

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 10, 1998 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of May 13, 1998.*

2. *Petitions and Requests*

Re-Plat - Lots 6511-6512

A replat of Lots No. 6511-12, a vacant parcel located on the west side of 20th Street, S.E., between Connecticut Avenue, S.E., and Rhode Island Avenue, S.E. The request is to replat this parcel into one lot that will be 80 feet by 120 feet, or 9600 square feet, in size and zoned R-1 Single Family Residential. The property owner is Willie B. Miller. The surveyor is Orville DeBos.

3. *Old Business*

Re-Plat - Part of Out Lot 328

A replat of Part of Out Lot 328, located at the south end of 24th Street, S.E., east of York School. The request is to replat this parcel into two lots, each approximately 0.75 acres in size and zoned R-1 Single Family Residential. The property owners are Jack and David Strobel. The surveyor is Ronald Hinton.

The Massillon Planning Commission met in regular session on May 13, 1998, at 7:30 P.M. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Rev. David Dodson
Ben Bradley
Attorney Joel Fichter

STAFF

Aane Aaby
James Benekos
Marilyn Frazier

The first item of business was the minutes of the April 8, 1998, meeting. Attorney Fichter moved for approval, seconded by Rev. Dodson, motion carried.

The next item under Petitions and Requests was a Re-plat.

Re-Plat - Part of Out Lot 328

A replat of part of Out Lot 328, located at the south end of 24th Street, S.E., east of York School. The request is to replat this parcel into three lots, each approximately 0.5 acres in size and zoned R-1 Single Family Residential. The property owners are Jack and David Strobel. The surveyor is Ronald Hinton.

Mr. Aaby presented the request. The property borders Lincoln Way East, off of 24th Street. The property owners want to divide it up for sale. The only public street is 24th Street. It may be necessary for the owners to allow a portion of their driveway to be dedicated as a public street. Attorney Fichter, who represents the owners, commented that an easement, which permits access in exchange for maintenance by the City, has existed for many years. After extensive discussion by the Committee, Rev. Dodson commented that he felt this submission was premature and should be re-submitted when additional information is available. He then moved to table the request, seconded by Mr. Bradley, the motion carried 4-0 with Attorney Fichter abstaining.

The next item was also a Re-plat.

Re-Plat - Out Lot 613

A replat of Out Lot 613, a 2.58 acre parcel located on the west side of 32nd Street, N.W., south of Ruby Avenue, N.W. The request is to replat this parcel into two lots, each over one acre in size and zoned R-2 Single Family Residential. The property owners are James and Eleanor Hamel. The surveyor is Curtis Deibel.

Mr. Aaby presented this request also. This parcel is 2.5 acres with access off of Ruby Avenue, N.W. The parcel would be divided nearly in half. Mr. Hamel was present and commented that he intends to sell the lots, or build on them. He also commented that he would cooperate with the City regarding an easement or right-of-way. Mayor Cicchinelli moved to recommend approval, seconded by Rev. Dodson, motion carried.

The next item was another Re-plat.

Re-Plat - Forest Avenue, S.E.

A replat of Lots No. 7175, 7176, 7177, 7178, 7183, 7184, 7188, 7193, 7194, 7195, 7196, 7197, 7198, and Part of Lots No. 7185 and 7187, located on the south side of Forest Avenue, S.E., between 12th Street, S.E., and 15th Street, S.E. The request is to replat these 15 parcels into 10 lots zoned R-1 Single Family Residential. The owner/developer is Seville Developers, Inc. The surveyor is Civil Design Associates.

Mr. Aaby presented this request. Schalmo Builders have acquired this property which consists of 15 parcels, and intends to replat it into 10 lots and develop single family homes. Rev. Dodson commented that some of the lot sizes were inconsistent with what was presented at the last meeting. He then referred to the minutes which stated "the smaller lots would be replatted into larger lots in order to build.....". By changing the width size of the lots from 55 ft. to 65 ft., with a depth of 120 ft., the lots would be more attractive for development."

After much discussion about the interpretation of the minutes, it was determined that the intention was the lots be no less than 55 ft. and no more than 65 ft. Attorney Fichter then asked to go on record as agreeing with the wording of the minutes which could be interpreted two ways. Mayor Cicchinelli then moved to amend the minutes of April 8, 1998, to state the new lots would range in frontage from 55 ft. to 65 ft., Attorney Fichter seconded, motion carried 5-0. Lolita James, of 214 - 20th Street, S.E., was present and commented that she is concerned about water and potential drainage problems. City Engineer James Benekos responded that this issue will be addressed. Mayor Cicchinelli moved for approval of the replat with the exception of the lot labeled 6, which is only 50 ft. wide, Mr. Bradley seconded. Attorney Fichter inquired about how lot 6 would be used. Fred Etheridge, representative of the developer, responded that they'd do whatever was necessary to comply with the City of Massillon, possibly leaving it vacant. The motion then carried unanimously.

The next item was a Proposed Ingress and Egress Easement

Proposed Ingress & Egress Easement

Location: A 10 foot wide strip of land, 0.015 acres in size, located south of Wooster Street, N.W., in the S.W. Quarter of Section 3, Tuscarawas Township. This parcel is owned by the City of Massillon and is part of the former W. & L.E. Railroad. Richard and Sherry Irwin, 13090 Wooster Street, N.W., are requesting this easement in order to provide ingress and egress to their property. After brief comments by Mr. Aaby, Mayor Cicchinelli moved for approval, seconded by Rev. Dodson, motion carried.

Mr. Benekos presented information regarding changing the name of "Legend Hills" to "University Village", with changes in the street names also. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

Under Other Business, the next item for the evening was a rezoning request.

Rezoning Request - Glick Area Annexation

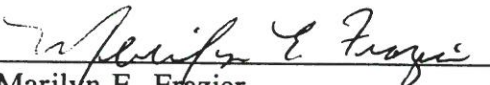
Location: Out Lot 772, a 15,320 acre parcel, located on the east side of Manchester Avenue, N.W. Now that this property has been annexed from Tuscarawas Township, the City is requesting that this property be zoned A-1 Agricultural.

Mr. Aaby presented this request. This is a 15 acre L-shaped parcel near Beechwood Elementary. The owner would like A-1 Agriculture Zoning. Rev. Dodson moved to recommend approval, seconded by Mayor Cicchinelli, motion carried.

Tom Ascani and Mr. Kolp briefly addressed the Commission regarding Autumn Ridge Preliminary Plat which was before the Commission at the April 8, 1998, meeting. No action was taken.

There being no further business before the Commission, the meeting adjourned at 8:55 P.M.

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:

MEF/ky

CERTIFICATION

I hereby certify the adjacent to

PLANNING COMMISSION

Approved by the Massillon Planning Commission

CHAIRMAN

CITY COUNCIL

Accepted by the City Council on _____ day _____, 19__

CLERK

MASSILLON CITY ENGINEER

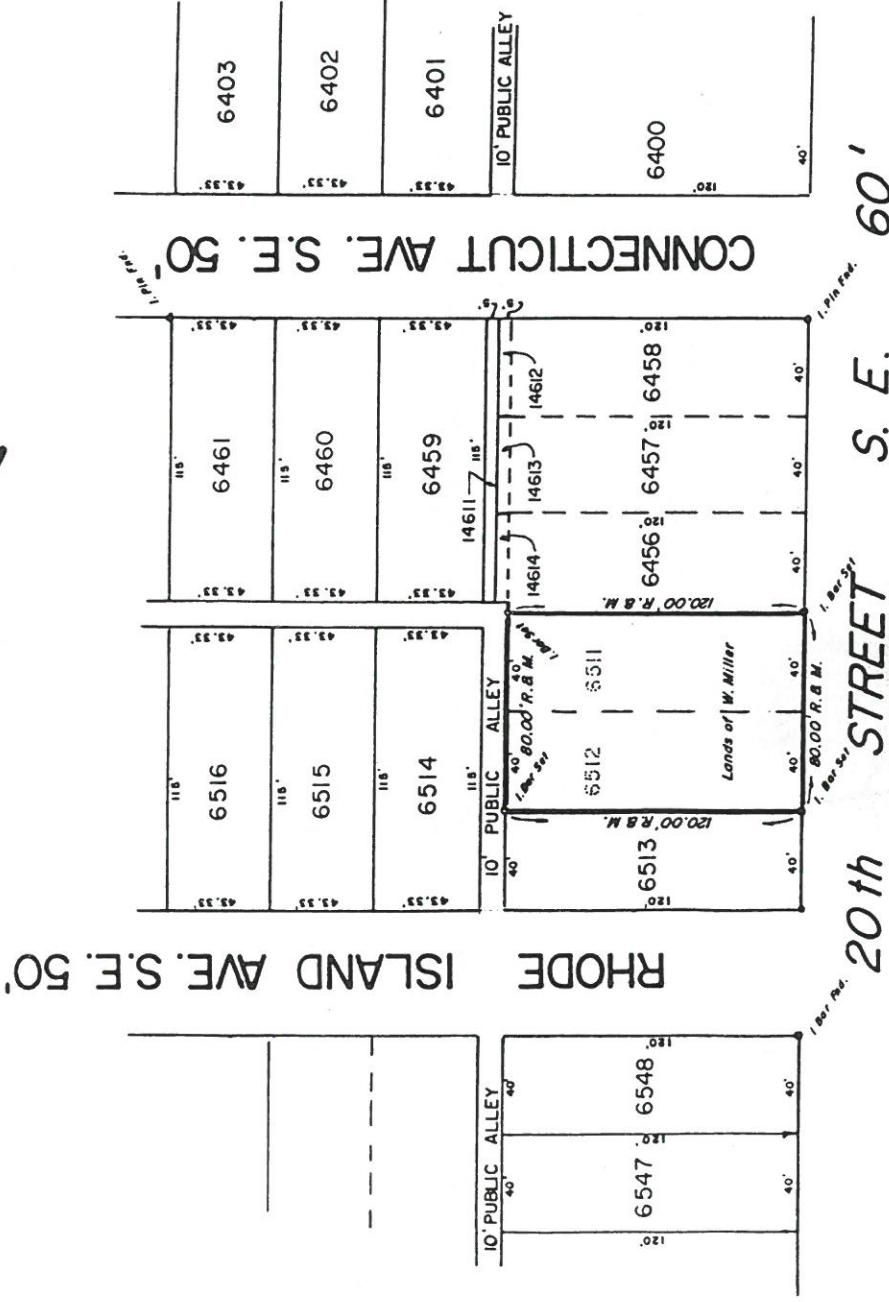
Lot Numbers _____

ACKNOWLEDGEMENT
Know all men by these presents, that I, the undersigned, do hereby acknowledge the signing of the foregoing plat.

WITNESS

Robert C. [Signature]
[Signature]

COUNTY OF STARK
STATE OF OHIO ss.



REPLAT OF

Lot Numbers 6511 & 6512 in the City of Massillon, County of Stark, Ohio.

DATE: MAY 22, 1998

1328
OHIO

PLATTING OF PART OF OUTLOT 328
IN THE CITY OF MASSILLON, OHIO

STROBEL,
THE LAND
MAKING AND
IDING TO LAW.

BARBARA A. STROBEL

DID PERSONALLY
DID SIGN THE
R FREE ACT AND

AL

EETING HELD

ORDINANCE NO.

ASSIGNED BY

1998

1998

R

ST 13458

ASSESSMENT AND RIGHT OF WAY
OUND UTILITY ACCESS
FEET (30') OF THE LOTS
THE OWNERS OF SAID LOTS.

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A
SURVEY PERFORMED BY ME WHICH CONFORMS TO THE
MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN
THE STATE OF OHIO O.A.C. 4733-37.

Ronald C. Hinton 6/3/98
RONALD C. HINTON S-6270

