
A G E N D A
MASSILLON PLANNING COMMISSION
APRIL 9, 1997 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of March 12, 1997.*
2. *Petitions and Requests*

Rezoning Request

Location: Out Lot 524, a 4.98 acre vacant parcel of land located on the southeast corner of the intersection of 17th Street, S.W., and Finefrock Road, S.W. (State Route 241). The request is to rezone this property from R-1 Single Family Residential to I-1 Light Industrial. This request has been submitted by Timothy Martin, who proposes to purchase this property and construct a new shop building and warehouse for his company, Industrial Supply Depot, currently located at 13 Penn Avenue, S.E.

Final Plat - Lincoln Hills Allotment No. 5

Location: A 5.416 acre parcel of land, Part of Out Lots 178 and 182, and Part of Lot No. 14307, located on 28th Street, N.W., north of Lincoln Way, N.W. The request is to replat this property into a total of 14 lots, zoned R-2 Single Family Residential. The plat also includes the dedication of an extension to existing 28th Street, N.W. The replat has been prepared and submitted by Dennis Fulk on behalf E. Glick, the developer.

Replat

Lots No. 365-368, 14884-14888, and part of Lots No. 364 and 14711, located on the north side of South Avenue, S.E., between First Street, S.E., and Third Street, S.E. The request is to replat these this property into one lot. This replat has been prepared and submitted by Hammontree & Associates, Inc., on behalf of the property owner The St. George Greek Orthodox Church of Massillon, Ohio.

3. *Other Business*

Proposed Subdivision of Land - Preliminary Sketch Plan

Location: Lots No. 10331-10333, 12232-12234, located on the south side of Tremont Avenue, S.W., east of 24th Street, S.W. Dominic Palmer, the property owner, is seeking to replat these parcels into 3 separate lots, zoned R-3 Single Family Residential and has submitted a sketch plan proposal for Commission review and comment prior to preparation of the actual plat.

The Massillon Planning Commission met in regular session on March 12, 1997, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

*Mayor Francis H. Cicchinelli, Jr.
Safety Service Director, Al Climer
Chairman, Fred Wilson
Vice Chairman, Rev. David Dodson
Michael Loudiana
Thomas Wilson*

STAFF

*James Benekos
Aane Aaby
Marilyn Frazier*

The first item of business was the minutes of the February 12, 1997, meeting. Michael Loudiana moved for approval, seconded by Rev. David Dodson, motion carried unanimously.

The next item of business was a rezoning request.

REZONING REQUEST

Location: Out Lot 461, a 37 acre parcel of land located on the south side of Harsh Avenue, S.E., between 21st Street, S.E., and Kaylynn Street, S.E. The request is to rezone this property from I-1 Light Industrial to A-1 Agricultural. This request has been submitted by Gary Holderbaum, the property owner, who wishes to construct a single family house and barn on this property and also grow Christmas trees.

Mr. Aaby presented this request. He stated that the lot is 37 acres. Access would be from Harsh Avenue. I-1 Light Industrial Zoning doesn't permit the construction of a Single Family house. Since Mr. Holderbaum wishes to grow Christmas trees, the best zoning classification would be Agricultural.

Most of the owner occupants have signed the petition. Some are out of town owners. Dale Walterhouse, who was present, said he had walked the neighborhood and found no opposition. Mr. Holderbaum also commented that he found no opposition. Mayor Cicchinelli then moved for approval, seconded by Michael Loudiana, motion carried unanimously.

The next item before the Commission was a Replat and Dedication Plat.

REPLAT AND DEDICATION PLAT

Replat of Out Lot 407, Part of Out Lot 268, and Part of Lots No. 10346, 10348, and 10349, located on the southwest corner of Tremont Avenue, S.W., and 17th Street, S.W. The request also includes the dedication of a portion of Tremont Avenue, S.W., and a portion of 17th S.W. The replat has been prepared and submitted by the John David Jones Corporation on behalf of property owners Alys M. Kinney, David & Teri Barkman, and Larry & Lindie Otto.

page 2

Massillon Planning Commission - March 12, 1997

Mr. Aaby presented this request. The request involves four parcels. Mrs. Kinney wishes to sell a portion of her property to David & Teri Barkman and also a portion to Larry & Lindie Otto. Mr. Benekos has been working with these property owners and feels this replat and dedication is in the best interest of all involved. Mr. Climer moved to approve this request, Rev. Dodson seconded, motion carried.

The next item on the Agenda was a Replat.

REPLAT

Lot No. 14711, located on the north side of South Avenue, S.E., between First Street, S.E., and Third Street, S.E. The request is to replat this property into two separate lots. This replat has been prepared and submitted by Hammontree & Associates, Inc., on behalf of the property owner, The St. George Greek Orthodox Church of Massillon, Ohio.

Mr. Aaby announced that Mr. Benekos has been working with the Church but there seems to be a misunderstanding regarding the property involved in the replat, so he is requesting the Commission to remove this item from the Agenda. Michael Loudiana moved to remove the item from the Agenda, seconded by Rev. Dodson, motion carried unanimously.

The next item on the Agenda was a Preliminary Plat.

PRELIMINARY PLAT - WOOTEN ESTATES

Part of Out Lot 57, a 19.8 acre vacant parcel of land located on the north side of Walnut Road, S.E., between Young Street, S.E., and 14th Street, S.E. The request is to replat this property into 58 single family lots and to dedicate the following proposed streets: Ballinger Street, S.E., Ritchie Avenue, S.E., Malloy Avenue, S.E., and 13th Street, S.E. This preliminary plat has been submitted by Poggemeyer Design Group on behalf of the developer, Neighborhood Housing Services (NHS) of Massillon, Inc.

Mr. Aaby presented this request. NHS is a local non-profit housing developer who has an option to purchase this twenty acre site. Their intention is to develop 58 single family homes to be sold as part of their efforts to promote home ownership. This is only a preliminary plat to bring this before the Commission. Mayor Cicchinelli commented that the City will be providing money from next year's CDBG Funds which will be used for the acquisition of the land. He also commented that Mr. Aaby should contact Ms. Gamble of NHS and suggest that a rezoning request be made to change the zoning classification from RMI Multi Family to R-1 Single Family. The Mayor then moved to table the request, seconded by Al Climer, motion carried unanimously.

continued page 3

page 2

Massillon Planning Commission - March 12, 1997

Mr. Aaby then informed the Commission that he had an additional item that concerned a plat of a survey for Daniel Cottrill, Jr. The Mayor moved to add the item to the agenda, Rev. Dodson seconded, motion carried unanimously.

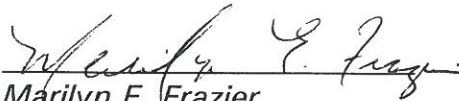
Request for Easement

Mr. Cottrill is purchasing a 6.069 acre parcel in Tuscarawas Township. The parcel includes a narrow L-shaped extension that provides access for this property to Skyland Avenue. This extension crosses City-owned property to access Skyland Avenue, and thus, an easement from the City is required.

The City-owned property is a former railroad right-of-way that was acquired by the City for development as a hiking/biking trail. Granting of this easement should not interfere with the City's plans. The easement request would also have to be reviewed by the City Park and Recreation Board, and ultimately approved by City Council. Mayor Cicchinelli moved for approval, seconded by Al Climer, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:00 P.M.

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:

EWG/ky

FOODWAYS NAT. INC.
3949:907
10.09. TOTAL

309.503
310.100

0.1.525

١٩٥٥-١٩٥٦

13983

3525100 CORNER

4049:859
0 020

[illegible]

2175 17th SW
OYM Harwig

O.L. 496
W. E. M. Garrell

280: 105

2175 17th SW

[illegible]

100.

0-21 092-46A
4049:059
0 43A

1000

REZONING REQUEST

OUT LOT 524

R-1 to I-1

R-3

R-1

R-1

TUSCARAWAS

PERRY

A-1

A-1

R-3

A-1

A-1
R-3

80-4
R-1 TO R-T

75-1
B-1
I-1 137-2
S.B. 241

86-6
77-16

73-2

78-2

CARLENE SW
MEADOWBROOK
YOUNG ST
MARGARET

FLORIE

KARN

OBERLIN SW

GLADIE ST

CAVENDISH PL

WATER ST SW

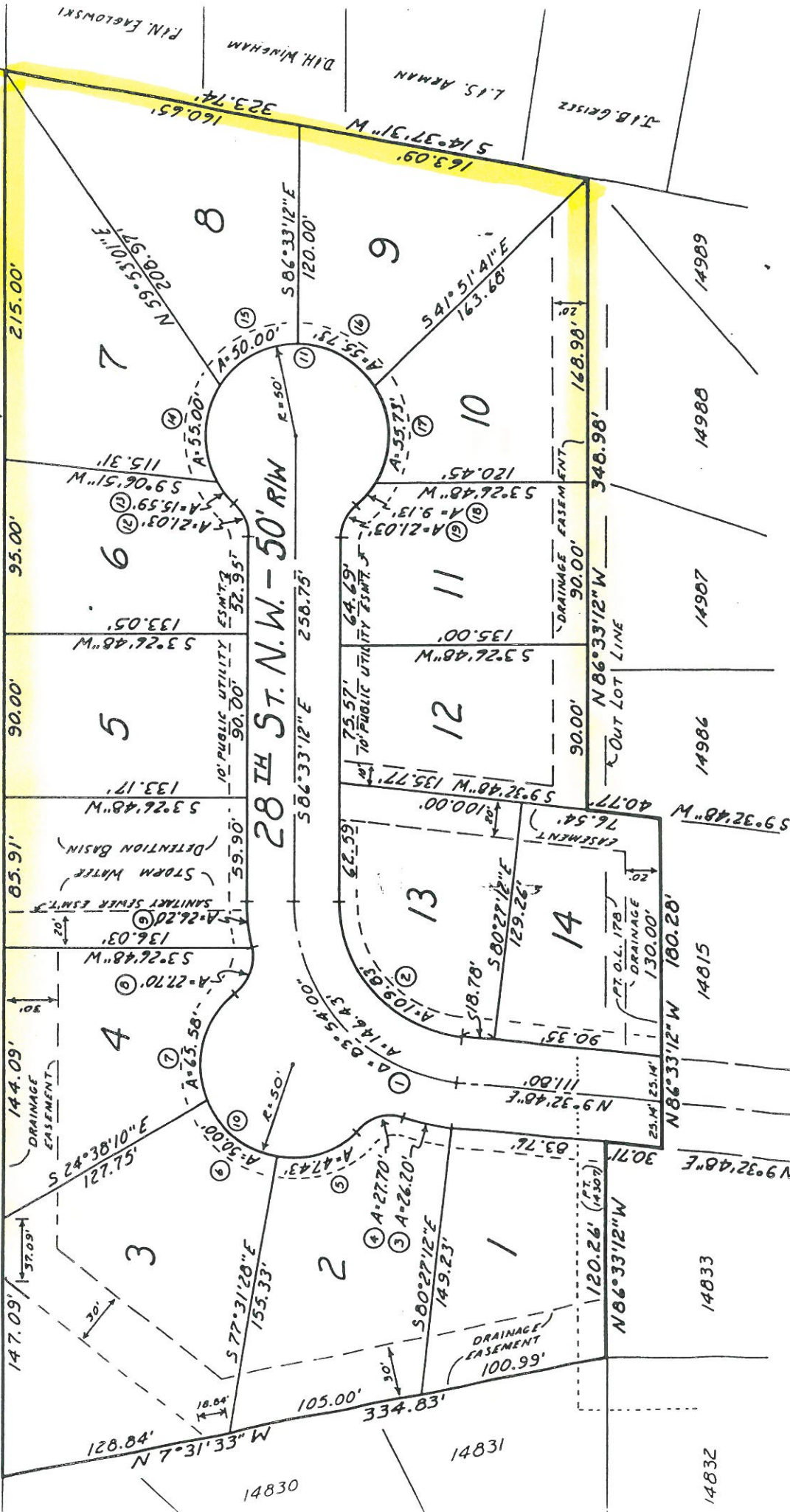
MIN ST SW

0.4.575

OUT LOT LINE

777.09'

506°28'18"E



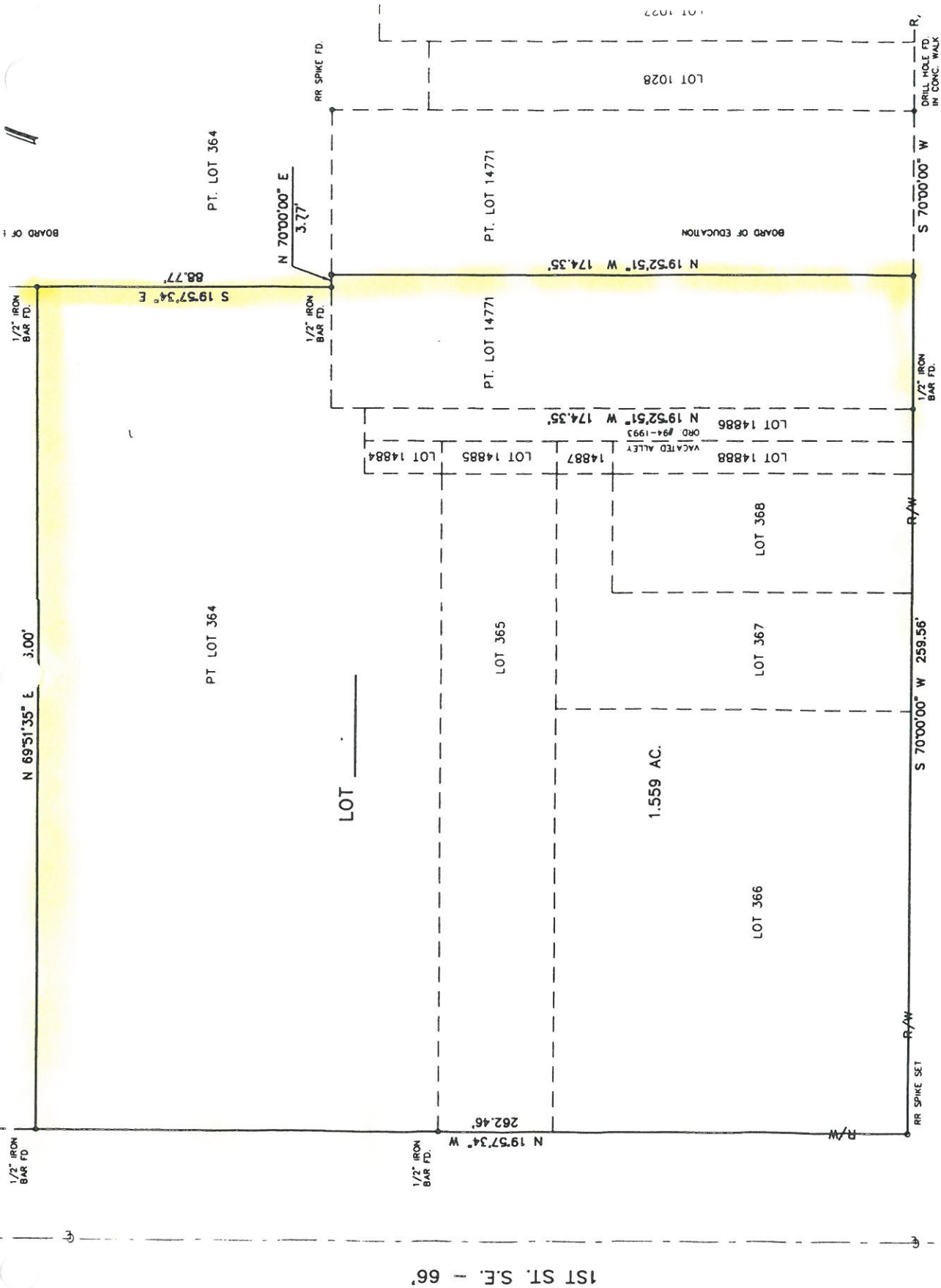
LINCOLN HILLS ALLOTMENT No. 5

BEING PART OF OUT LOTS 1704182, PART CITY LOT 14307, & PART OF 28TH ST.,
OF THE CITY OF MASSILLON, COUNTY OF STARK, AND STATE OF OHIO.

DEVELOPER: E. GLICK, MASSILLON, OHIO.

PREPARED BY: DENNIS D. FULK, P.S., MASSILLON, OHIO.

DATE: MARCH, 1997



SOUTH AVE. S.E. - 66'

PROPOSED REPLAT FOR THE ST. GEORGE GREEK ORTHODOX CHURCH OF MASSILLON

MORTGAGE IDENTIFICATION SERVICE

This is to certify to

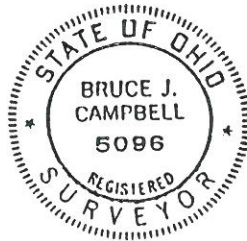
that a visual inspection of the property and buildings shown, (if any), has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and should not be used for that purpose.

Bruce J. Campbell

Bruce J. Campbell - Reg. Survey or No. 5096

(2)

PRELIMINARY SKETCH PLAN
PROPOSED SUBDIVISION OF LAND
TREMONT AVENUE, S.W.



S.W. CORNER
of Section
No. 13

531.80'

60.00' 64.00' 137.00'

SCALE: 1" = 60'

Address 2303 TREMONT AVE. S.W.
State of Ohio County STARK
City/Village MASSILLON
Township
New Owner DOMINIC H. & KAREN J. PALMER

Allotment
Plat Book
Title No. FELUMETH
Date 6 FEBRUARY 1986
Present Owner CATHERINE E. TIPTON

Page



CAMPBELL & ASSOCIATES, INC.