
A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 8, 1997 **4:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

** Note the Change in Meeting Time*

1. *Approval of the Minutes for the Commission Meeting of September 10, 1997.*
2. *Petitions and Requests*

Vacation and Replat

The Massillon City Board of Education and the Massillon Tiger Football Booster Club, Inc., are requesting the following street and alley vacations and the replat of the following parcels:

The vacation of a portion of 19th Street, S.E., bounded by on the north by Rhode Island Avenue, S.E., and on the south by Cambridge Avenue, S.E.

The vacation of a 10 foot wide public alley running in a north-south direction, bounded by on the north by Rhode Island Avenue, S.E.; on the south by Cambridge Avenue, S.E.; on the west by Lots No. 6558, 6559, 6560, 6597, 6596, and 6595; and on the east by Lots No. 6557 and 6594.

The vacation of a 10 wide public alley running in an east-west direction, bounded on the north by Lots 6549 through 6557; on the south by Lots No. 6586 through 6594; to be vacated from the west property lines of Lots No. 6557 and 6594 easterly to the east property lines of 6549 and 6586.

The replat of Lots No. 6564 and 11727 into a new lot.

The replat of Lots No. 14834 and 6596, and the vacated portions of 19th Street, S.E., and the unnamed north-south alley, into a new Out Lot.

The replat of Lots No. 6549 through 6560, Lot Nos. 6586 through 6595, Lot No. 6597, and the and the vacated portions of 19th Street, S.E., and the unnamed north-south and east-west alleys, into a new Out Lot.

Rezoning Request

949 1st Street, N.E., Lot No. 9710. The request is to rezone this property from B-3 General Business to I-1 Light Industrial. This request has been submitted by James and Rexine Siemund, who wish to operate an automobile repair shop at this location.

Rezoning Request

Navarre Road - Fohl Road Area Annexation, a 129.288 acre area consisting of Out Lots 715 -730, located on the south side of Navarre Road, east of State Route 21. Now that this area has been formally annexed into the City from Perry Township, it must be given a zoning district classification under the City Zoning Code. The City is proposing that this area be rezoned as follows:

Out Lots 715 - 727 shall be zoned I-1 Light Industrial.

Out Lots 728 - 730 shall be zoned B-3 General Business.

3. *Other Business*

The Massillon Planning Commission met in regular session on September 10, 1997, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Rev. David Dodson
Ben Bradley
Michael Loudiana
James Johnson
Wendell Edwards

STAFF

James Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of the August 13, 1997, Commission Meeting. Rev. Dodson moved for approval, seconded by Ben Bradley, motion carried.

The next item under Petitions and Requests was an Alley Vacation.

Location: An unnamed 10-foot wide alley, between 19th Street, S.E., and 20th Street, S.E., and running in a north-south direction between Connecticut Avenue, S.E., and Rhode Island Avenue, S.E. The request is to vacate that portion of the alley from the south right-of-way line of Connecticut Avenue, S.E., a distance of approximately 240 feet. This request has been submitted by Larry and Glenna Herron.

Aane Aaby presented the request. Two property owners are involved: Mr. and Mrs. Joe Jones, and Mr. & Mrs. Herron. The alley has never been used. Rev. Dodson moved for approval, seconded by James Johnson, motion carried.

The next item was under Old Business.

REZONING REQUEST

Location: 122-24-26 Eighth 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 additional information from the applicant regarding the proposed use of the property.

Aane Aaby presented the request which has been before the Commission several times. This building has been used to house several legal non-conforming businesses. John Wolanin, representative of the owner, was present and spoke briefly. There were some questions from Commission Members which couldn't be answered by Mr. Wolanin. The Site Plan requested last month was not available. Rev. Dodson then moved to table the request due to the lack of the Site Plan, seconded by James Johnson, motion carried.

The next item was a Replat Proposal.

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 was denied at last month's Planning Commission meeting. However, Ben Rumbold, who owns both out lots, is asking for reconsideration of this request. He has submitted a petition signed by neighboring property owners supporting his request.

continued page 2

Mr. Aaby presented the request. He stated that Mr. Rumbold wishes to sell out lot 240 and retain 241 which is where he resides. This lot would be smaller than most of others in area, but still meets the requirements. Ben Rumbold was present and added that another neighbor had previously done the same thing. James Johnson moved for approval, seconded by Rev. Dodson, motion carried.

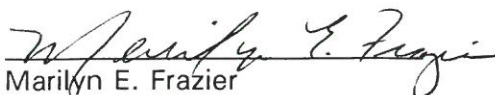
Mr. Aaby requested that the following item be added to the agenda: the proposed dedication of Scott Place, N.W., an existing 20 foot wide private street located on the south side of Lincoln Way, N.W., and Noble Place, N.W. Rev. Dodson moved to add the item to the agenda, seconded by Michael Loudiana, motion carried.

Mr. Aaby stated that this request had originally been brought before the Commission back in June, 1995. The abutting property owners had submitted a petition requesting that the street be dedicated as a public right-of-way. The Commission tabled the request until more information was available regarding this request. Christine Getz, a resident on Scott Place, spoke with the Safety Service Director on Monday to express her disappointment on why no action was ever taken regarding the dedication of this street. Mr. Climer had invited her to attend the Planning Commission meeting to discuss this matter further.

Ms. Getz was in the audience and addressed the Commission. She stated that the property owners along Scott Place would like the City to pave the street, and for this reason, they petitioned for dedication. Mr. Benekos stated that he has visited the area and that the street is not currently constructed to City specifications. In addition, there is not enough room to dedicate the 50 foot wide right-of-way needed for a public street. Ms. Getz repeated her desire to have this street paved. Mr. Wilson stated that the Commission cannot take any action on her request since the street does not meet City standards. Rev. Dodson then made a motion that Mr. Benekos meet with Ms. Getz to see if there was some other solution to her problem. Seconded by Mr. Loudiana, the motion carried.

There being no further business before the Commission, the meeting adjourned at 8:10 P.M.

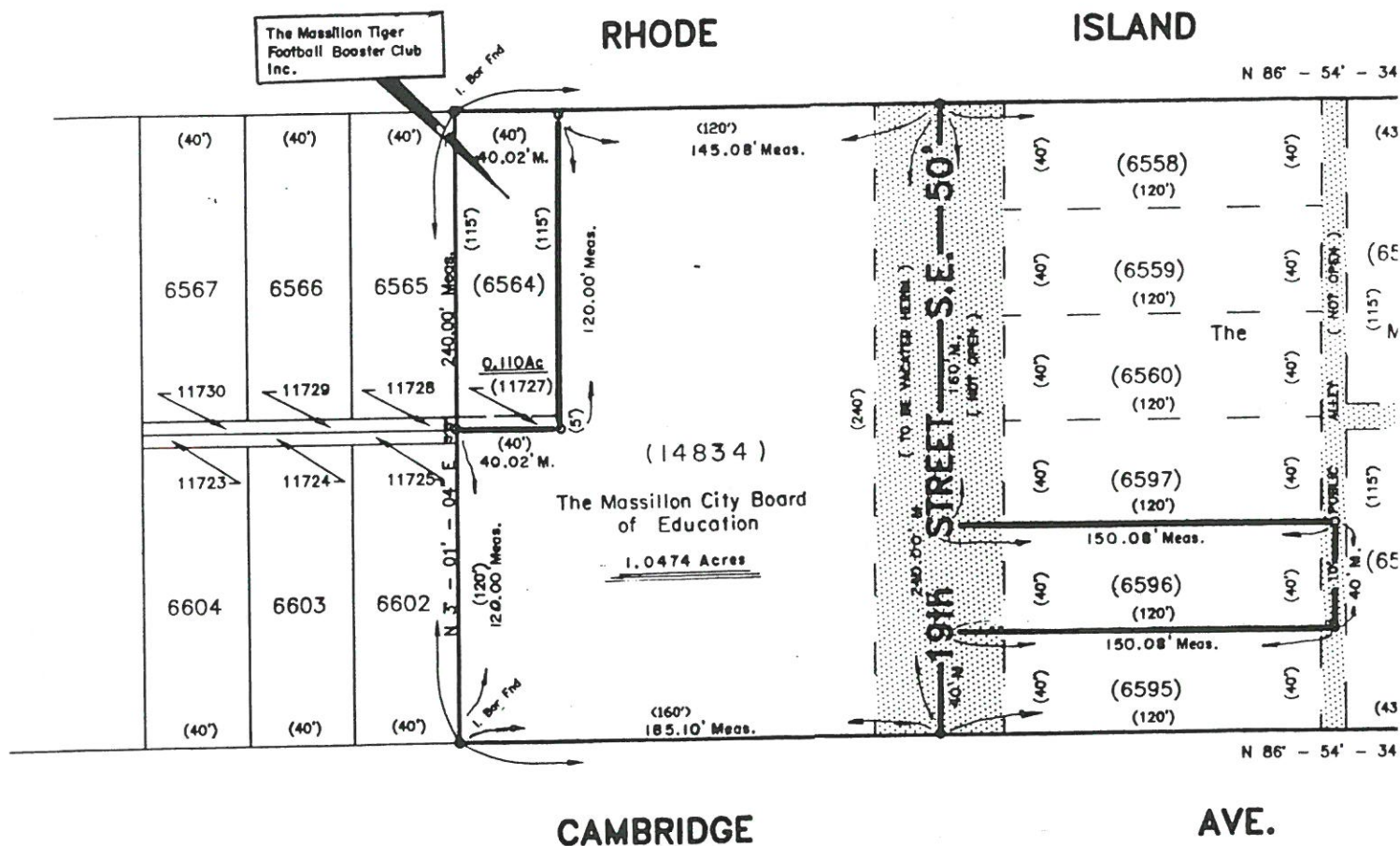
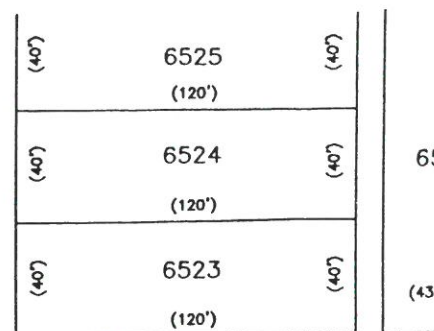
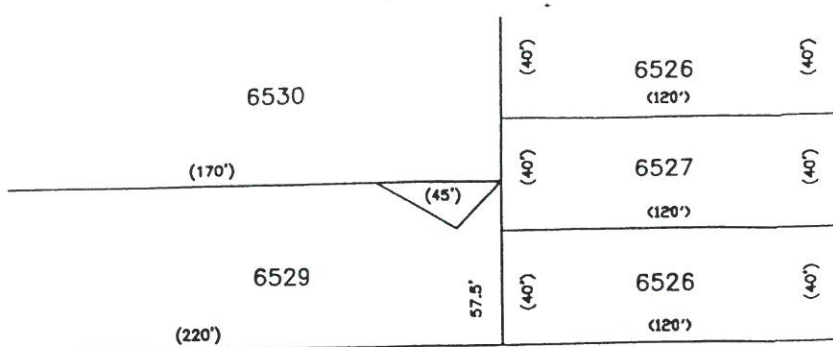
Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky





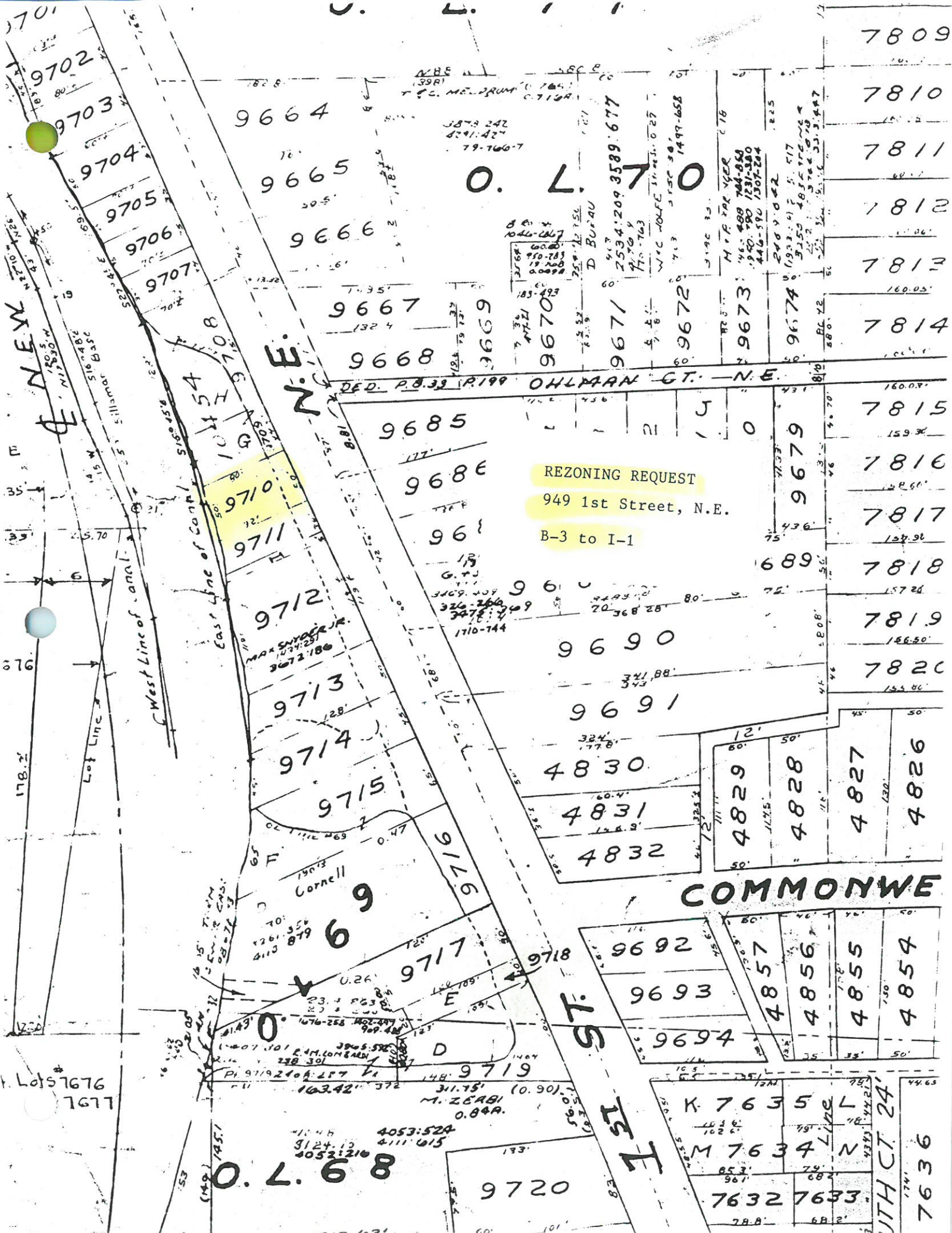
VACATION AND REPLAT

of 19th St. SE, bounded by Cambridge Ave. SE on the South and Rhode Island Ave. SE on the North. A 10' Public Alley bounded by Cambridge Ave SE on the South, Rhode Island Ave on the North, on the West by lots 6558, 6559, 6560, 6597 and 6595, and on the east by lots 6557 and 6594. A 10 foot Public Alley running East-West, bounded on the North by lots 6549 through 6557, on the South by lots 6586 through 6594, from the West lines of lots 6557 and 6594, Easterly to the East lines of 6549 and 6586.

New Out Lot

Old Lot #s 6549 thru #6560, #6586
thru #6595 & #6597 = 113,759.91
19th St. S.E. 4,997.91
10' Public Alley East - West 3,902.9
10' Public Alley North - South 2,200.11

Total = 124,861.0
2.81



REZONING REQUEST
949 1st Street, N.E.
B-3 to I-1

COMMONWE

WITH CT 24

NEW ST

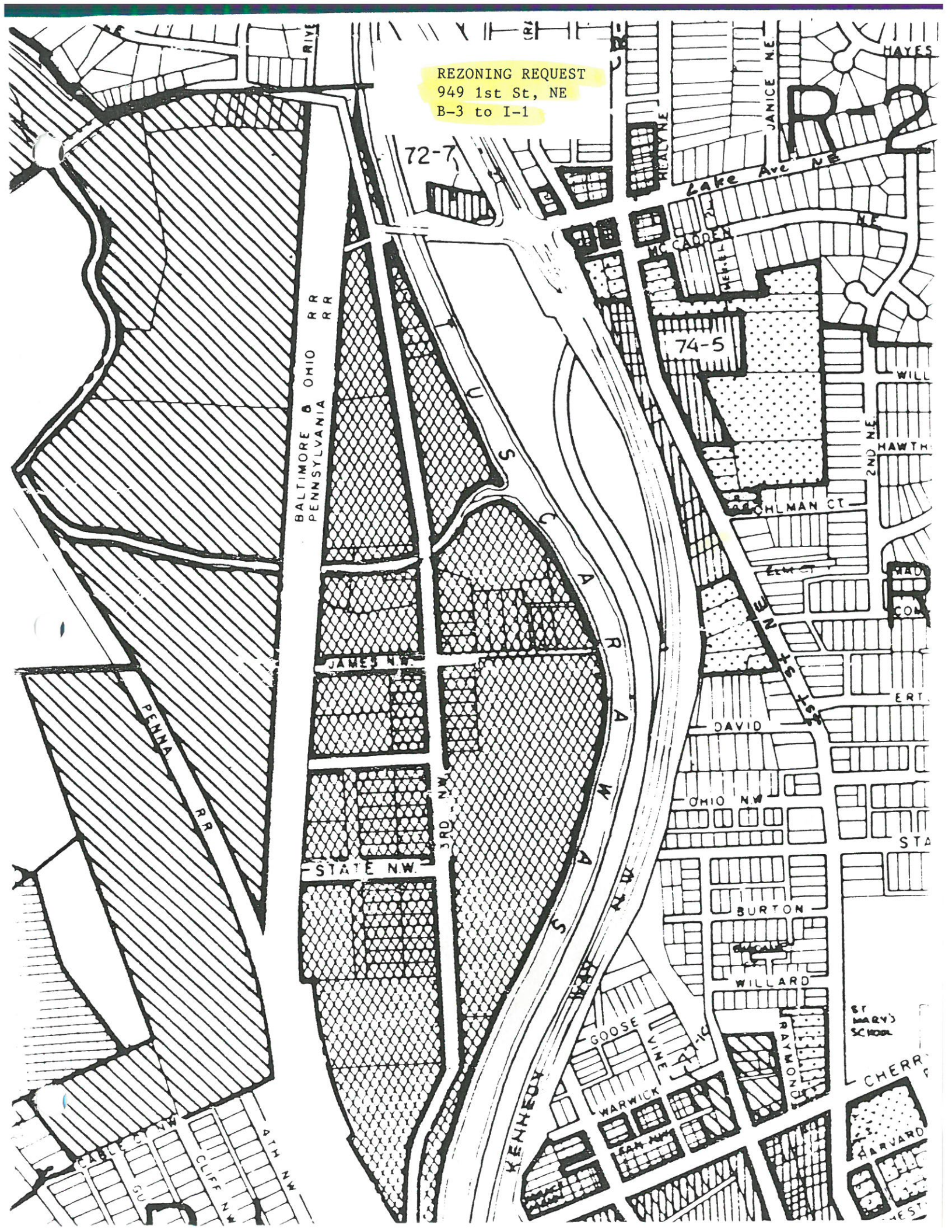
1st St
2nd St

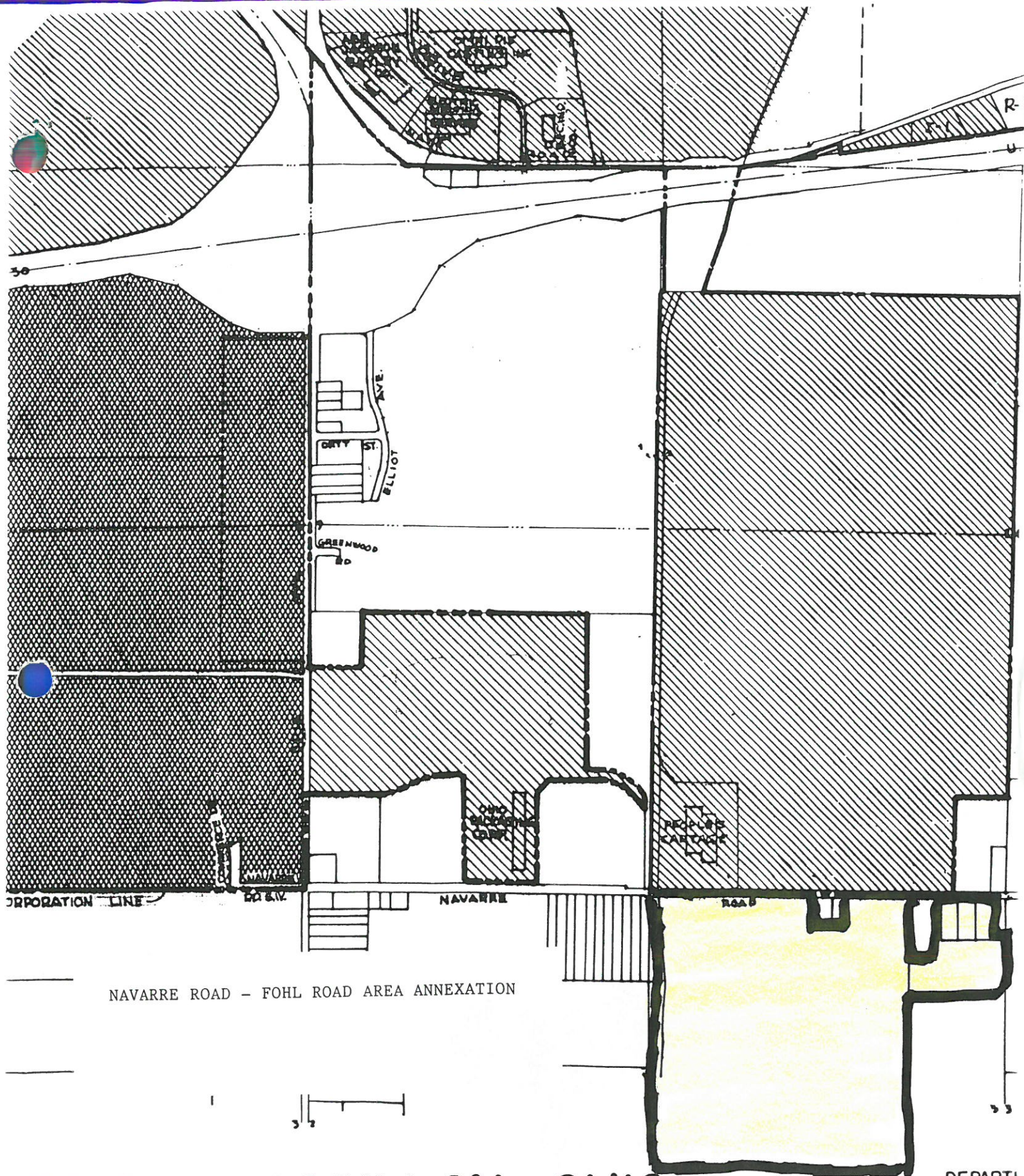
O. L. 70

O. L. 68

REZONING REQUEST
949 1st St, NE
B-3 to I-1

R-2





CITY OF MASSILLON, OHIO

NAVARRE ROAD - FOHL ROAD AREA ANNEXATION

DEPART
CITY EN
DR. BY F
REVISED