
A G E N D A

MASSILLON PLANNING COMMISSION

NOVEMBER 12, 1997

7:30 P.M.

MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of October 8, 1997.*

2. *Petitions and Requests*

Rezoning Request

2922 Lincoln Way, N.W., Lots No. 10197 and 11103 and Out Lots 183 and 184. The request is to rezone the rear portion of this property from B-1 Local Business to R-2 Single Family Residential. This request has been submitted by Kevin Glick, who wishes to subdivide this portion of the property into three single family residential lots and construct new homes on them.

Final Plat - Sinclair Village

Location: Out Lot 304, a 4.927 acre vacant parcel of land located on the west side of 16th Street, S.E., south of Franklin Elementary School. The request is to replat this property into 20 residential lots and to dedicate a new street to be known as Gibson Avenue, S.E. The property owner and developer is Neighborhood Housing Services of Massillon, Inc. The project engineer is Poggemeyer Design Group, Inc.

Revised Preliminary Plat - 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. The first phase of this development, consisting of 13.132 acres and 28 single family residential lots, is currently underway. The balance of the property has been conveyed to a new developer who is proposing some revisions to the original preliminary plat, mainly in the vicinity of the creek that runs along the southern portion of the property. The total number of lots proposed for the entire subdivision is 137. The owner/developer is Edward Allman, Jr., Realty Executives. The project engineer is Hammontree & Associated Ltd.

Proposed Replat

Location: 15-25 Cherry Road, N.E., 513 First Street, N.E., Lots No. 28, 29, 30, 31, 32, and 33, located at the southwest corner of Cherry Road and First Street, N.E. The request is to replat these 5 lots into 3 lots to assist the owner in selling some of his property. This request has been submitted by Homer Kingsbury.

3. *Other Business*

The Massillon Planning Commission met in regular session on October 8, 1997, at 4:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Al Climer
Wendell Edwards
Jeannette Holloway
Michael Loudiana

STAFF

Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the September 10, 1997, meeting. Wendell Edwards moved for approval, seconded by Michael Loudiana, motion carried.

The next item under Petitions and Requests was a Vacation and Replat.

Vacation and Replat

The Massillon City Board of Education and the Massillon Tiger 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, E., and on the south by Cambridge Avenue, S.E.

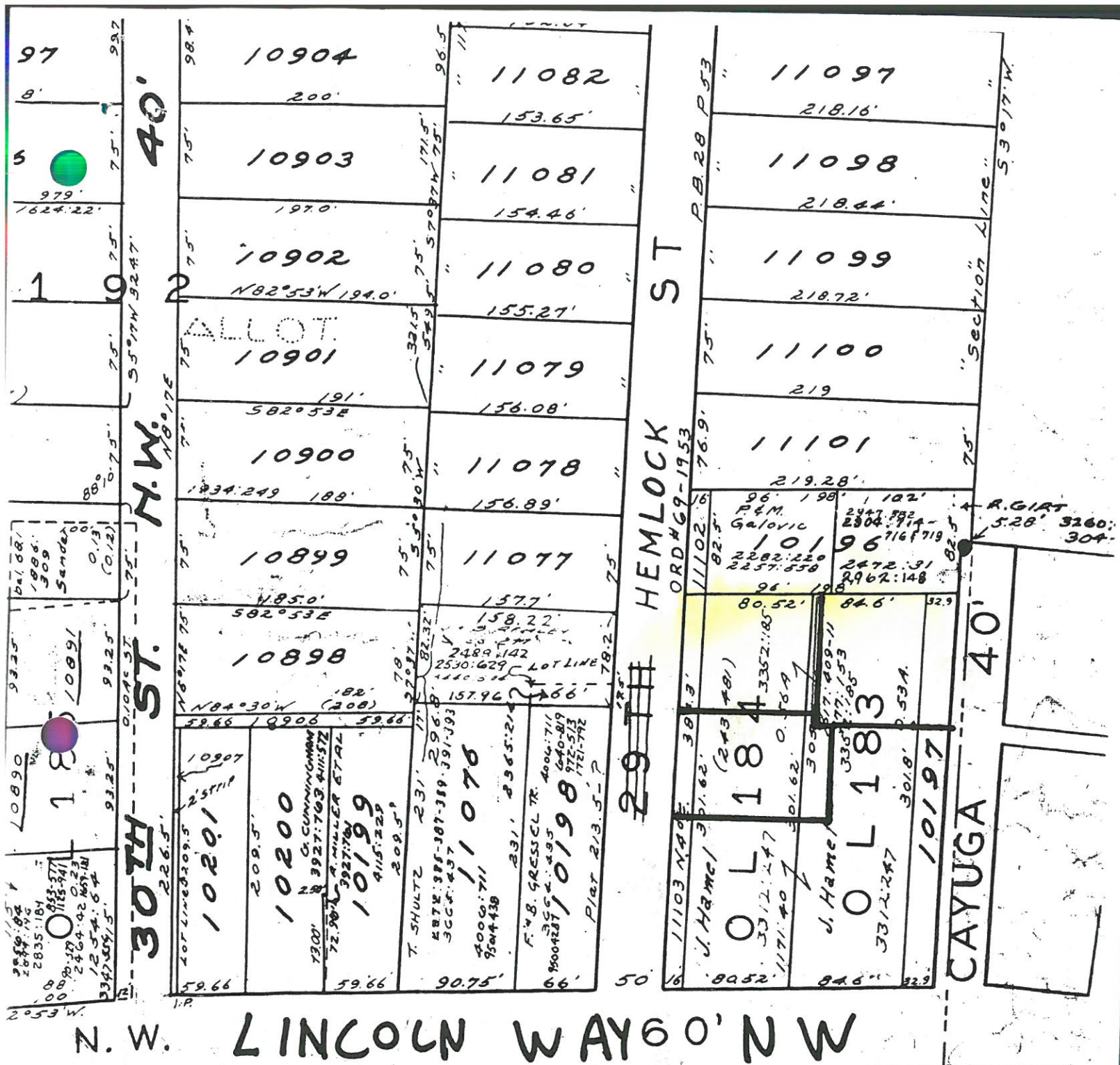
The vacation of a 10 foot wide public alley running in a north-south direction, bounded by on the north by Rhode Island Avenue, S.E.; on the south by Cambridge Avenue, S.E.; on the west by Lots No. 6558, 6559, 6560, 6597, 5696, and 6595; and on the east by Lots No. 6557 and 6594.

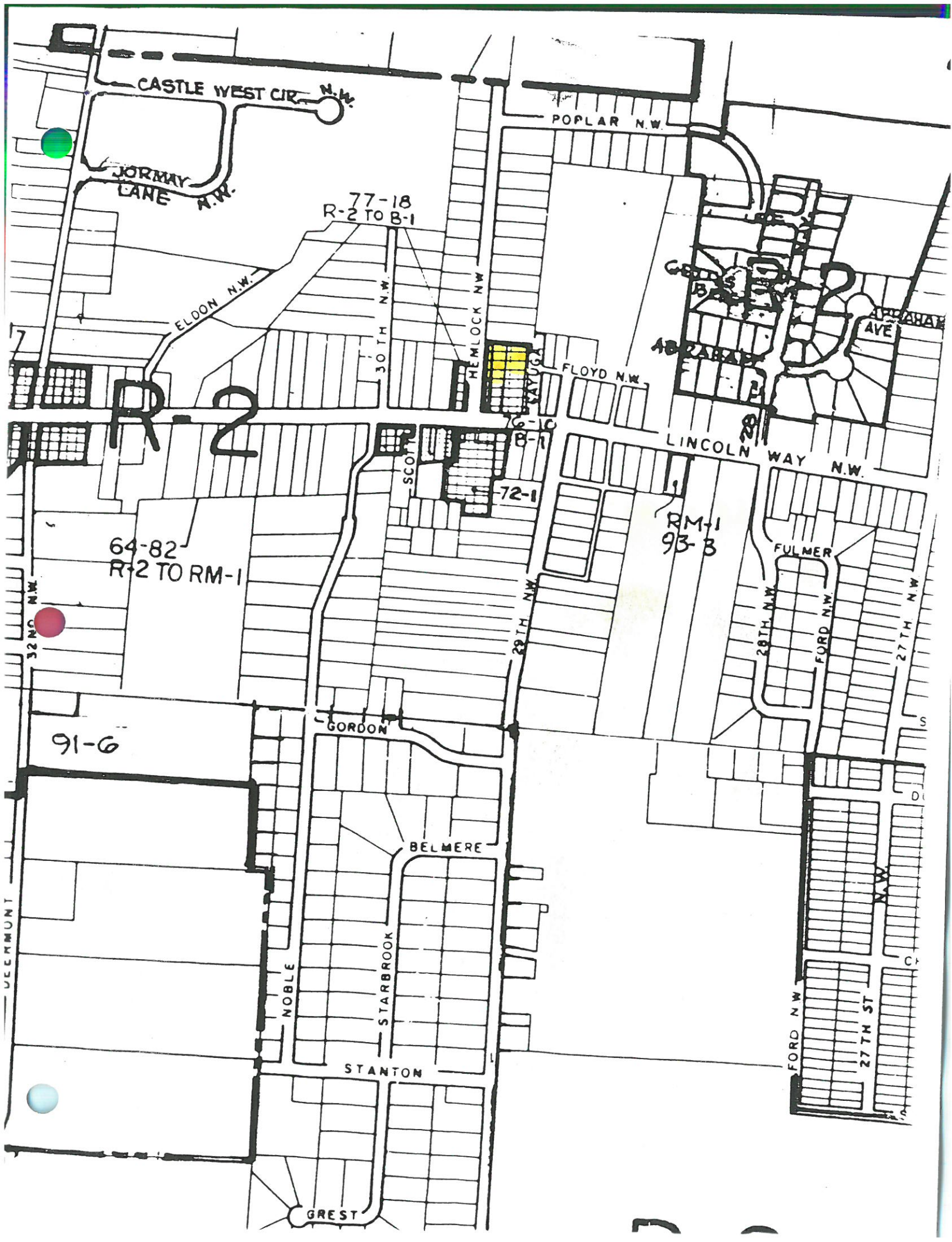
The replat of Lots No. 6564 and 11727 into a new lot.

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

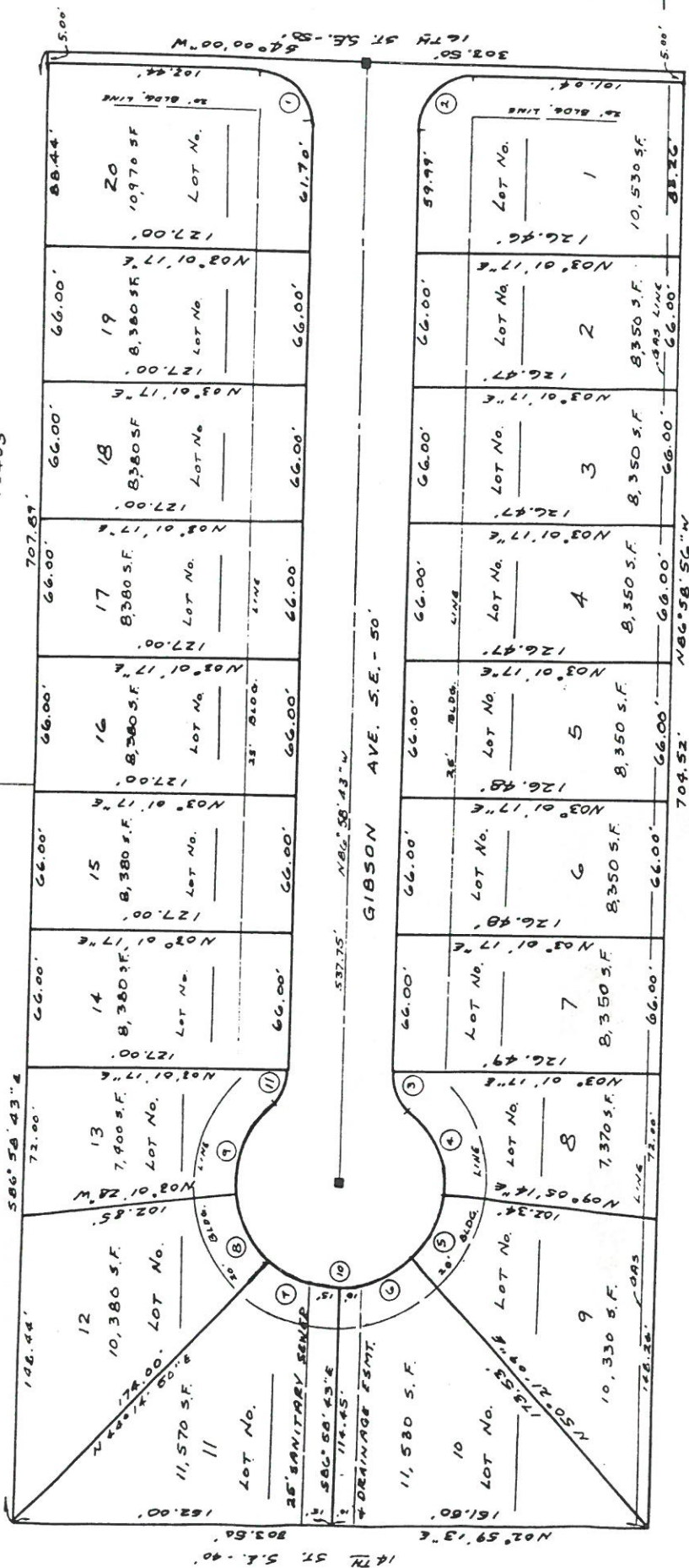
Aane Aaby presented the request. The purpose of the request is to provide additional parking adjacent to the stadium. The property in question is presently owned by the Booster Club but will be conveyed to the Board of Education. When a representative from the Booster Club talked to James Benekos, he suggested the replat. Richard Bordner, Secretary for the Booster Club, was present. He added that the property was acquired in order to help alleviate some of the parking problems during football games. He said he had met with some of the neighbors in the area who had no problem as long as the ten foot alley adjacent to this area wasn't part of the request and the fencing and screening be installed.





10402

10403

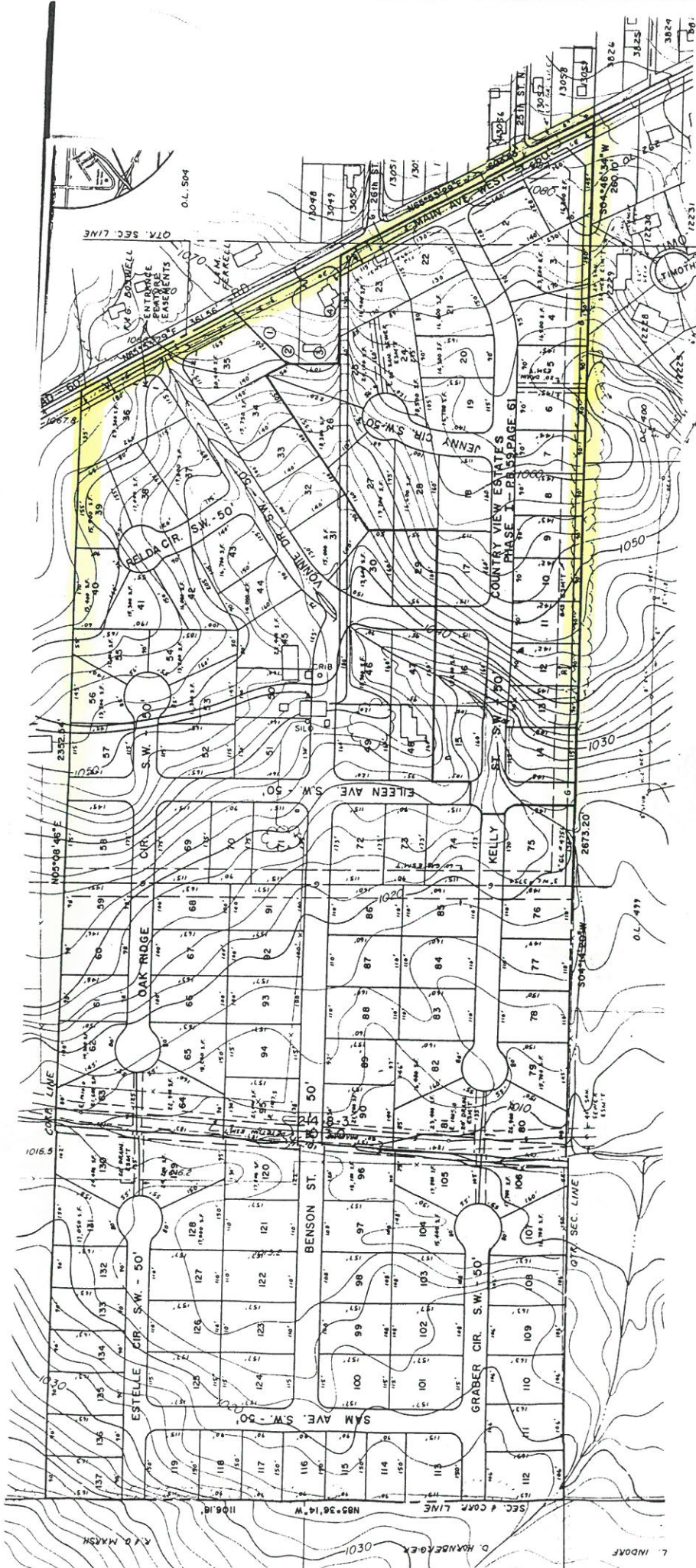


SINCLAIR VILLAGE

A SUBDIVISION OF OUT LOT 304 IN THE
CITY OF MASSILLON, STARK COUNTY, OHIO
SCALE: 1" = 50' 20 LOTS SEPTEMBER, 1997

AREA

LOTS	4.142 AC.
STREETS	0.785 AC.
TOTAL	4.927 AC.



PRELIMINARY PLAT
COUNTRY VIEW ESTATES
OUTLOT 602
SITUATED IN THE CITY OF
MASSILLON, COUNTY OF
STARK AND STATE OF OHIO

OWNER / SUBDIVIDER
REALTY EXECUTIVES
EDWARD J. ALLMAN, JR.
4200 MUNSON ST. N.W.
CANTON, OHIO 44718
PHONE: (330) 492-2162

ENGINEER / SURVEYOR
HAMMONTREE & ASSOCIATES, LTD.
5233 STONEHAM RD.
NORTH CANTON, OHIO 44720
PHONE: (330) 499-8817

TOTAL ACREAGE: 65.1 ACRES
13.132 ACRES IN PHASE I
52.0 ACRES UNDEVELOPED

MINIMUM LOT SIZE: 12,000 SQ. FT.
SEWAGE DISPOSAL: SANITARY SEWER
WATER SUPPLY: OHIO WATER SERVICE
DRAINAGE FACILITIES: STORM SEWER
NUMBER OF PROPOSED LOTS: 137

Lots No. 28, 29, 30, 31, 32, 33

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