

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 14, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

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

Final Plat - MDF Business Park

Location: Part of Out Lot 587, a 41.669 acre area located on the west side of State Route 21, south of Warmington Road, S.W. The request is to replat this property into 5 Out Lots, and to dedicate an extension of existing Commerce Drive, S.W.. This request has been submitted by the Massillon Development Foundation, the property owner. The surveyor is Hammontree and Associates, Ltd.

Replat

Location: Part of Out Lot 539, a 189.377 acre parcel located on the northwest corner of the State Route 21 and U.S. Route 30. interchange. The request is to replat this property into two out lots, one to be 90 acres in size, the other to be 99.377 acres. This request has been submitted by Howard J. Wenger. The surveyor is Jeffrey R. Gaul.

Replat

Location: Lots No. 2058 (17 Ideal Court, S.E.) and 2060 (16 Arch Avenue, S.E.). The request is to split off a 10 foot by 50 feet section from the southeast corner of Lot No. 2058 and add it to Lot No. 2060. This request has been submitted by Michael Toney (Lot No. 2058), and by Terry and Karen Pauley (Lot No. 2060), the respective property owners. The surveyor is Ronald Hinton.

Replat

Location: 749 Matthias Avenue, N.E., and 1021-23 8th Street, N.E. Lot Nos. 5252 and 10955, located at the southwest corner of 8th Street, N.E., and Matthias Avenue, N.E. The request is to replat this property into two new lots. This request has been submitted by Harold Weatherbee. The surveyor is Orville DeBos.

3. *Other Business*

Election of Officers for 1998.

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

Members

Chairman Fred Wilson
Rev. David Dodson
Alan Climer
Michael Loudiana
Wendell Edwards
Ben Bradley

Staff

Marilyn Frazier

The first item of business were the minutes of the November 12, 1997, Commission meeting. Michael Loudiana moved for approval, seconded by Rev. David Dodson, motion carried.

The next item under Petitions and Requests was a 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. The City is proposing that this area be rezoned as follows:

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

Al Climer commented that this proposed zoning is comparable to the property's zoning classification when it was a part of Perry Township. Also, it is the appropriate zoning for its present use. Rev. Dodson then moved for approval, seconded by Mr. Climer, motion carried.

The next item was also a 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.

Al Climer commented that this property was purchased in 1964 to be utilized as a parking lot. There are no restrictions which would prohibit it from being developed as intended. Wendell Edwards moved for approval, seconded by Ben Bradley, motion carried.

The next item was a Replat.

Location: Part of Out Lot 440 and Part of Lot No. 13698, an 8.921 acre area located on the north side of 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.

Mr. McGuire was present and commented that the property contained a lot of debris, but he had cleaned it up since having purchased it. He would like to build on the property. Al Climer commented that another individual owns the middle lot and he has spoken with James Benekos and is in favor of this request. Rev. Dodson moved for approval, seconded by Mr. Climer, motion carried.

The next item was a Rezoning Request under Old Business.

Location: 122-24-26 Eighth 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.

Rev. Dodson commented that this request has been before the Commission several times and according to the Agenda, the Zoning Board of Appeals has acted favorably, therefore, he'd move for approval, seconded by Ben Bradley. John Wolanin, the agent for Mr. Alexander, was present and thanked the Commission for their assistance in this matter. The motion carried unanimously.

Rev. Dodson then moved to add three items to the Agenda. Wendell Edwards seconded, motion carried. The first was a Rezoning Request.

Location: Out Lot 304, a 5.00 acre vacant parcel located on the west side of 16th Street, S.E., 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. Rev. Dodson moved to approve, seconded by Wendell Edwards, motion carried.

The next was a Replat.

Location: Lots No. 6379 and 6380 located on the south side of Massachusetts Avenue, S.E., between 16th Street, S.E. and 18th Street, S.E. 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. Al Climer moved to approve, seconded by Wendell Edward, motion carried.

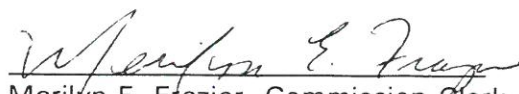
Final item was an Alley Vacation.

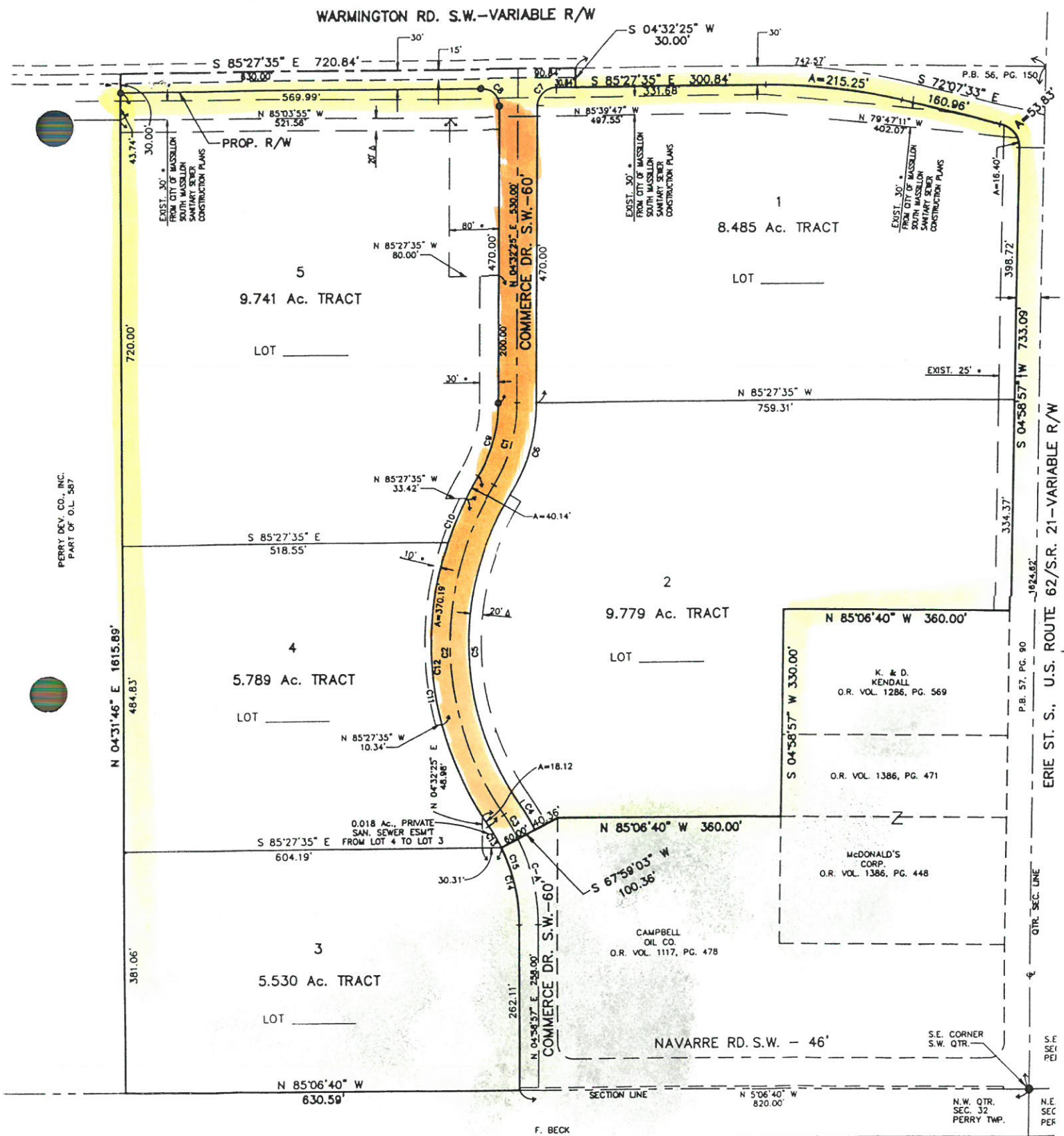
Location: A 15-foot wide alley lying between Cherry Road, N.W., and Warwick Avenue, N.W., and running in an east-west direction between First Street, N.W., and State Route 21. The specific request is to vacate that portion of the alley from the east property line of Lot No. 3598 easterly a distance of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

Attorney Dale Kincaid, who is a member of the Massillon Public Library Board of Directors, was present. He updated the Commission on the library's plans.

There being no further business before the Commission, the meeting adjourned at 7:55 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk



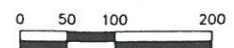
MDF BUSINESS PARK

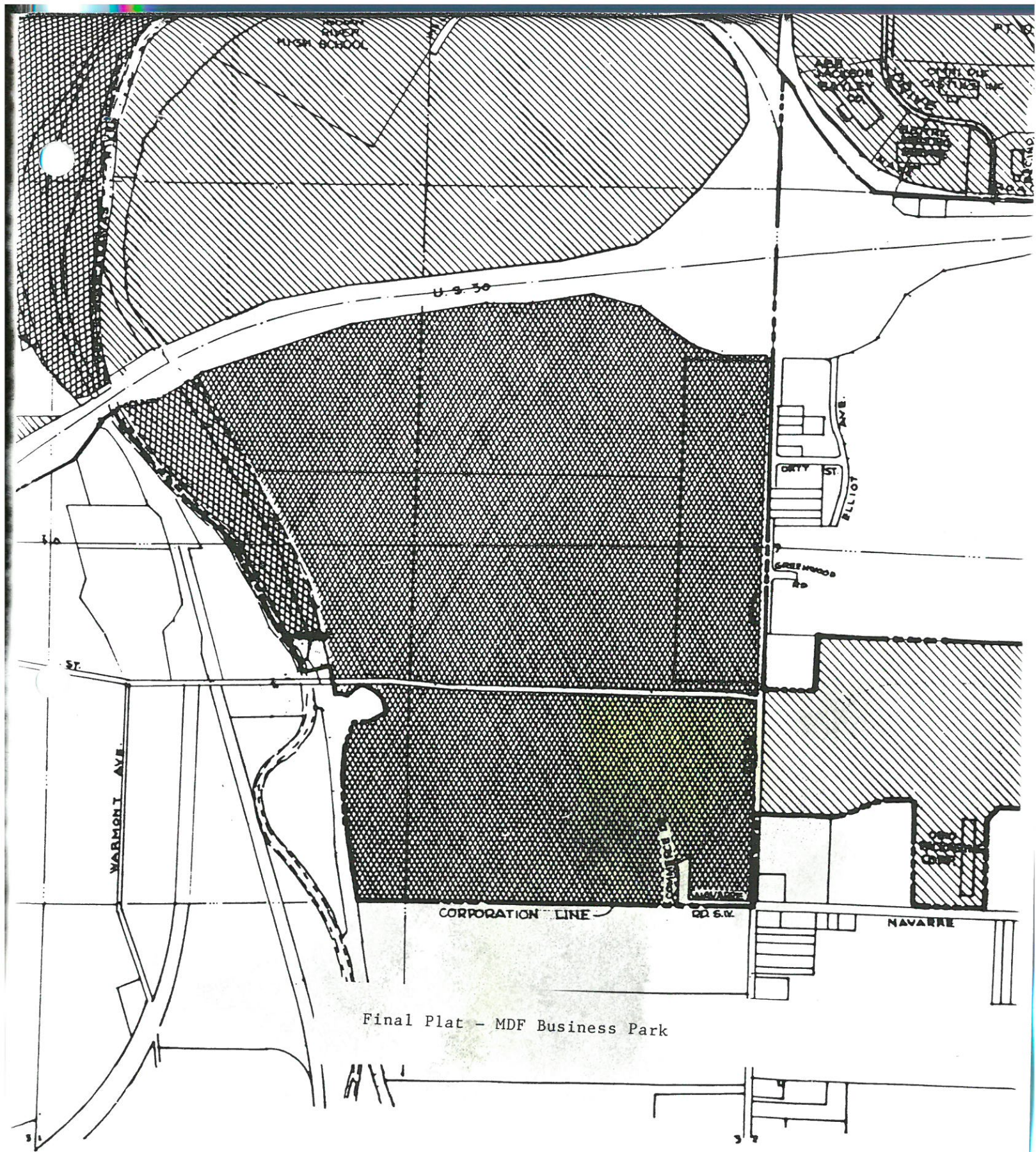
LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING PART OF OUT LOT 587

DECEMBER, 1997
5 LOTS

ACREAGE SUMMARY

LOTS = 39.324 AC.
ROADS = 2.345 AC.
TOTAL = 41.669 AC.

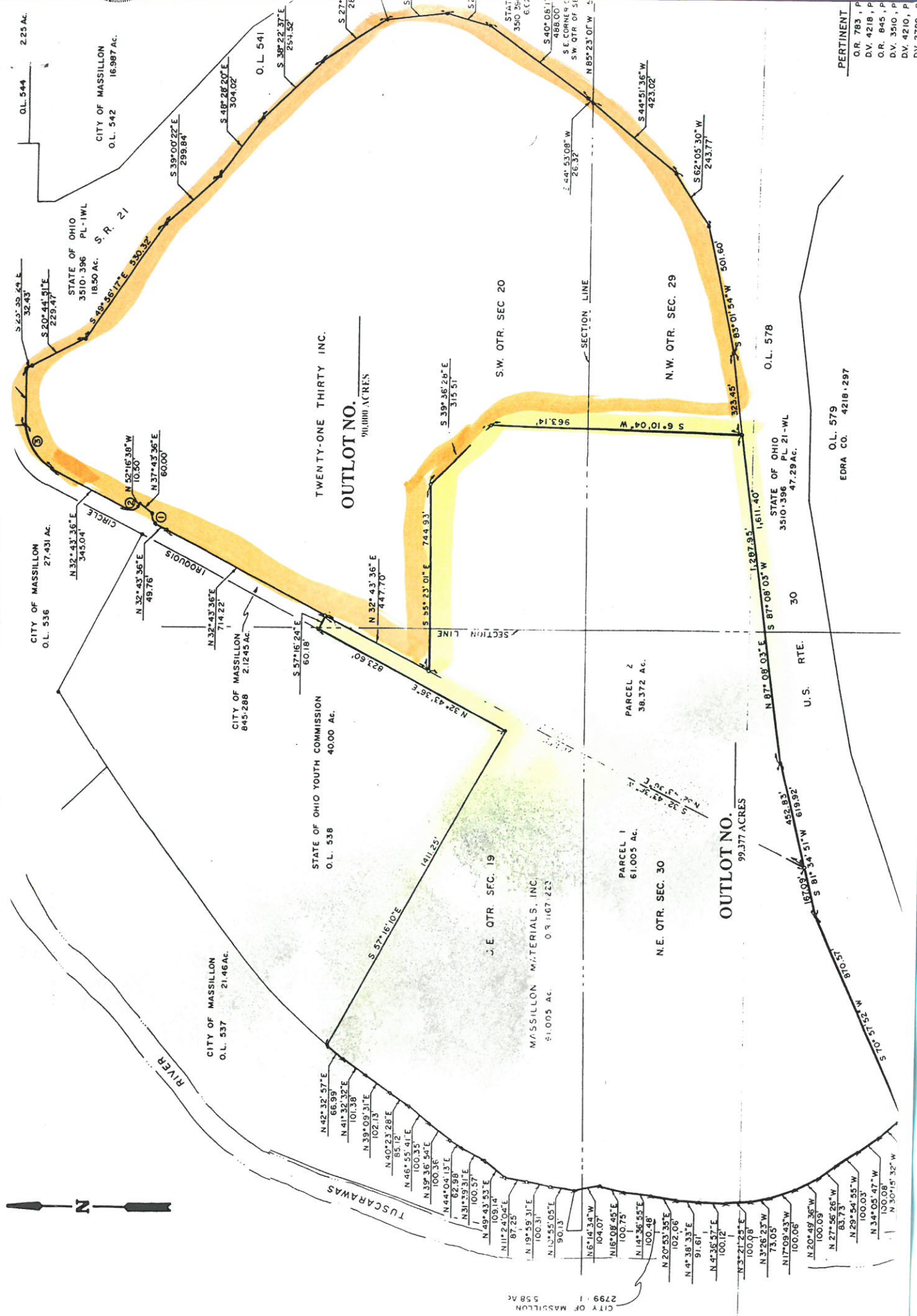


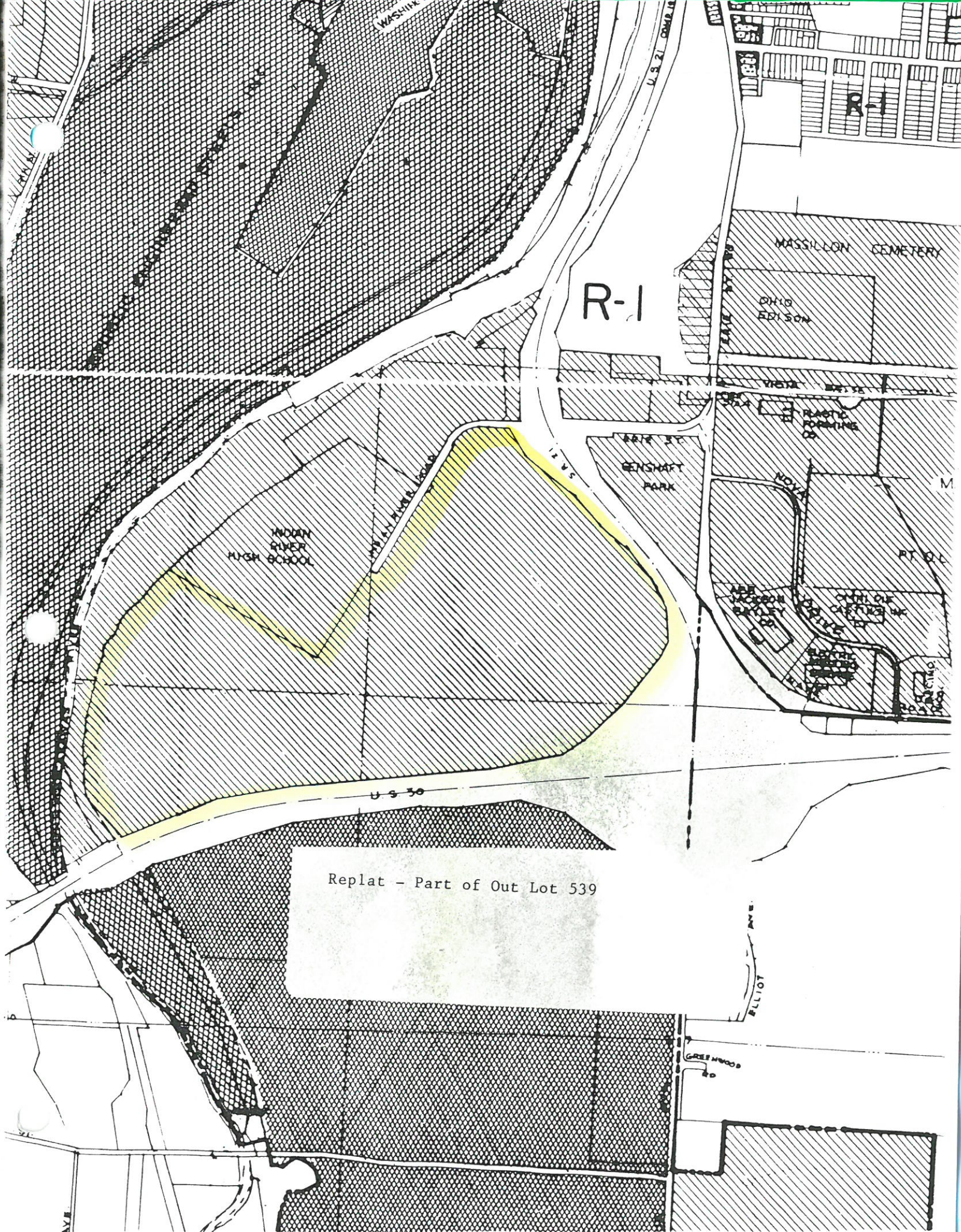


STRICTS MAP - CITY OF MASSILLON, C

REPLAT PART OF OUTLOT 539

KNOWN AS AND BEING PART OF OUTLOT 539 IN THE CITY OF MASSILLON, OHIO
ALSO BEING PART OF SECTIONS 19, 20, 29, 30, IN PERRY TOWNSHIP (TWP 10N,
RANGE 9W) IN THE COUNTY OF STARK, STATE OF OHIO.

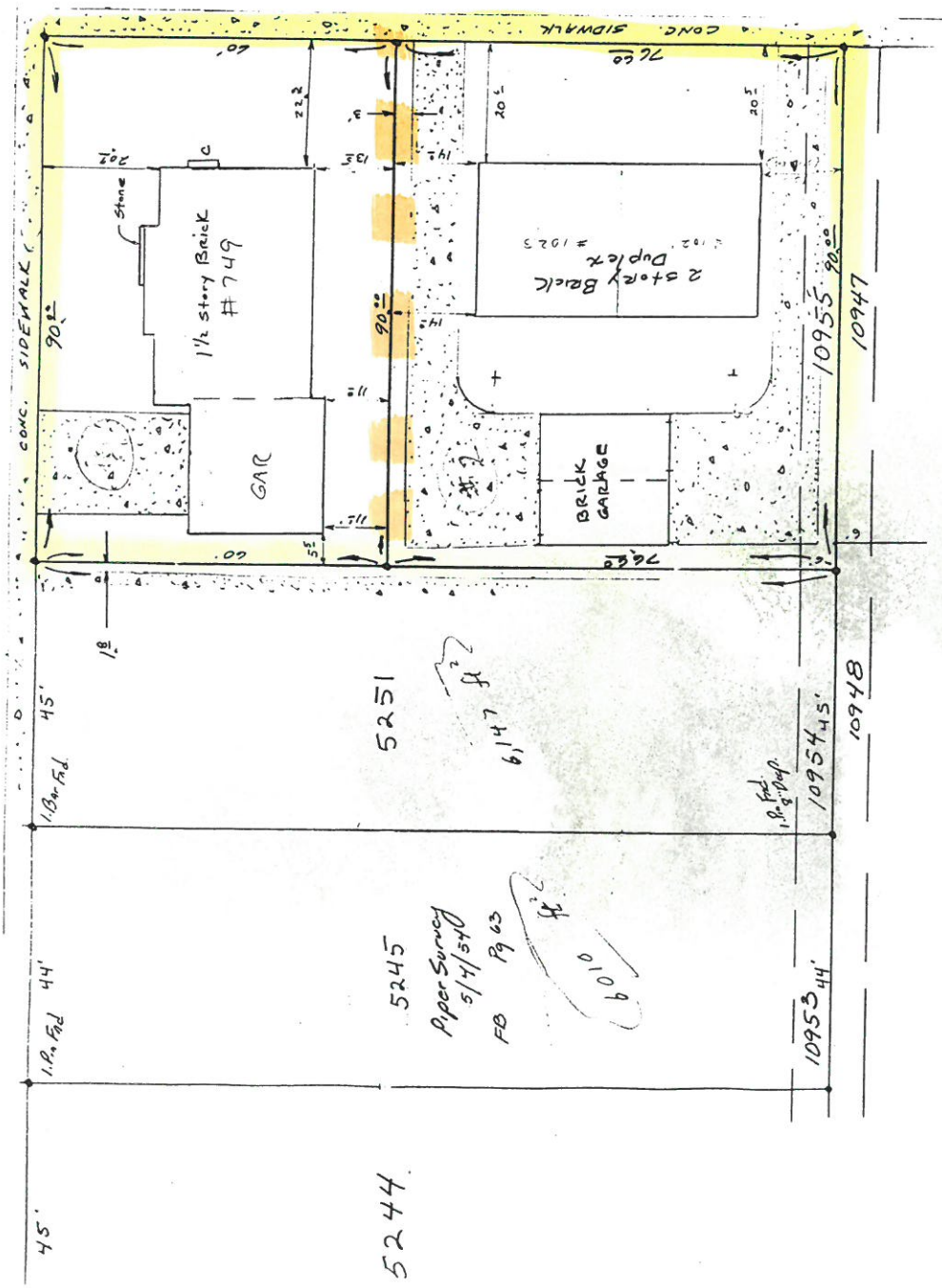




Replat - Part of Out Lot 539

PAULLEY
ROBERTSON DONALDSON

MATTHIAS • • AV N.E. 40th ST.



Replat of Lot Nos. 5252 & 10955

749 Matthias Avenue, N.E.
1021-23 8th Street, N.E.

FOR: HAROLD WEATHE
Hammersmith Ins Co.

(to show 5163)

Zone R-1
7800 sq ft
65' frontage
8' side yard
36' rear yard
25' front

Lot #1
5400 sq ft
60' frontage
11' side yard
20 1/2' front
6147 sq ft

837 - 2678
290 - 1706 (Pg. 1)