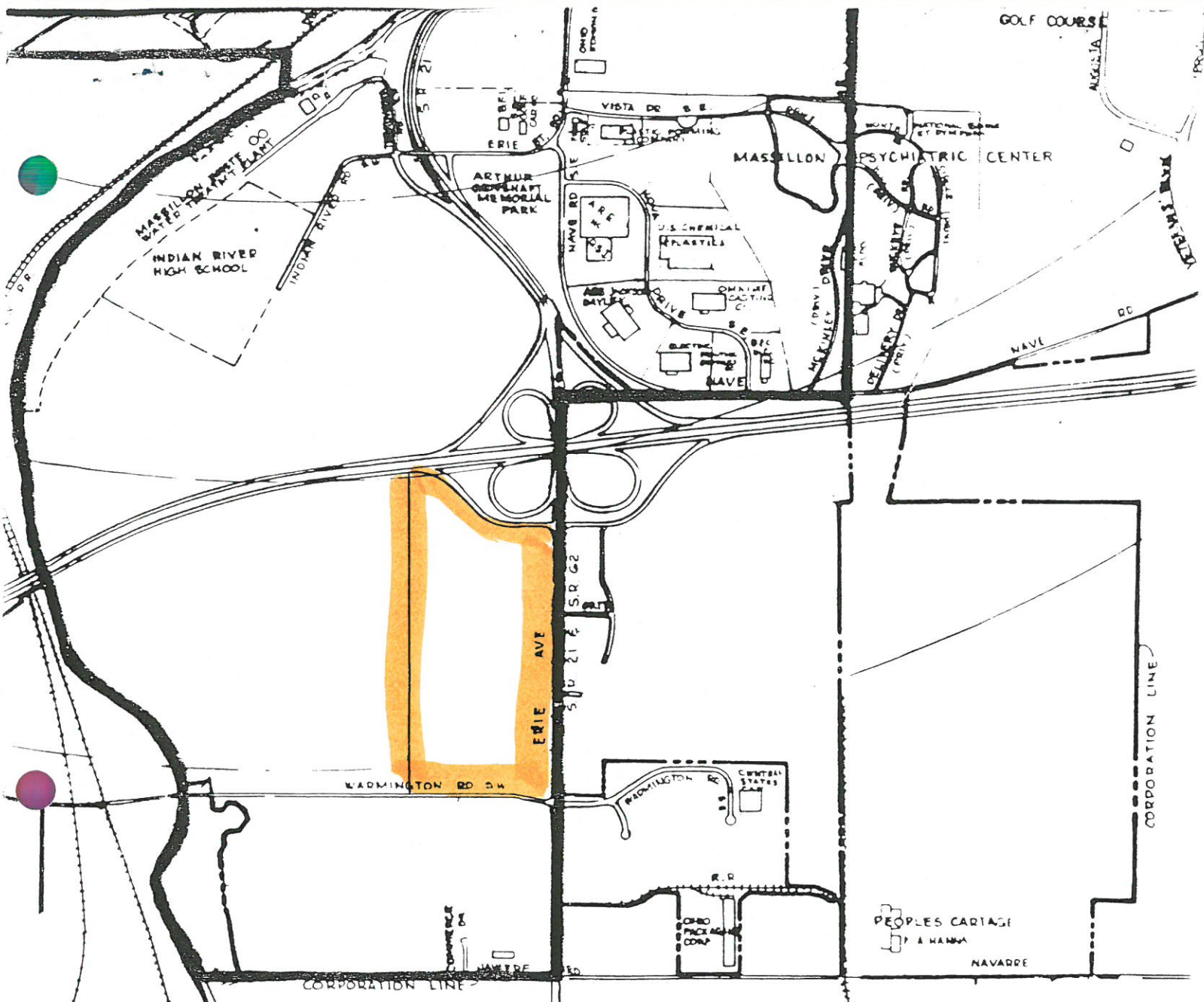
After a discussion by the members, the proposal was approved six (6) for and one (1) abstention (Jeanette Holloway).

There being no further business, the meeting adjourned at 4:30 P.M.

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

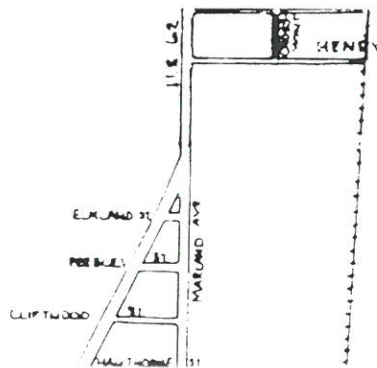
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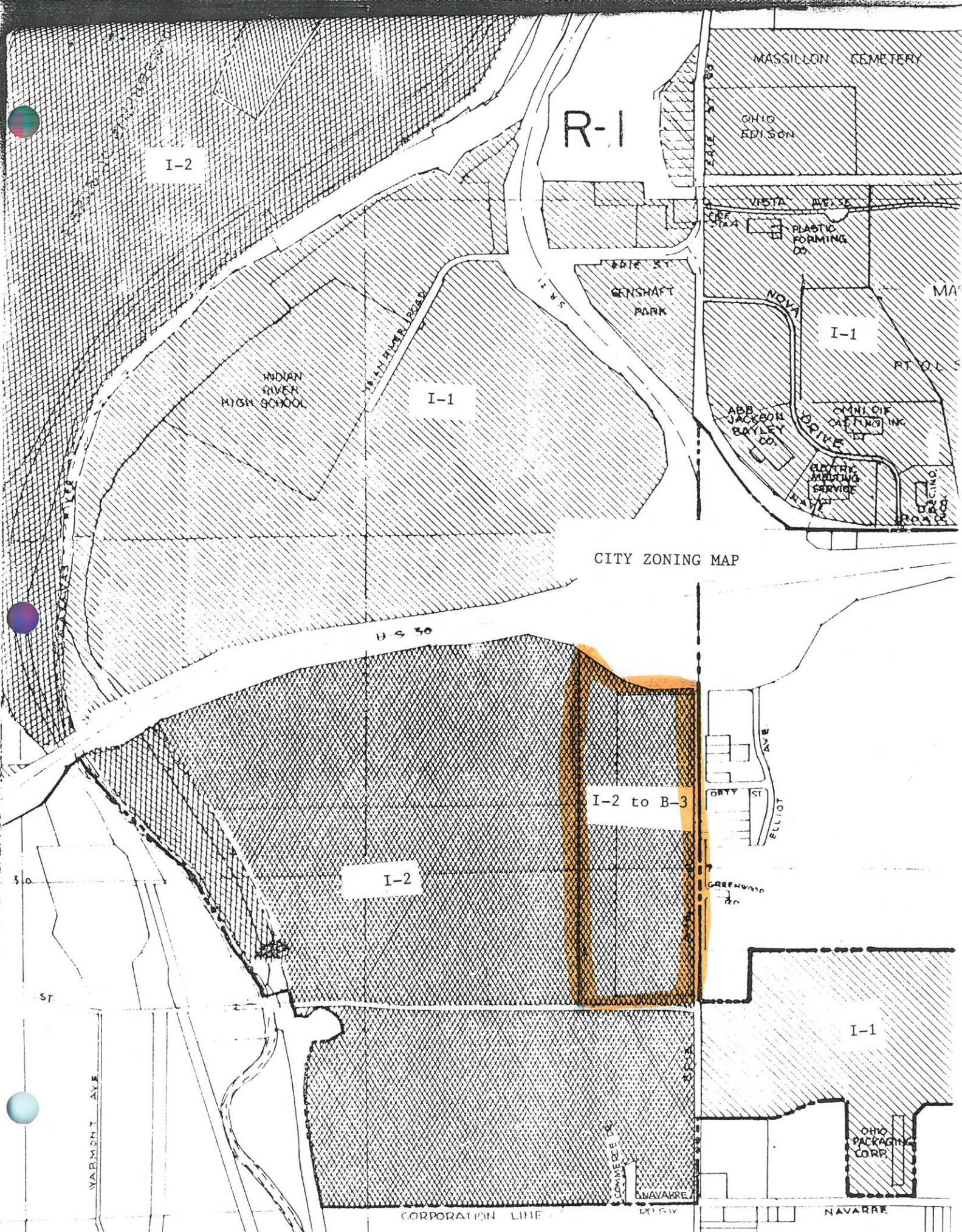


PROPOSED REZONING REQUEST

From: I-2 General Industrial

To: B-3 General Business





R-1

I-2

MASSILLON CEMETERY

OHIO EDISON

VISTA AVE SE

PLASTIC FORMING CO.

GENSHAFT PARK

I-1

INDIAN RIVER HIGH SCHOOL

I-1

ABB JACKSON BAYLEY CO.

CHIN OIL CASTING INC.

ELECTRIC MOUNTING SERVICE

CITY ZONING MAP

U.S. 30

I-2 to B-3

I-2

DRY ST

ELLIOT AVE

GREENWOOD

I-1

OHIO PACKAGING CORP.

NAVARRE

CORPORATION LINE

NAVARRA

VERMONT AVE