
A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 10, 1997 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

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

Rezoning Request

MDF Area Annexation, a 30.021 acre area, consisting of Out Lots 753 and 754, located on the south side of Navarre Road, East of Sterilite Avenue, S.E. Now that this area, which is owned by the Massillon Development Foundation, has been formally annexed to the City from Perry Township, it must be given a zoning district classification under the City Zoning Code. This City is proposing that this area be rezoned as follows:

Out Lots 753 and 754 shall be rezoned I-1 light industrial.

Rezoning Request

Location: Lot No. 13041, a 27,689 square foot parcel located on the northeast corner of 1st Street, S.W., and Charles Avenue, S.W. The property is presently zoned P-1 Parking and is used as a municipal parking lot. The City is requesting that this property be rezoned B-2 Central Business District, as this is the proposed site for the Stark Area Regional Transit Authority Bus Transfer Station/Parking Deck/Hotel Development Project.

Re-Plat

Location: Part of Out Lot 440 and Part of Lot No. 13698, an 8.921 acre area located on the north side Forest Avenue, S.E., east of 16th Street, S.E. The request is to replat this property into 3 new Out Lots. This request has been submitted by John McGuire, the property owner. The surveyor is Hoover and Associates, Inc.

3. *Other Business*

Rezoning Request

Location: 122-24-26 8th Street, N.E. 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 on this property for his vending machine business. This rezoning was tabled at the September 10, 1997 Commission Meeting pending a ruling by the City Zoning Board of Appeals for a variance for the proposed storage building. The Zoning Board of Appeals has since met and approved the requested variance for this building.

PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
DECEMBER 10, 1997 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

3. Other Business

Rezoning Request

Location: Out Lot 304, a 5.00 acre vacant parcel located on the west side of 16th Street, SE, south of Franklin Elementary School. This parcel was recently acquired by Neighborhood Housing Services of Massillon, Inc., which is planning to develop a 20 lot subdivision, known as Sinclair Village. The request is to rezone this parcel from RM-1 Multiple Family Residential to R-1 Single Family Residential.

Replat

Location: Lots No. 6379 and 6380 located on the south side of Massachusetts Avenue, SE, between 16th Street, SE, and 18th Street, SE. The request is to replat these two parcels into one lot to permit construction of a single family home on this property. This request has been submitted by Joel Merritt.

Alley Vacation

Location: A 15 foot wide alley lying between Cherry Road, NW, and Warwick Avenue, NW, and running in an east-west direction between First Street, NW, and State Route 21. The specific request is to vacate that portion of the alley from the east property line of Lot No. 3598 easterly a distance of 55 feet. This request has been submitted by Carl Oser.

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O. L. 303

THE DEVILLE LUMBER CO. 1490 503 A

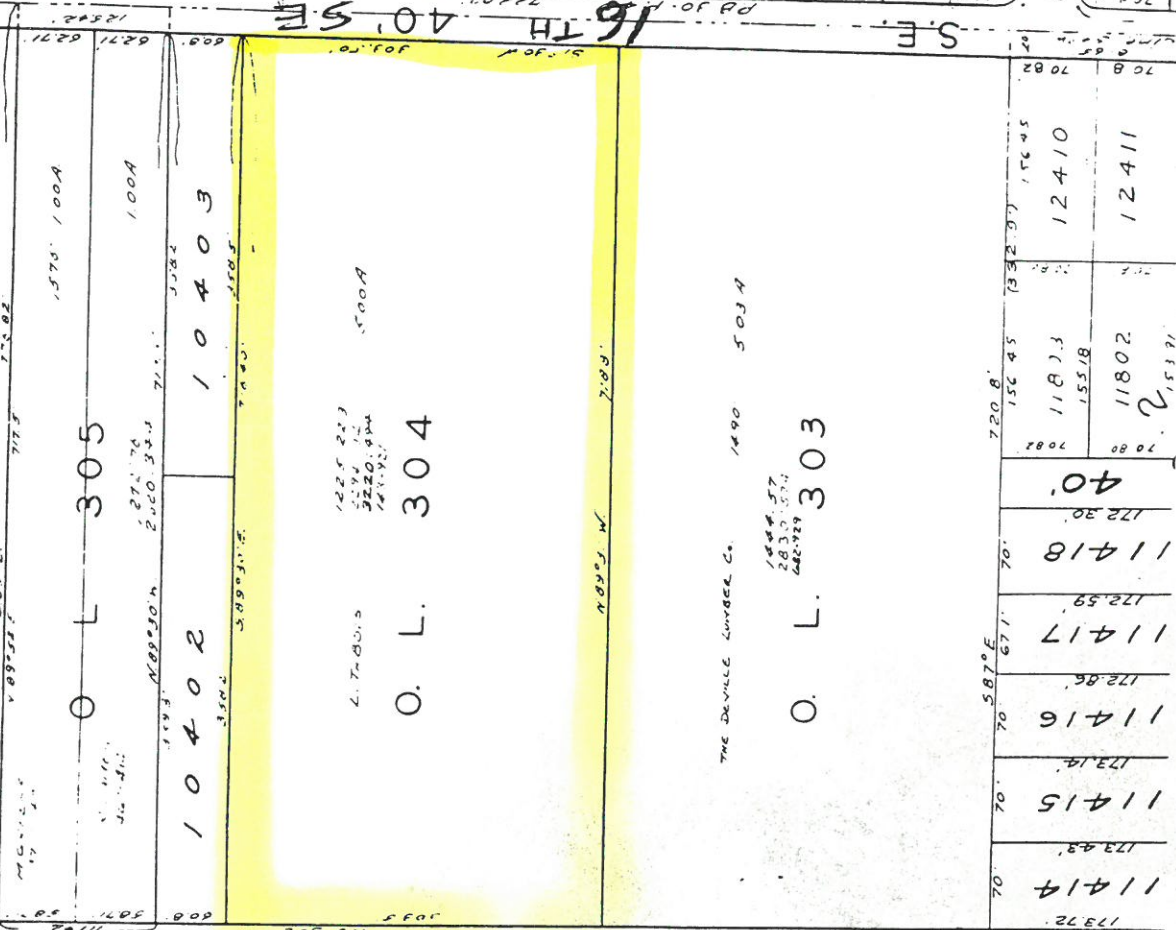
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THE DEVILLE LUMBER CO. 1490 503A

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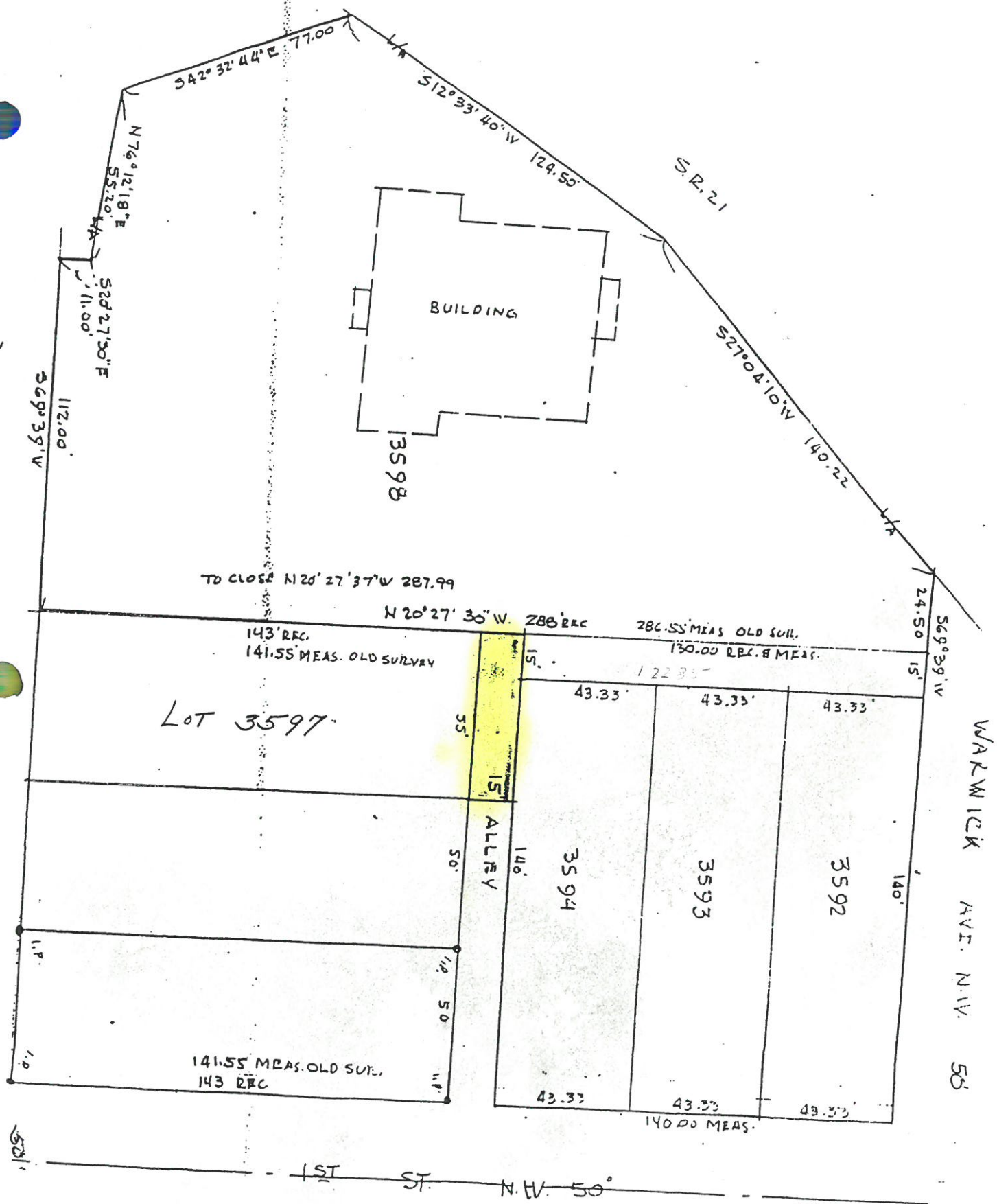
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CHERRY RD NW



WARRICK AVE. N.W. 50

SCALE 1" = 40'

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

MEMBERS

Chairman Fred Wilson
Rev. David Dodson
Al Climer
Ben Bradley
Wendell Edwards
James Johnson

STAFF

James Benekos
Aane Aaby
Marilyn Frazier

The first item of business was the minutes for the meeting of October 8, 1997. Wendell Edwards moved for approval, seconded by Ben Bradley, motion carried.

The next item of business under Petitions and Requests was a 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. Mr. Glick acquired this property at an auction and would like to develop it into new homes to be sold. His petition contains more than a majority of the signatures of the adjoining homeowners.

Mr. Johnson asked about the size of the lots and Rev. Dodson inquired about businesses in the area. Mr. Benekos mentioned that he was working with the owner on some minor issues, but had no objections. Rev. Dodson then moved for approval, seconded by James Johnson. Mr. Edwards asked about subdivision requirements, and then the motion carried.

The next item was a Final Plat.

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 (NHS) of Massillon, Inc. The project engineer is Poggemeyer Design Group, Inc.

Aane Aaby and James Benekos presented the request. The plat should contain a restriction regarding no access onto 14th Street. A sidewalk project is planned for the area using the City's CDBG funds. Mr. Benekos commented about the poor condition of the storm sewer which needs to be replaced prior to construction. Richard Friedle, from Poggemeyer, was present and spoke briefly about the development. Rev. Dodson then moved to approve with the condition the property is rezoned to R-Single Family, seconded by Ben Bradley. The motion then carried unanimously.

The next item was a Revised Preliminary Plat.

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 & Associates Ltd.

Aane Aaby presented the request. The changes to the original plat are minor; mainly due to the cul-de-sac. After a brief discussion, Jim Johnson moved for approval, seconded by Ben Bradley, motion carried 5 - 1. (Wendell Edwards - no)

The final item was a Proposed Replat.

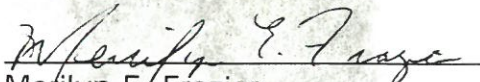
Proposed Replat

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 6 lots into 3 lots to assist the owner in selling some of his property. This request has been submitted by Homer Kingsbury.

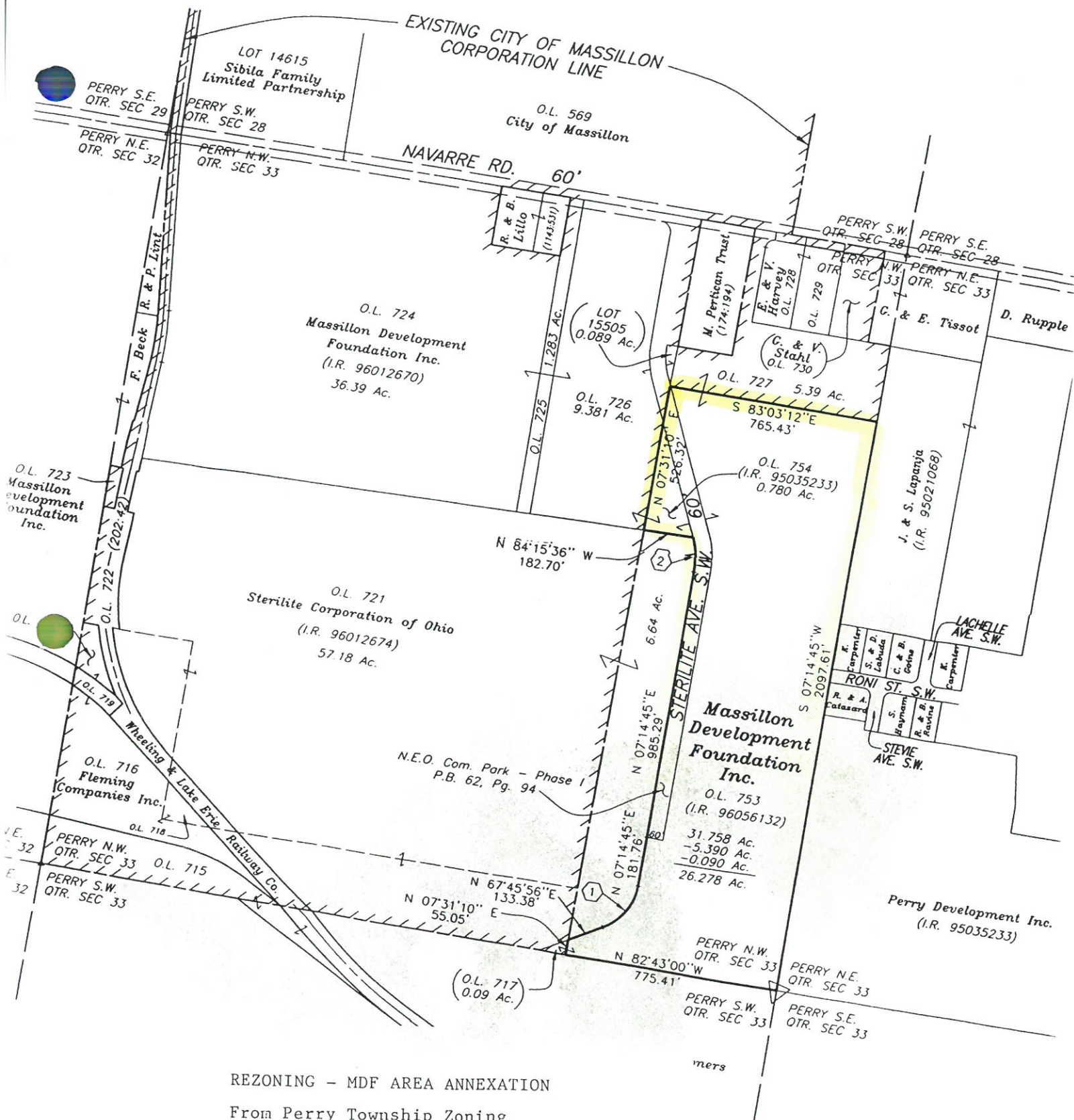
Aane Aaby presented the request. He explained that the owner wants to replat these 5 lots into 3 to make the property more desirable. Mr. Kingsbury was present and commented that he doesn't want to proceed with the survey until he knows if the Commission would look favorably at the replat. Rev. Dodson stated that in view of the fact that there are no minimum lot sizes, he'd move for approval. Ben Bradley seconded, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:30 P.M.

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:



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COUNTY AUDITOR
 Entered this ____ Day of ____

LINCOLN WAY WEST



1ST ST. S.W.

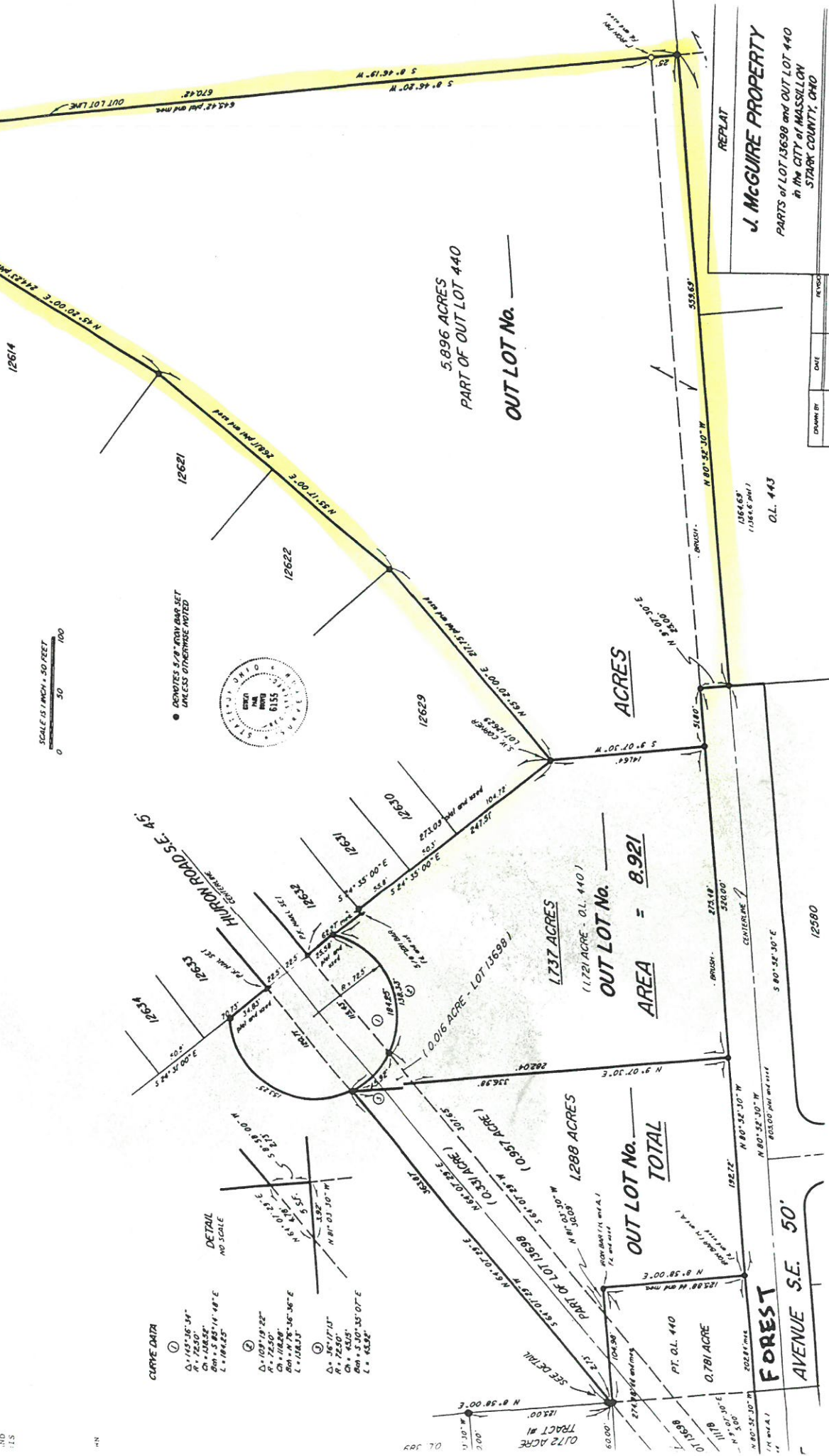
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NOTE: APP/PLAT BASED ON SURVEY PERFORMED IN APRIL 1984.

DATA USED:

STARK COUNTY TAX MAPS
SURVEY BY BELLONAP - DATED DEC. 1983
DEEDS & RECORDS PLAT
DEED - 111-12-14-172
RECORD PLAT - HAPPY HILLS ALLOT. No. 2



REPLAT

J. McGUIRE PROPERTY

PARTS OF LOT 13638 AND OUT LOT 440
in the CITY OF MASSILLON
STARK COUNTY, OHIO

HOOVER AND ASSOCIATES, Inc.
PROFESSIONAL SURVEYING SERVICES
3142 HUCKLEBERRY STREET NW NORTH CANTON, OHIO 44720

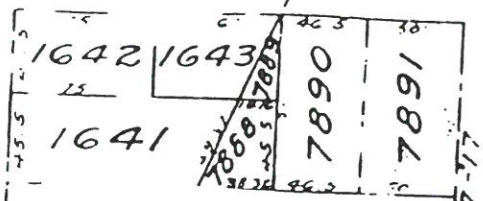
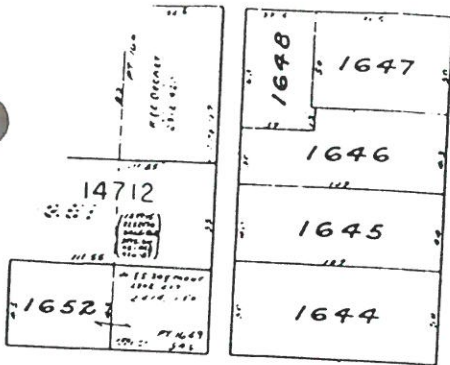
SCALE 1" = 40'

DATE 07/20/87 BY 961

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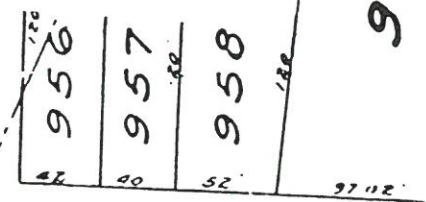
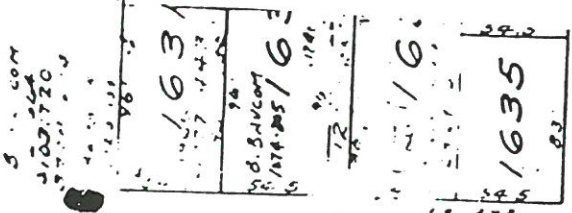
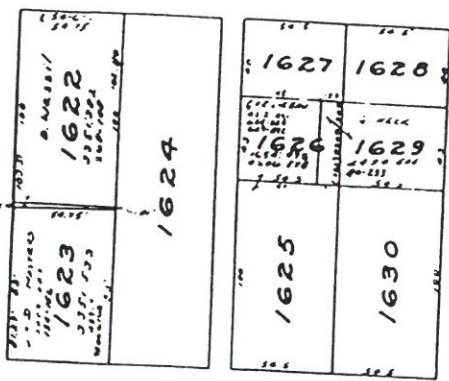
REZONING REQUEST

122-24-26 8th Street, N.E.

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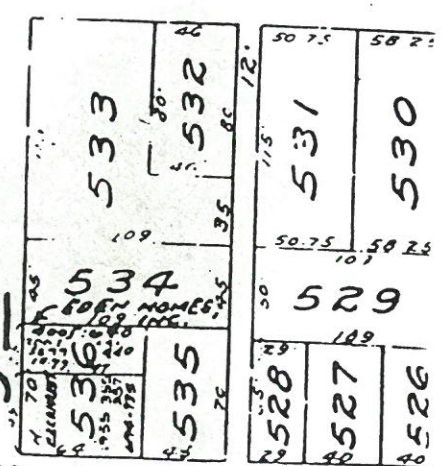
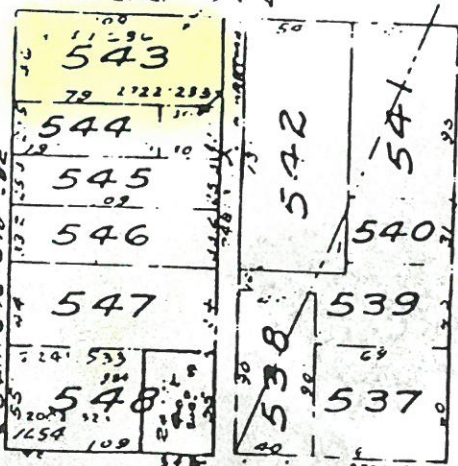
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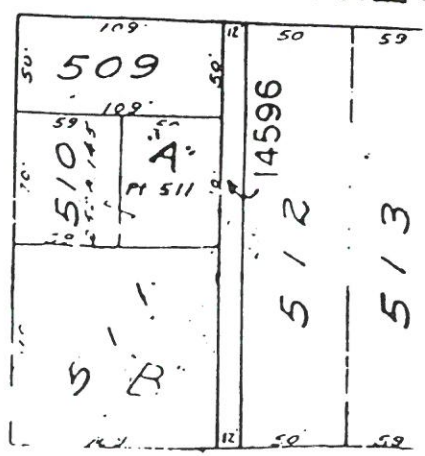
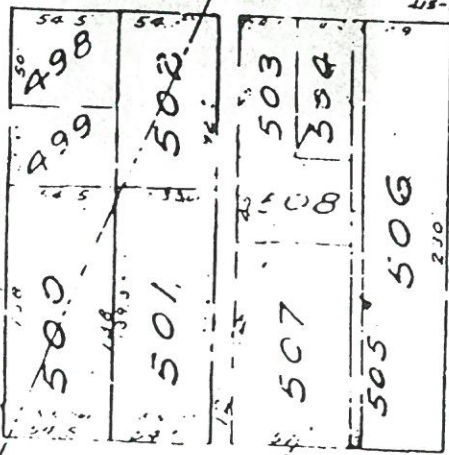
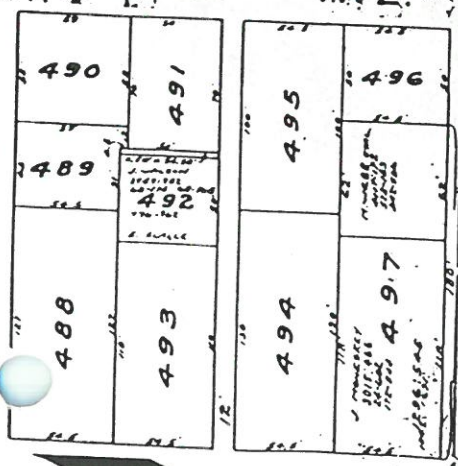


FEDERAL

AVE.

FEDERAL AVE.

N.E.



LINCOLN