
A G E N D A
MASSILLON PLANNING COMMISSION
AUGUST 13, 1997 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

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

2. *Petitions and Requests*

Rezoning Request

Location: Aultman Area Annexation, known as Out Lot 749, 1.850 acres located on the west side of Wales Road, N.E., north of Burd Avenue, N.E. The Aultman Hospital Western Stark Medical Clinic is located on this property. Now that this property has been annexed to the City from Jackson Township, it must be given a zoning district classification under the City zoning code. The City is requesting that this property be zoned O-2 Office.

Rezoning Request

Location: Out Lots 464, 465, 466, and Parts of Out Lots 315 and 316, a 13.124 acre parcel of land located on the west side of Jackson Street, S.E., south of Harsh Avenue, S.E. The request is to rezone this property from I-1 Light Industrial to A-1 Agricultural. This request has been submitted by Ralph Cornell, who wishes to utilize this property to construct a single family home and grow evergreen trees.

Street Vacation

Location: A portion of Oberlin Avenue, S.W., a 60 foot wide right-of-way, lying west of Cleveland Street, S.W., and running in an east-west direction. The request is to vacate that portion of Oberlin Avenue, S.W., from the west right-of-way line (extended) of Cleveland Street, S.W., westerly to the east property line of Out Lot 666, a distance of approximately 499.01 feet. This request has been submitted by Republic Engineered Steels, Inc.

Replat Proposal - Out Lots 240 and 241

Location: 554 and 560 29th Street, N.W. The request is to replat these two lots, each of which is presently 57 feet by 376 feet in size, by splitting off the rear half of Out Lot 240 and adding it to Out Lot 241. This request has been submitted by Ben Rumbold, who owns both out lots.

Request for Approval of Permitted Use Subject to Special Conditions

Location: A 6.074 acre parcel, Part of Out Lot 498, located on 22nd Street, S.W., south of Margilee Drive, S.E. The Abundant Life Christian Fellowship, 303 8th Street, S.W., would like to utilize this property as a picnic/recreational area, including the construction of a pavilion. The parcel in question is zoned R-3 Single Family Residential. Private non-commercial recreation areas are permitted in single family districts subject to review and approval by the Planning Commission.

3. *Old Business*

Preliminary Plat - Old Dutchman Estates (formerly Countryview Estates)

Location: A 65.1 acre parcel of land located on the south side of Main Avenue West, west of 25th Street, N.W. Now known as Old Dutchman Estates, this is a revision of the preliminary plat for the development then called Countryview Estates. Total number of lots: 138. Zoning: R-3 Single Family Residential. The first phase of the development, consisting of 28 lots, is currently under development. The owner/developer is Bob Benson. The project engineer is Hammontree & Associates. Minor revisions to this plat are being made in the vicinity of the creek that runs across the southern portion of the development. This item was tabled at last month's Commission Meeting until questions could be answered regarding the maintenance of the common space/maintenance area.

Rezoning Request

Location: 122-24-26 8th Street, N.E., Lot No. 543. The request is to rezone this property from R-1 Single Family Residential to B-1 Local Business. This request has been submitted by James Alexander, who wishes to construct a storage building for his vending machine on this property. This rezoning request was tabled at last month's meeting to obtain clarification from the Law Department on the proper zoning classification for the proposed use.

Proposed Zoning Code Amendment - General Agricultural District

The City is proposing an amendment to its zoning code, which would establish a new zoning district, A-2 General Agricultural. The purpose of this district is to allow agricultural and other related uses, such as farming and livestock, within the City. This item was original reviewed at the June Planning Commission Meeting. Copies of the proposed amendment, with revisions, will be sent to Commission members, by separate cover.

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

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Ben Bradley
James Johnson
Rev. David Dodson

STAFF

James Benekos
Aane Aaby
Marilyn Frazier

The minutes of the June 11, 1997, meeting were approved with the correction that Ben Bradley was present.

The first request was a Rezoning Request.

Rezoning Request

Location: 122-124-126 Eighth Street, N.E., Lot 543. The request is to rezone this property from R-1 Single Family Residential to B-1 Local Business. This request has been submitted by James Alexander, the property owner, who wishes to use this property as a storage facility for his vending machine business.

Aane Aaby presented the request. The area consists of a high percentage of rental. The previous business was a legal non-conforming use. Mr. Aaby commented that he wasn't aware of any opposition to the request. John Wolanin, who is a Real Estate Agent, was present representing the owner. Some of the members felt the requested zoning classification was incorrect, therefore, Rev. Dodson moved the item be tabled until the Law Director could advise, seconded by James Johnson, motion carried.

The next item was a Rezoning Request.

Rezoning Request

Location: Out Lot 738, a 12.096 acre parcel of land located on the north side of Nave Road, S.E., east of Veterans Boulevard, S.E. The request is to rezone this property from R-3 Single Family Residential to RM-1 Multiple Family Residential. This request has been submitted by the City, which is in the process of conveying this property to A.R. Lockhart for the development of multiple family housing next to the Legends of Massillon Golf Course.

Aane Aaby presented this request. He distributed a proposed layout of the area which will contain 150 units. James Johnson moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a Preliminary Plat.

Preliminary Plat - Old Dutchman Estates (formerly Countryview Estates)

Location: A 65.1 acre parcel of land located on the south side of Main Avenue West, west of 25th Street, N.W. Now known as Old Dutchman Estates, this is a revision of the preliminary plat for the development then called Countryside Estates. Total number of lots: 138. Zoning: R-3 Single Family Residential. The first phase of the development, consisting of 28 lots, is currently under development. The owner/developer is Bob Benson. The project engineer is Hammontree & Associates. Minor revisions to this plat are being made in the vicinity of the creek that runs across the southern portion of the development.

Aane Aaby presented the request. James Benekos commented that Phase I isn't complete. He felt it should be prior to the developer initiating this Phase. Rev. Dodson moved to table the request, seconded by Ben Bradley, motion carried.

The next item was a Replat.

Replat - Out Lot 286 and 524

Location: The southeast corner of Finefrock Drive, S.W. (S.R. 241), and 17th Street, S.W. The request is to replat these two lots into one lot, 5.016 acres in size. The property owners, A. & T. Eggleston, are selling this property to T. Martin. Jerry Nichols of Nichols Field Services, Inc., is the surveyor.

Aane Aaby presented the request. Mr. Martin wishes to move his business to this location. Rev. Dodson moved for approval, seconded by James Johnson, motion carried.

The next item was a lot split.

Lot Split - Lot No. 12263

Location: The northeast corner of Carlene Avenue, S.W., and 22nd Street, S.W. The request is to split this property into two lots, each 100 feet by 100 feet in size. The property owner is Randall Thorne. The surveyor is Orville DuBos.

This property is presently vacant. All lots are the same size. Mr. Thorne would like to build two houses. One house would be smaller than the other and not meet standards established by R-3 zoning.

Mayor Cicchinelli moved to deny the request, seconded by James Johnson, motion carried.

The next item was a lot split.

Lot Split - Lot No. 3388

Location: 518 Webb Avenue, S.W., and 524 Webb Avenue, S.E., located on the northwest corner of Webb Avenue, S.W., and Duncan Place, S.W. The request is to split this property into two lots. The property owners are Larry and Kara Vogt.

James Benekos presented the request. He stated that the intention is to have these two dwellings on separate lots; thereby creating a very small lot.

Rev. Dodson moved to deny the request, seconded by James Johnson, motion carried.

The next item was a Street Vacation.

Street Vacation

Location: A portion of Stanton Avenue, N.W., a 50 foot wide right-of-way, lying between Gordon Avenue, S.W., and Crest Circle, S.W., and running in an east-west direction between 29th Street, N.W., and the Massillon Corporation Line. The request is to vacate that portion of Stanton Avenue, N.W., from the southeast property line of Lot No. 15190 westerly to the City Corporation Line, a distance of 122 feet. This request has been submitted by Curtis Speck.

Aane Aaby presented the request. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Rev. Dodson, motion carried.

Preliminary Plat - Sinclair Village

Mr. Aaby requested that the following item be added to the agenda: the preliminary plat for Sinclair Village, Out Lot 304, a 5 acre parcel of land located on the west side of 16th Street, S.E., south of Franklin Elementary School. Neighborhood Housing Services of Massillon, is proposing to acquire this property, which would be developed into 20 single family residential lots. Poggemeyer Design Group is the project engineer. The property is presently zoned RM-1 Multiple Family Residential. The lots would be laid out to conform to requirements of the City's R-1 Single Family Residential District. The allotment would be bisected by a proposed new road, Gibson Avenue, S.E., which would run westerly from 16th Street, S.E., to 14th Street, S.E.

During discussion of the plat, James Benekos stated that improvements would have to be made to 14th Street, S.E., due to the poor condition of the road and the poor sight distance. In response to a question from Mayor Cicchinelli, Mr. Aaby stated that these road improvements to 14th Street, S.E., would be eligible under the City's Community Development Block Grant Program. Mayor Cicchinelli also stated that NHS should initiate rezoning of this property to R-1 prior to initiating development.

Rev. Dodson moved for approval, seconded by Ben Bradley, motion carried.

There being no further business, Rev. Dodson moved for adjournment, seconded by Ben Bradley, motion carried. Meeting adjournment at 9:05 P.M.

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:

MEF/ky

ANNEXATION PLAT TO THE CITY OF MASSILLON

OF THE AULTMAN HOSPITAL WESTERN STARK MEDICAL CLINIC AREA

PART OF THE SOUTHEAST QUARTER OF SECTION 32

TOWNSHIP-11 (JACKSON TOWNSHIP) RANGE 9,

STARK COUNTY, OHIO

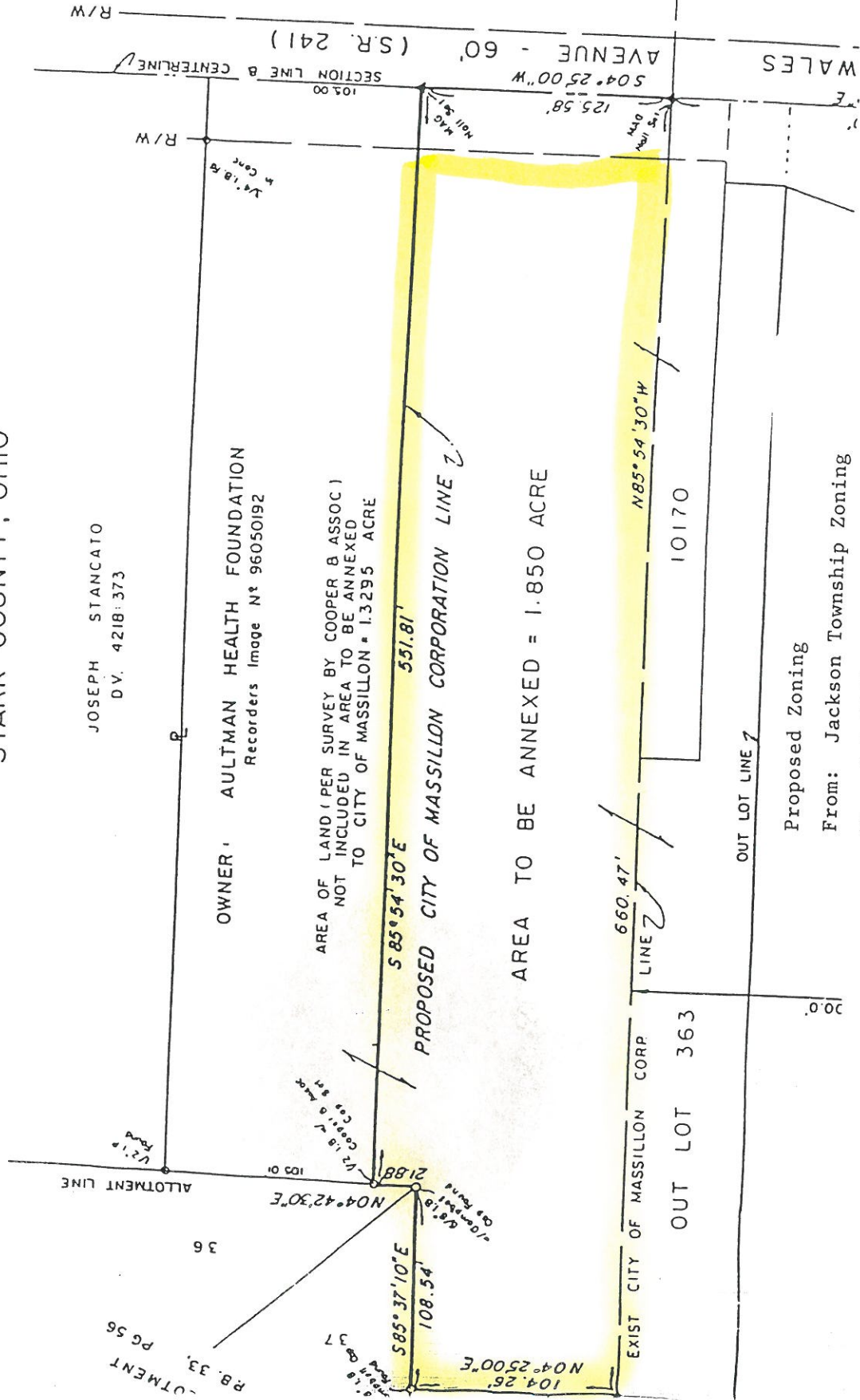
JOSEPH STANCATO
D.V. 4218:373

OWNER: AULTMAN HEALTH FOUNDATION
Recorders Image N# 96050192

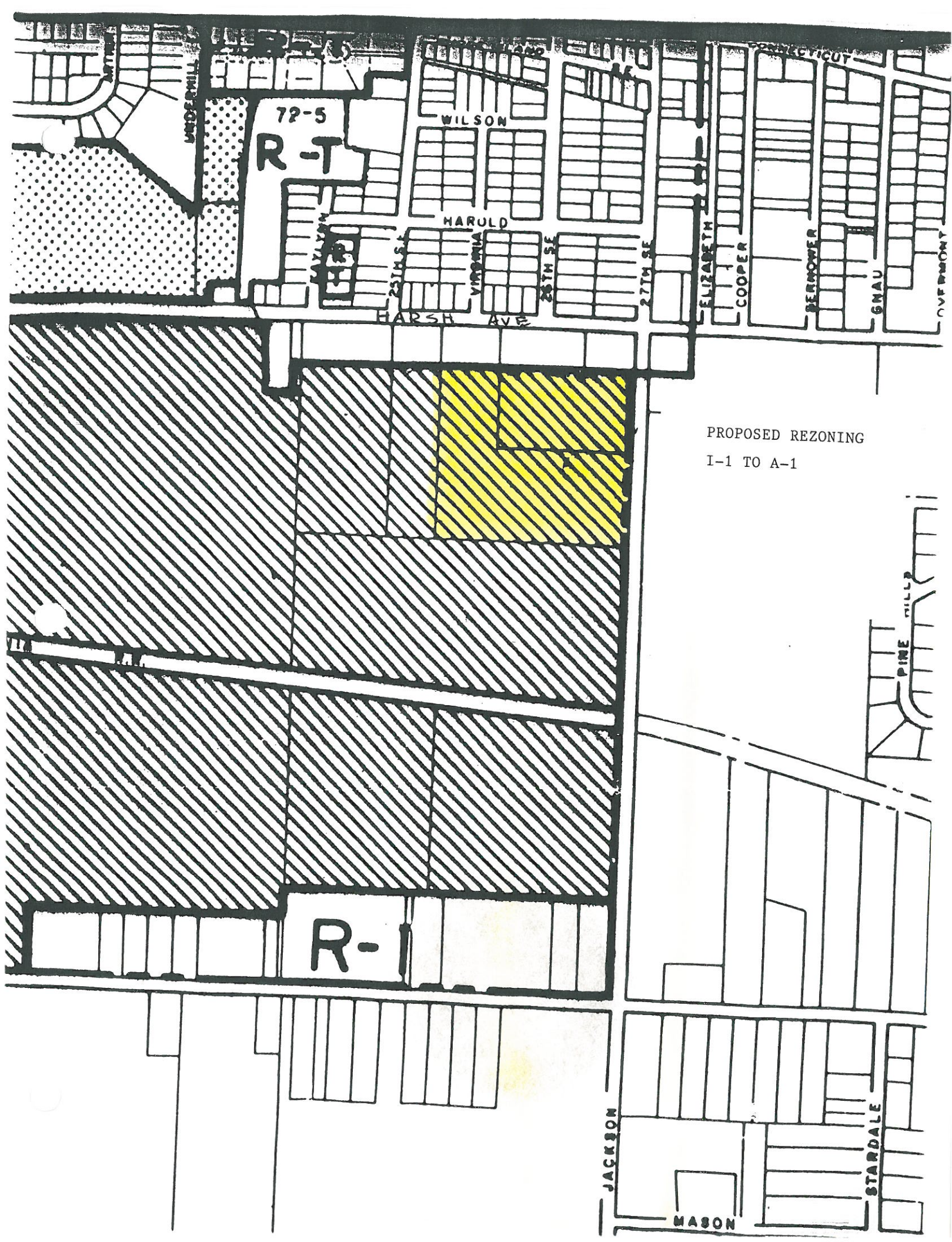
AREA OF LAND (PER SURVEY BY COOPER & ASSOC.)
NOT INCLUDED IN AREA TO BE ANNEXED
TO CITY OF MASSILLON = 1.3295 ACRE

PROPOSED CITY OF MASSILLON CORPORATION LINE 2

AREA TO BE ANNEXED = 1.850 ACRE



Proposed Zoning
From: Jackson Township Zoning
To: O-2 Office



72-5
R-T

WILSON

HAROLD

VIRGINIA

HARSH AVE

PROPOSED REZONING
I-1 TO A-1

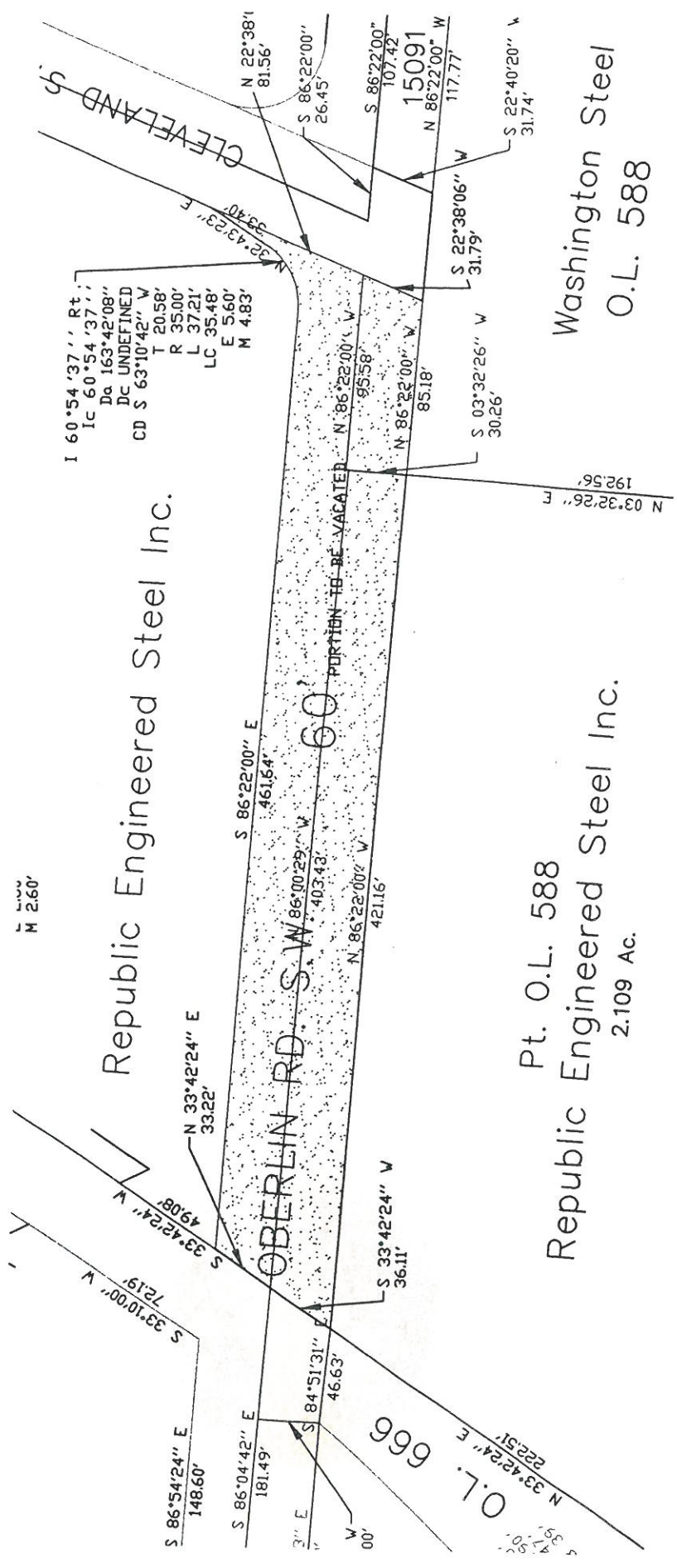
R-1

JACKSON

MASON

STARDALE

PINE HILLS



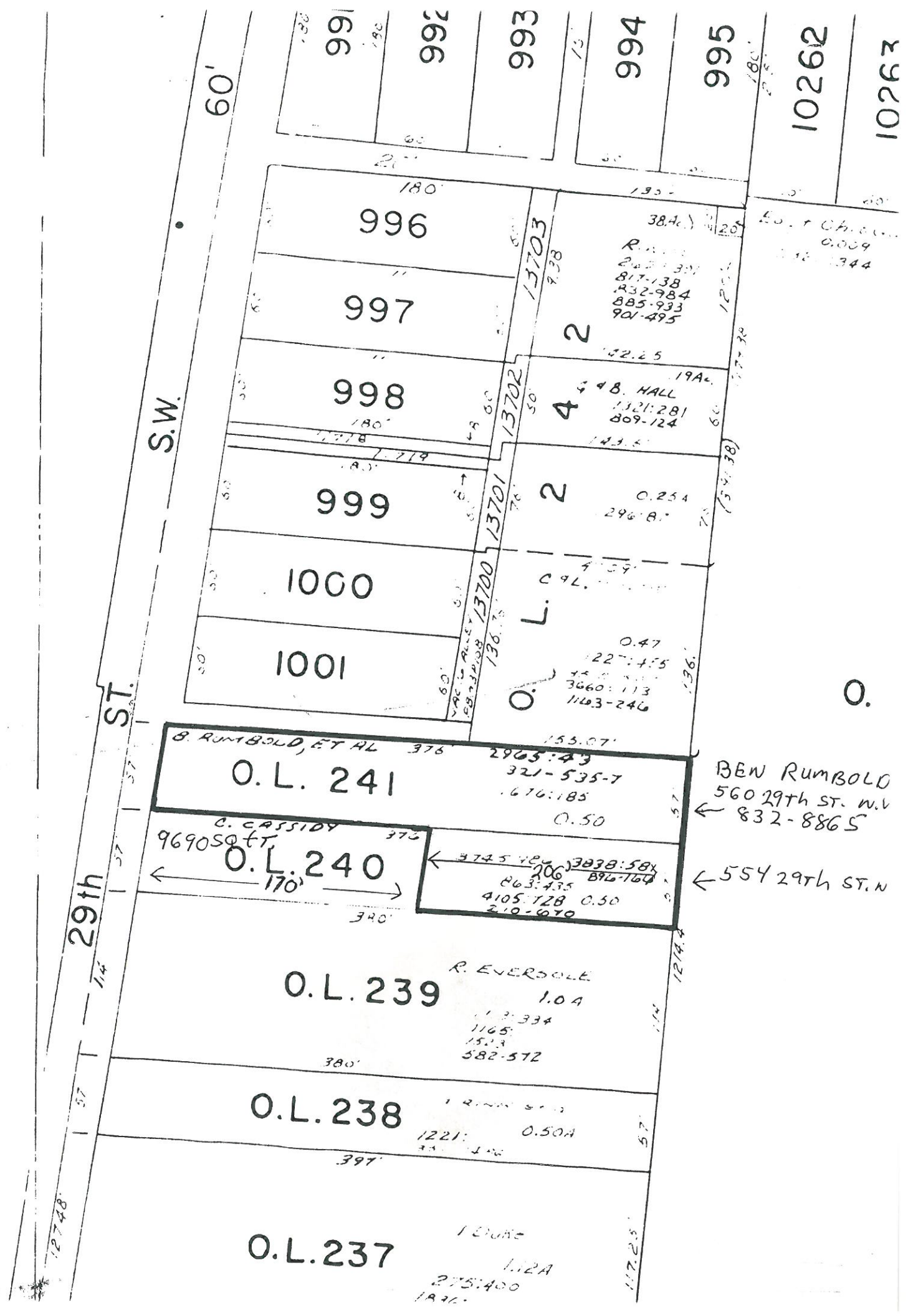
I	60°54'37"	Rt.
Ic	60°54'37"	
Dc	163°42'08"	
Dc	UNDEFINED	
CD	S 63°10'42"	W
T	20.58'	
R	35.00'	
L	37.21'	
LC	35.48'	
E	5.60'	
M	4.83'	

Republic Engineered Steel Inc.

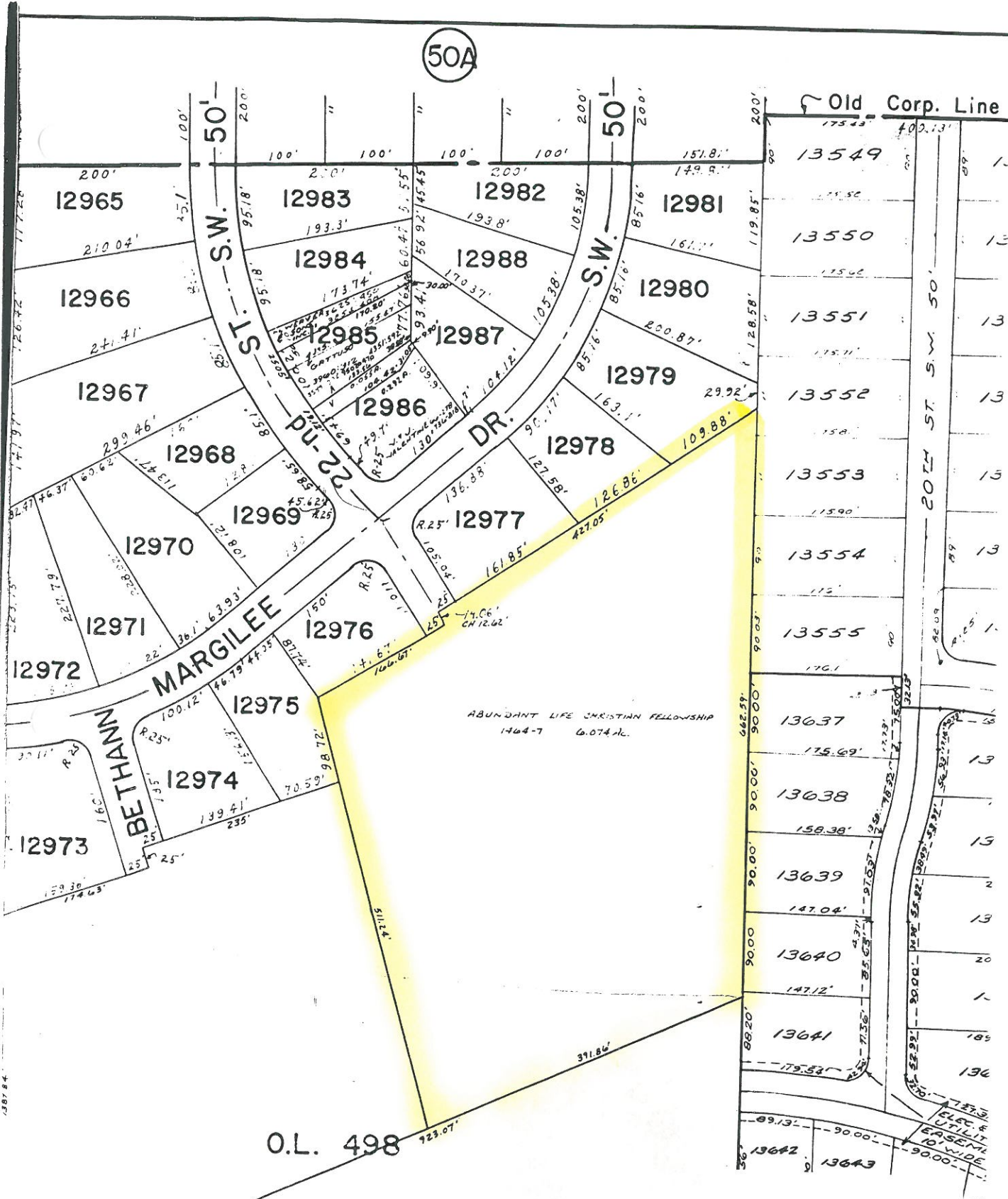
Pt. O.L. 588
Republic Engineered Steel Inc.
2.109 Ac.

Washington Steel
O.L. 588

58



50A

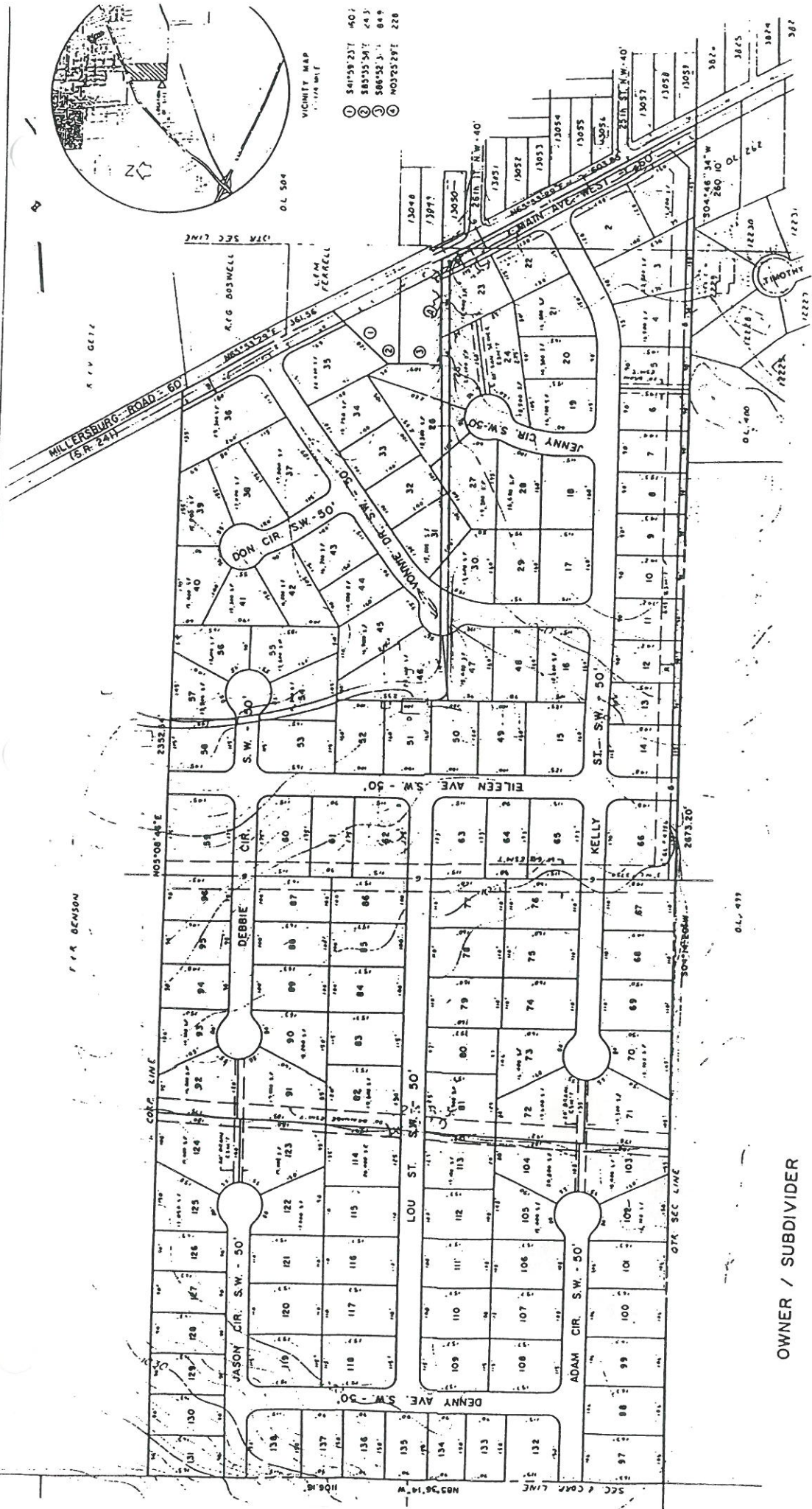


(32.262A.)
(460-267)

Request for Approval of Permitted Use
Subject to Special Conditions
By: Abundant Life Christian Fellowship

CLASSIC No.
1451-849

45
(2129Ac)



ACREAGE : 65.1 ACRES
 MINIMUM LOT SIZE : 12,000 SQ. FT.
 SEWAGE DISPOSAL : SANITARY SEWER
 WATER SUPPLY : OHIO WATER SERVICE
 DRAINAGE FACILITIES : STORM SEWER
 NUMBER OF PROPOSED LOTS : 138

PRELIMINARY PLAT (REVISION)
 OLD DUTCHMAN ESTATES

OUTLOT 602
 SITUATED IN THE CITY OF
 MASSILLON, COUNTY OF
 STARK AND STATE OF OHIO

OWNER / SUBDIVIDER

BOB BENSON

ENGINEER / SURVEYOR
 HAMMONTREE & ASSOCIATES, LTD.
 5233 STONEHAM RD.
 NORTH CANTON, OHIO 44720
 PHONE (216) 499-8817

THE SUBJECT PROPERTY IS PRESENTLY
 ZONED R-3, ONE-FAMILY RESIDENTIAL.

