
A G E N D A
MASSILLON PLANNING COMMISSION
MAY 14, 1997 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of April 9, 1997.*

2. *Petitions and Requests*

Rezoning Request

Location: 641 Lincoln Way West, Lots No. 455-459. The request is to rezone this property from B-1 Local Business to B-3 General Business. This request has been submitted by United Studios of America Marketing Association, Inc., who wish to utilize a portion of this building for a billiard hall. The company will utilize the balance of this property for its photographic service franchise operations.

Replat

Location: Part of Out Lot 294 and Part of Lots No. 13477 and 15091, a 2.1112 acre parcel of land located east of the intersection of Oberlin Road, S.W., and Cleveland Street, S.W. The request is to replat this property into one parcel. The replat has been prepared and submitted by Nichols Field Services, Inc., on behalf of Republic Engineered Steels, Inc.

3. *Other Business*

The Massillon Planning Commission met in regular session on April 9, 1997, at 7:30 P.M. The following were present:

MEMBERS

Fred Wilson, Chairman
Michael Loudiana
James Johnson
Wendell Edwards
Thomas Wilson

STAFF

James Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the March 12, 1997, meeting. Michael Loudiana moved for approval, seconded by Thomas Wilson, motion carried.

The next item under Petitions and Requests was a rezoning request. This request was presented by Aane Aaby.

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 Finebrock 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.

Mr. Martin, who owns Industrial Supply Depot which is currently located at 13 Penn Avenue, S.E., the former Rail Road Station, has an option to purchase this property and wants to relocate his business. He also has another parcel in the same area which doesn't need to be rezoned. This property is located at the end of an industrial corridor. The property along 17th Street is zoned Single Family. There is a tree line in the area which will serve as a buffer. Three of the five neighboring property owners have signed the petition, one is Weight Watchers and second is owner-occupied residents.

Tim Martin was present. James Johnson asked if he would be continuing with the same business (industrial supplies) at the new location. The answer was "yes". Wendell Edwards asked about the location of the tree line. Mr. Martin clarified the location. Mr. Edwards moved for approval, seconded by Mr. Johnson, motion carried.

The next item was a Final Plat.

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 of existing 28th Street, N.W. The replat has been prepared and submitted by Dennis Fulk on behalf of E. Glick, the developer.

The request was presented by Aane Aaby. This proposed plat would be the fifth subdivision in Lincoln Hills Allotment on 28th Street, N.W. off Lincoln Way West. This will provide additional Single Family residential lots. Mr. Fulk was present and added a few comments. James Johnson then moved for approval contingent on revisions requested by the Engineer's Office being made, seconded by Michael Loudiana, motion carried unanimously.

Mr. Benekos commented that he has been working with Mr. Fulk and there are a few revisions needed. He also suggested that the Planning Commission give conditional approval of the plat due to the needed revisions.

The next item was a replat.

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 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.

Aane Aaby presented the request. He commented that the one lot is No. 14717, not 14711. This request is to combine all of the Church's parcels into one outlot, which will be several acres in size. It will clarify their property. James Johnson moved for approval, seconded by Tom Wilson, motion carried unanimously.

The next item under Other Business was a Proposed Subdivision of Land - Preliminary Sketch Plan.

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 three 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.

Aane Aaby commented that Mr. Palmer would like to know if the Commission would approve the request prior to incurring the expense of having a plat prepared. He would like to combine six lots into three so he can create two additional buildable lots. If this isn't possible, he would like to combine them into two lots. The lots would be L shaped with narrow strips going into one driveway. Mr. Palmer was present and re-enforced his need to know how the Commission felt prior to incurring the expense of having a plat prepared. After a discussion by the Commission, those present indicated that although it wouldn't be an ideal situation, they would not object to the proposal.

Aane Aaby then reported that he would like to add an additional item concerning Laurel Care Nursing Home to the Agenda. Thomas Wilson moved to add the item to the Agenda, seconded by Michael Loudiana, motion carried.

Replat: Location - Out Lot 688 and Part of Out Lot 686, located on the south side of Hills and Dales Road, N.W., and east of Brighton Circle, N.W., including the dedication and replatting of part of Hills and Dales Road, N.W.

This property is owned by Oak Health Care Investors of Massillon, Inc. Laurel Care Nursing Home is presently located on a portion of this property. The total acreage included in this replat is 17,467 acres. The request is to replat this property into three new out lots: one on the east side of Sherman Circle, N.E., and containing 6.068 acres; the second on the west side of Sherman Circle, N.E., and containing 3.883 acres; and the third at the southern cul-de-sac of Sherman Circle, N.E., and containing 6.530 acres (the site of the nursing home.) The remainder of the area is to be dedicated as part of Hills and Dales Road. Wendell Edwards moved for approval, seconded by James Johnson, motion carried.

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

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:

MEF/ky

B-1 TO B-3

REZONING REQUEST

641 LINCOLN WAY WEST

B-1 TO B-3

R-1 TO B-1
157-76

LINCOLN WAY WEST

MAIN WEST

9TH ST

BOND

FIR

LANIER

10TH ST

HUSON

10TH SW

CURBAN

SURVEY PLAT
for
VACUATION STAFF

DU LOT 294
INT 12477

part of

REPLAT

① 0.0775 AC.
P.B. 60 Pg. 108

MERCURY STAINLESS INC.
O.L. 588 PB 54 Pg 21
487 - 631

