

A G E N D A

(Revised)

MASSILLON PLANNING COMMISSION

AUGUST 12, 1998

7:30 P.M.

MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of July 8, 1998.*

2. *Petitions and Requests*

Rezoning - Richville Drive, S.E.

Location: Out Lots 767, 768, 769, 770, located on the east side of Richville Drive, S.E., north of Nave Road, S.E. The request is to rezone this property from R-1 Single Family Residential to I-1 Light Industrial. This request is being submitted by D. Wayne and Deborah L. Whipkey, who wish to develop the property as an industrial park.

Rezoning - Nave Road, S.E.

Location: Out Lot 739, a 4.861 acre parcel of land located at the northwest corner of Nave Road, S.E., and University Drive, S.E. The request is to rezone this property from R-3 Single Family Residential to RM-1 Multiple Family Residential. This request is being submitted by the City of Massillon. The City is considering the sale of this property to a developer who intends to construct an assisted living housing development on this parcel.

Rezoning - West Side Area Annexation

This annexation consists of 3 parcels of land, totaling 101.442 acres in size, located north of Lincoln Way, N.W., between Kenyon and Manchester Avenues. This property is being annexed to the City from Tuscarawas Township. The request is to zone this property A-1 Agricultural.

Rezoning - Hammer Area Annexation

This annexation consists of Out Lot 779, containing 1.834 acres, and Out Lot 780, containing 85.386 acres, located on the west side of Deerford Avenue, north of Sinclair Street. This property is being annexed to the City from Tuscarawas Township. The request is to zone this property A-1 Agricultural.

Rezoning - Bonks Richville Drive Area Annexation

This annexation consists of 5 parcels of land totaling 39.032 acres in size, and located east of Walnut Road, S.E., between Southway Street and Richville Drive. This property is being annexed to the City from Perry Township. The request is to zone this property A-1 Agricultural.

Rezoning - Oberlin Road Bonks Area Annexation

This annexation consists of 10 parcels of land totaling 13.168 acres in size and located on the north side of Oberlin Road, S.W., between Duncan Street, S.W., and 9th Street, S.W. This property is being annexed to the City from Perry Township. The request is to zone this property I-1 Light Industrial.

Rezoning - Wheaton Place Annexation

This annexation consists of 18 lots totaling 8.117 acres in size and located on the north side of Hankins Road, west of Louisa-Marie Avenue. This property is being annexed to the City from Perry Township. The request is to zone this property R-3 Single Family Residential.

Re-Plat: Part of Out Lot 279

Location: Part of Out Lot 279, a 2.331 acre parcel, located between 15th and 17th Streets, S.W., south of Overlook Avenue, S.W. The request is to replat this property into two lots: one lot to be 1.580 acres in size, and the other to be 0.751 acres in size. This request has been submitted by the property owners, Douglas & Lori Jones and Lester & Michelle Salewsky. The surveyor is Bruce Conery of Buckeye Surveying Services, Inc.

Re-Plat: Lots No. 541 and 542

Location: 823 North Avenue, N.E. (Lot No. 541), located on the southwest corner of North Avenue, N.E., and 9th Street, S.E. The request is to replat Lot No. 542 (presently vacant) and Lot 541 into one lot. This request has been submitted by Charles Baker, the property owner. The surveyor is Nichols Field Services, Inc.

Re-Plat: Out Lot 146

Location: 902 11th Street, S.E., Out Lot 146, a 0.551 acre parcel located on the east side of 11th Street, S.E., north of Arch Avenue, S.E. The request is to replat this parcel into two lots. This request has been submitted by Richard Grewell, the property owner. The surveyor is Ronald Hinton.

Re-Plat: Lots No. 1822, 2583, 2584, and 2585

Location: 933 Main Avenue West and 22 10th Street, S.W. The request is to replat this property into two parcels. This request has been submitted by Grace United Church of Christ, the property owner. The surveyor is Ronald Hinton.

Replat and Vacation Plan: Forest Hill Allotment No. 2

This second phase development of the Forest Hill Allotment involves (1) the replatting of all of Lots No. 7199 through 7202 and Lots 15329 through 15350 into 18 new single family residential lots; and (2) the vacation of parts of Penmont Avenue, S.E., and Greentree Place, S.E. (formerly Marie Street, S.E.). The owner is Seville Developers, Inc. The consulting engineer is Civil Design Associates, Inc.

Replat: Lot Nos. 1726, 1727, 1728, and Part of 1729

Location: The west side of 5th Street, S.W., north of Perry Avenue, S.W. The request is to replat these 4 parcels into 3 new single family residential lots. The property owner is Warren McClelland. The surveyor is Orville DeBos.

Storm Sewer Easement Plat: University Drive S.E.

A 0.364 acre portion of Out Lot 737, located on the east side of University Drive, S.E., north of Nave Road. The property is owned by Ashland University which is conveying the proposed storm sewer easement to the City of Massillon. The project engineer is Cooper & Associates.

3. *Old Business*

Drainage Easement Plat - Lots No. 15526 and 15536

The dedication of a drainage easement located on part of Lots No. 15526 and 15536, located on the north side of 28th Street, N.W., north of Lincoln Way, N.W., in the Lincoln Hills Allotment. The property owner is Earl Glick. The surveyor is Dennis Fulk.

Revision to the Final Plat of Autumn Ridge Estates No. 1

A proposed 12 lot (formerly 23 lot) residential subdivision located on the east side of 29th Street, N.W., including the dedication of the following streets: Gorden Avenue N.W., Fire Bush Drive N.W., and 29th Street, N.W. The owner/developer is D.W.P. The project engineer is Nalex Engineering.

The Massillon Planning Commission met in regular session on July 8, 1998, at 7:30 p.m. in Massillon City Council Chambers. The following were present:

Members:

Chairman Fred Wilson
Vice Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Sharon Eslich
Al Climer

Staff:

James Benekos
Aane Aaby
Marilyn E. Frazier

The first item of business was approval of the minutes of the Commission meeting of June 10, 1998. Rev. Dodson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item under Petitions and Requests was a rezoning request.

Rezoning – Aultman West Annexation

A 3.582 acre parcel of land located on the west side of Wales Road, N.E., north of Burd Avenue, N.E. This property is being annexed to the City from Jackson Township. The request is to zone this property 0-2 Office.

Aane Aaby presented the request. This property was recently annexed to the City and is owned by Aultman Health Foundation. The O-2 Office zoning classification will accommodate the proposed hospital, which should be under construction this fall. This is an extension of the 0-2 Office zoning which exists in the area. Tim Tyner, a representative from Aultman Health Foundation was present and added that they look forward to being a part of the City of Massillon. Mayor Cicchinelli moved for approval, seconded by Mrs. Eslich, motion carried.

The next item was a replat.

Re-Plat – Lots 15046 and 15047

A re-plat of Lots no. 15046 and 15047, located on the east side of Cyprus Drive, S.E. in St. Andrews Golf estates. The request is to shift the property line separating these two lots approximately 6 feet to the north to provide for proper side yard setbacks for these properties. The property owners are Mark Moore and W.G. Lockhart Construction, Inc. The surveyor is Brett Bedore.

Aane Aaby presented this request. This re-plat is needed in order to provide proper setbacks for these two homes. After several questions and comments by the Commission, Rev. Dodson moved for approval and Mrs. Eslich seconded. Mayor Cicchinelli abstained because he resides in the allotment. The motion carried 4-0, with one abstention.

The next item was a request for a final plat.

Final Plat – Autumn Ridge Estates No. 1

A proposed 23 lot residential subdivision located on the east side of 29th Street, N.W., south of Lincoln Way, N.W., including the dedication of the following streets, Gordon Avenue, N.W., Fire Bush Drive, N.W., and Davis Circle, N.W. The owner/developer is D.W.P.

The request was presented by Aane Aaby. He commented that the Commission had previously acted on the preliminary plat for Autumn Ridge Estates. This is for the northwest portion, which is the first phase. The lots exceed the minimum requirement. One lot will not be sold due to drainage. James Benekos requested approval subject to review by his office. Mayor Cicchinelli asked the developer about his timetable. He replied that he would like to build a couple model homes. Mr. Benekos commented that his office's review would not cause a delay in his intentions. After several other comments and questions, Mayor Cicchinelli moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a drainage easement.

Drainage Easement Plat – Lots No. 15526 and 15536

The dedication of a drainage easement located on part of Lots no. 15526 and 15536, located on the north side of 28th Street, N.W., north of Lincoln Way, N.W., in the Lincoln Hills Allotment. The property owner is Earl Glick. The surveyor is Dennis Fulk.

Aane Aaby presented the request. This is a part of Lincoln Hills Allotment No. 5. The entire area is shown to remain as a retention base. The developer now feels he doesn't want to leave the entire property undeveloped. He would rather carve out an easement on the one lot in order to sell the property. Mayor Cicchinelli asked if this action would be creating a substandard lot. Mr. Benekos replied that the lot would remain the same size, but would contain an easement. Mayor Cicchinelli then commented that he was concerned that a purchaser wouldn't fully understand the impact created by this action. He also was concerned that the space remaining for building purposes would result in a house smaller than others in the allotment. After additional comments by other members, Rev. Dodson moved to table the item, seconded by Mayor Cicchinelli, motion carried. Staff was directed to contact the owner again and request that a representative be present at the next meeting.

The next item was a re-plat.

Re-Plat: Part of Out Lot 279

Location: Part of out Lot 279, a 2.331 acre parcel, located between 15th and 17th Streets, S.W., south of Overlook Avenue, S.W. The request is to re-plat into two lots: one lot to be 1.580 acres in size, and the other to be 0.751 acres in size. The property owners,

Douglas and Lori Jones and Lester and Michelle Salewsky have submitted this request. The surveyor is Bruce Conery of Buckeye Surveying Services, Inc.

Aane Aaby presented this request. Mr. and Mrs. Salewsky wish to purchase additional property from Mr. and Mrs. Jones. Mr. Benekos commented that this re-plat is mostly for clarification purposes. Since the property owners were not present and the Commission members weren't able to gain a clear understanding of their intentions or the request in general, Rev. Dodson moved to table the request. Mayor Cicchinelli seconded the motion, motion carried.

The final item was a street vacation.

Street Vacation Request: Charles Avenue, S.W.

The request is to vacate 10 feet off the north side of Charles Avenue, S.W., from the southwest right-of-way line of Erie Street South to the southeast right-of-way line of the 1st Street, S.W., a distance of approximately 206.96 feet. This request has been submitted by the City of Massillon in conjunction with the proposed SARTA transit center/hotel/parking deck project.

James Benekos presented this request. He exhibited a layout of the development. The location of the hotel needs to be moved 10 feet, which would require the vacation of 10 feet of Charles Avenue. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Al Climer, motion carried 4-0, with Sharon Eslich abstaining, due to being employed by SARTA.

There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted:


Marilyn E. Frazier
Clerk

Approved:

Fred Wilson, Chairman