

A G E N D A
MASSILLON PLANNING COMMISSION
SEPTEMBER 9, 1998 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of August 12, 1998.*
2. *Petitions and Requests*

Rezoning Request - North Avenue, N.E.

Location: 120, 124, 128, 136, North Avenue, N.E., and 206 First Street, S.E., including Lots No. 614, 615, Part of 616 (33 ft. East Side), Part of 616 (39 ft. x 103.5 ft. Southwest corner), and 623. The request is to rezone this property from RM-1 Multiple Family Residential to B-2 Central Business. This request has been submitted by Gene Boerner, on behalf of the property owners.

Rezoning Request

Location: A 94 acre parcel consisting of Out Lot 782 (29 acres) and Part of Out Lot 636 (65 acres), located on the north side of Lincoln Way, N.W., between Kenyon Avenue and Manchester Avenue. The request is to rezone this property from A-1 Agricultural to R-2 Single Family Residential. This request has been submitted by W. G. Lockhart Construction Co., who wishes to develop a single family residential subdivision on this property.

Final Plat - Lincoln Hills No. 6

Location: A 5.953 acre parcel, consisting of Out Lots 179 and 180, and part of Lot No. 10195, located north of Lincoln Way, N.W., in the Lincoln Hills Allotment. The plat will create a total of 18 lots, zoned R-2 Single Family Residential. In addition, the plat will dedicate Wagoner Street, N.W., and portions of Abraham Avenue, N.W., and Lee Avenue, N.W. The property owner is Earl J. Glick. The engineer is Cooper & Associates.

Replat - Lot No. 11777

Location: Lot 11777, located on the north side of Woodruff Avenue, N.W., west of 17th Street, N.W. The request is to split this lot (which was part of a previously vacated alley) into two lots as part of a proposed land sale. The property owner is Joseph Kircher. The surveyor is Curtis Deibel.

Replat - 620 Bebb Avenue, S.W.

Location: Lots no. 5567 and 5568, located at 620 Bebb Avenue, S.W. The request is to replat these parcels into one lot to permit the owner to construct a garage. The property owners are John and Kathie Williams. The surveyor is Orville DeBos.

Alley Vacation Request

Location: A 10 foot wide unnamed alley lying between Chester Avenue, S.E., and Forest Avenue, S.E., and running in an east-west direction between 13th Street, S.E., and Erie Street South. The request is to vacate that portion of the alley from the southwest property line of Lot 7882 easterly to the southeast property line of Lot No. 7882, a distance of 50.1 feet. This request has been submitted by Thomas Carrico.

3. *Old Business*

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 and Regina Moore, the property owners. The surveyor is Nichols Field Services, Inc.

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.

The Massillon Planning Commission met in regular session on August 12, 1998, at 7:30 P. M., in the Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Alan Climer
Ben Bradley
Sharon Eslich

STAFF

Aane Aaby
James Benekos
Marilyn Frazier

The first item of business was the minutes of the July 8, meeting. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The next item was to change the order of the Agenda due to time constraints of the requesting resident. Due to the time constraints of the affected resident, Mayor Cicchinelli moved, and Mrs. Eslich seconded to move the re-plat - lot nos., 1726, 1727, 1728, and part of 1729, which was near the bottom of the agenda to first, motion carried.

Re-Plat: 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 re-plat these 4 parcels into 3 new single family residential lots. The property owner is Warren McClelland. The surveyor is Orville DeBos.

Mr. Aaby presented the request. This re-plat will re-configure these 4 existing lots into 3 lots. Homes are on the lots. The McClellands live in one and rent the others. Mr. McClelland was present and briefly added to Mr. Aaby's comments. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a rezoning.

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.

Mr. Aaby made the presentation. This represents a portion of the Nave-Richville Annexation. It was rezoned residential, but the owner intends to develop the area as industrial. A new residential development is being planned for the University Drive area. The developer is aware of this request. Jeff Poland, who owns property in the area and expressed concern, requested step-down zoning or buffering. After additional comments, Mr. Bradley moved to table the request, seconded by Mayor Cicchinelli, motion carried unanimously.

The next item was also a rezoning.

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.

Mr. Aaby presented the request. This property is surrounded by Ashland University, multiple family use, and Legend's Nursing Home. The City solicited bids and wishes to convey the property for the purpose of constructing assisted living housing. Michael McCormick was present and commented that the development will be similar to the Legend's Care Center and will be compatible with the surrounding area. Mrs. Eslich moved for approval, seconded by Mr. Bradley, motion carried with Mr. Climer abstaining due to his responsibilities pertaining to the sale of the property.

The next item was also a rezoning request.

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.

Mr. Aaby presented this request. Tuscarawas Township has no zoning, but the land usage of the surrounding area is Agricultural, therefore, A-1 Agricultural is being recommended. Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried.

The next item was another annexation.

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.

Mr. Aaby made this presentation. Due to the nature and size of the property, and the fact that there are no plans for development, A-1 agricultural is being recommended. Mr. Climer moved for approval, seconded by Mr. Bradley, motion carried.

The next item was another rezoning.

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.

Mr. Aaby made the presentation. Due to the lack of development, A-1 Agricultural is being recommended. Mayor Cicchinelli moved for approval of the request, seconded by Mrs. Eslich, motion carried.

The next item was another rezoning.

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.

Mr. Aaby presented this request. This eliminates an island of Perry Township property surrounded by Massillon. During a recent discussion with the owner, the request is being changed to I-2 Heavy Industrial. Mayor Cicchinelli moved for approval of I-2 Heavy Industrial, seconded by Mr. Climer, motion carried.

The next item was another rezoning.

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.

Mr. Aaby presented the request. The subdivision is currently under construction. Mr. Bradley moved for approval, seconded by Mayor Cicchinelli, motion carried.

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 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.

Mr. Aaby presented the request. The purpose of the request is to provide the Salewskys a larger yard. Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried.

The next item was also a re-plat.

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, N.E. The request is to re-plat 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.

Mr. Aaby presented this request. The purpose is to build a garage. Mr. Benekos commented that he thought Mr. Baker would be present. After a brief discussion, Mayor Cicchinelli moved to table the request due to lack of information from the owner, Mr. Bradley seconded, motion carried.

The next item was also a re-plat.

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 re-plat this parcel into two lots. This request has been submitted by Richard Grewell, the property owner. The surveyor is Ronald Hinton.

Mr. Aaby presented the request. Mr. Grewell owns this property and wishes to sell the lower portion. Mr. Benekos felt a re-plat would be better than a lot split. Mr. Grewell works in the evening and couldn't attend the meeting. Wayne Cecil, 1114 Arch S.E., was present and spoke in favor of the request. Mayor Cicchinelli moved for approval, seconded by Mrs. Eslich, motion carried.

The next item was another re-plat.

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

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

The request was presented by Mr. Aaby. The purpose is to provide more land for the house in order to sell it. Beverly Denholm was present representing Grace United Church of Christ. Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried.

The next item was a re-plat and vacation.

Re-Plat and Vacation Plat: Forest Hills Allotment No. 2

This second phase development of the Forest Hill Allotment involves (1) the re-platting 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 Penmount 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.

Mr. Aaby presented the request. When the new lots were created there was a street on paper which needed to be vacated in order to provide a cul de sac. Fred Etheridge, of Seville Developers, Inc., was present and commented on the request. Mr. Benekos suggested that the re-plat and vacation plat be contingent on the acquiring of the proper signatures. Mayor Cicchinelli moved for approval contingent on proper signatures, seconded by Mr. Bradley, motion carried.

The next item was a storm sewer easement plat.

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.

Mr. Aaby presented this request. This will help with the drainage associated with the increased development occurring in this area. Mr. Climer moved for approval, seconded by Mrs. Eslich, motion carried.

There were two items under 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.

Mr. Aaby presented the request. The item was before the Commission last month, but due to lack of information, it was tabled. Mr. Glick was present to answer questions. Some of the questions were answered, but the Commission felt Mr. Glick should get with Mr. Benekos and resolve some issues and then return to the next meeting. Mayor Cicchinelli moved to table the request, seconded by Mr. Bradley, motion carried.

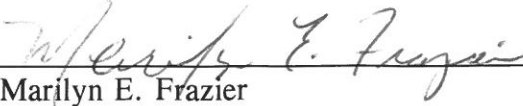
Revision to the Final Plat of Autumn Ridge Estates No. 1

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.

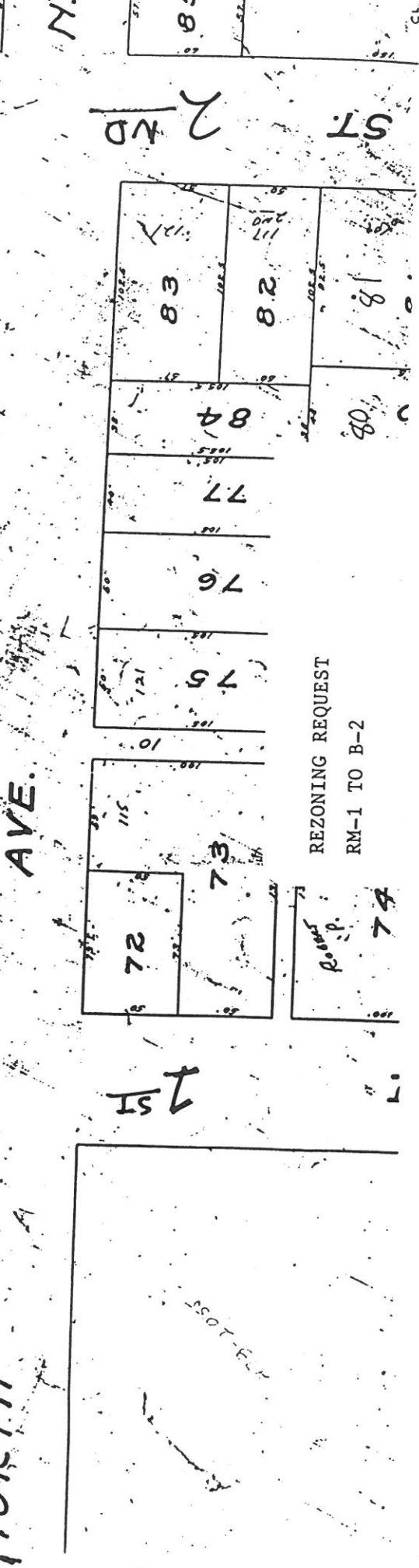
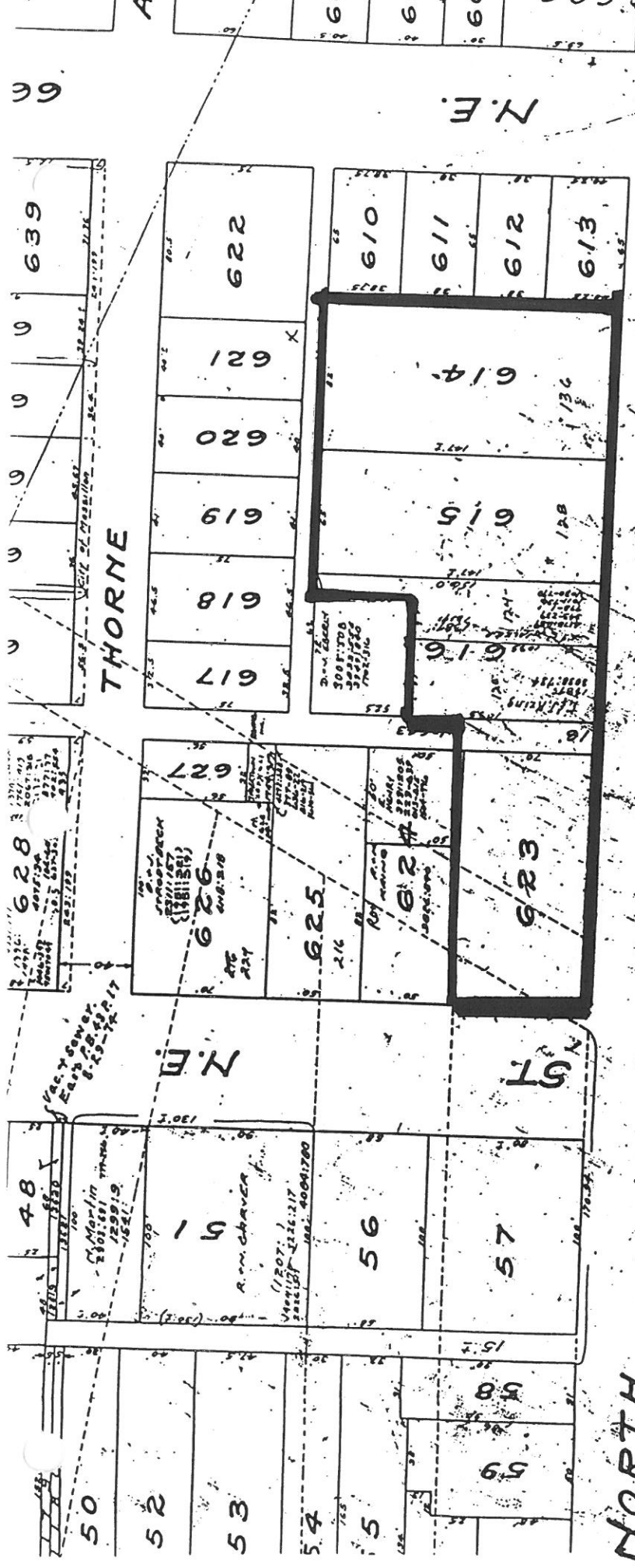
Mr. Aaby presented this request. Dave Dougherty of D.W.P, was present and explained that they are scaling the development down from 23 to 12 homes, and eliminating one of the streets. Mayor Cicchinelli moved for approval, seconded by Mrs. Eslich, motion carried.

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

Respectfully submitted,

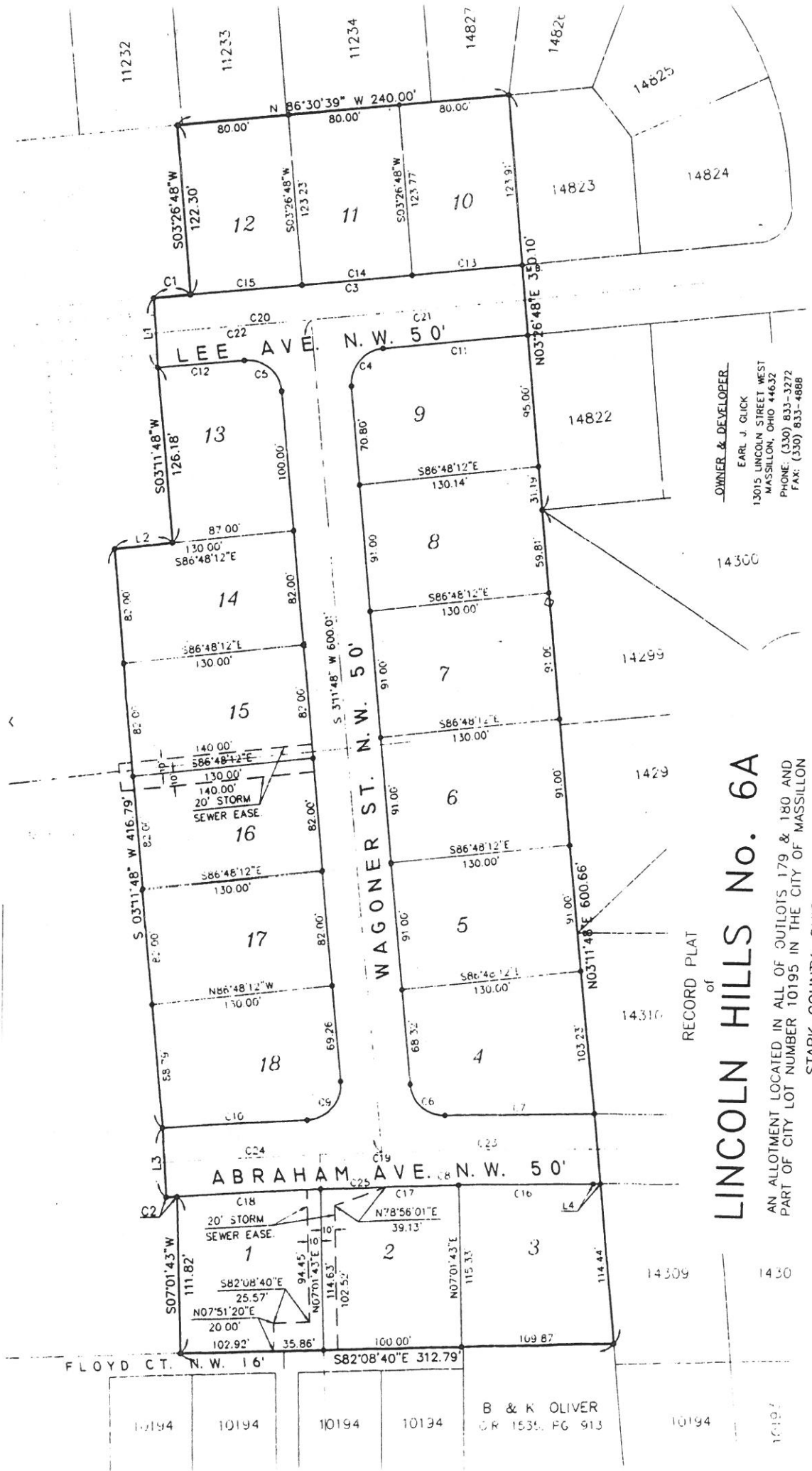

Marilyn E. Frazier
Clerk

Approval:



REZONING REQUEST
RM-1 TO B-2

REZONING REQUEST A-1 TO R-2



OWNER & DEVELOPER
EARL J. GLICK
13015 LINCOLN STREET WEST
MASSILLON, OHIO 44632
PHONE: (330) 833-3272
FAX: (330) 833-4888

RECORD PLAT
of
LINCOLN HILLS No. 6A
AN ALLOTMENT LOCATED IN ALL OF OUTLOTS 179 & 180 AND
PART OF CITY LOT NUMBER 10195 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

B & K OLIVER
OR 1535 PG 913

10194

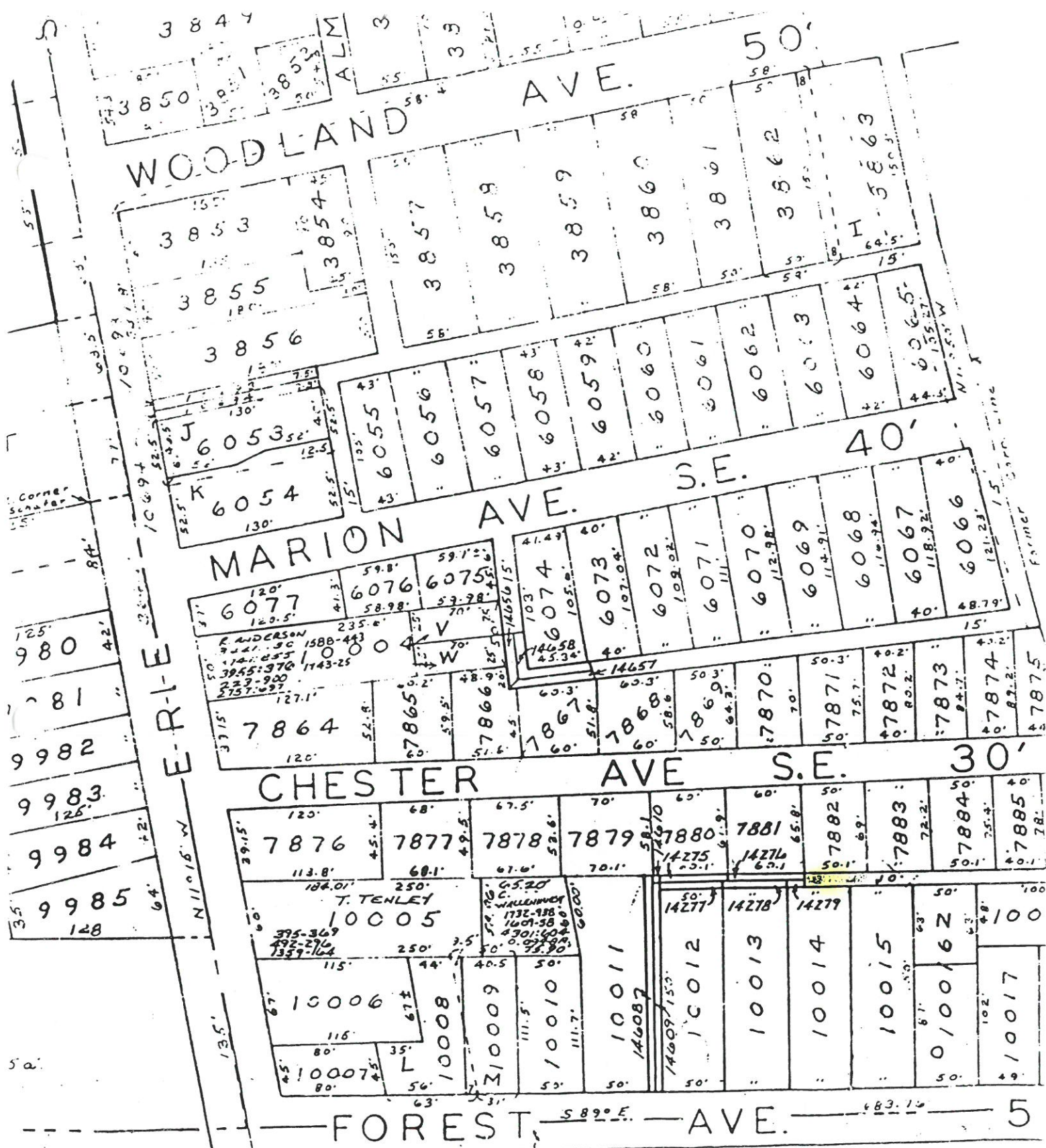
on N 86°02'50" W
Woodruff Ave. N.W.
libel d June, 1992.



○ 5/8" STEEL ROD
● 5/8" BAR SET
() RECORD DISTANCE

1. TAX MAP OF MA
2. DEEDS:
 - DEED VOLUME
 - OFFICIAL REC
3. SURVEYS:
 - DEBOS DATE
 - DEIBEL DATE





ALLEY VACATION REQUEST

1/2" BOLT
FD. & USED

BEARING BASIS:
ASSUMED USED FOR ANGULAR
DETERMINATION ONLY.



1/2" PIPE
FD. & USED

3/4" PIPE
FD. 0.85' E
0.29' N

REPLAT

all of

LOT 541, LOT 542
CITY of MASSILLON
STARK Co. OHIO

NORTH AVE. NE (66' R/W)

T.P.O.B.

(LOT 542)
0.166 AC

(LOT 541)
0.120 AC

TRACT A
0.286 AC.
LOT #

(LOT 543)

(LOT 544)

(LOT 545)

(LOT 546)

(LOT 540)

(LOT 539)

3/4" PINCH TOP PIPE
FD. 0.46' E & 0.22' N

1/2" PIPE
FD. & USED

From R-1 to I-1

