

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

1. *Approval of the Minutes for the Commission Meetings of November 18, 1998.*
2. *Petitions and Requests*

Rezoning - 931 Lincoln Way West

Location: Lot No. 1915, a 79 ft. by 251 ft. parcel of land located at 931 Lincoln Way West. The request is to rezone this property from R-1 Single Family Residential to R-T Two Family Residential. This request has been by Spiridon Martzaklis, the property owner, who wishes to construct a second housing unit on this property.

RePlat and Vacation - Forest Hills Allotment No. 3

This third phase development of the Forest Hills Allotment involves:

- (1) The replatting of Lots No. 7189 through 7192, Lots No. 7203 through 7205, Lots No. 15307 through 15328, Part of Lot No. 7206, Part of Lot No. 7185, Lots No. 7186 through 7188, and Lots No. 15373 through 15374 into 21 new single family residential lots; and
- (2) The vacation of part of Bloominghills Place, S.E. (formerly Marvin Street, S.E.); and the vacation of a part of Penmont Avenue, S.E., from the west property line of Lot No. 15317 easterly a distance of 289.47 feet to the east property line of Lot No. 15318.

The owner is Seville Developers, Inc. The consulting engineer is Civil Design Associates, Inc.

3. *Old Business*

Westside Master Land Use Plan

This plan, which was prepared by a private consultant at the direction of the City and with the cooperation of the Westside Citizens Committee, is being presented for consideration and review by the Planning Commission. The purpose of this plan is to serve as a reference guide for proposed future development on the west side of Massillon.

The Massillon Planning Commission met in regular session on November 18, 1998, in Massillon City Council Chambers. The following were present:

MEMBERS

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

STAFF

Aane Aaby
Marilyn Frazier
James Benekos

The first item of business was the minutes of the October 21, 1998, meeting. The minutes were approved as prepared.

The next item was a Rezoning request.

Rezoning - Key Bank/Hills & Dales Road Annexation Area

Location: Out Lot 792, a 1.129 acre located on the northwest corner of Hills & Dales Road and Aaronwood Avenue, N.E. The request is to rezone this property from Perry and Jackson Township zoning to O-1 Office.

Aane Aaby made the presentation. This property was recently annexed into the City from Jackson Township. It is in the area of Holland Pontiac, Progressive Chevrolet, Remlinger, and a strip mall. Stark County Workshop and a nursing home/assisted living complex are also in the area. O-1 Office provides a buffer between residents and businesses. Mayor Cicchinelli moved for approval, seconded by Ben Bradley, motion carried.

The next item was a replat.

Replat - Lots No. 8204 & 8205

Location: 1118 - 3rd Street, S.E., at the southeast corner of 3rd Street, S.E., and Arch Avenue, S.E. The request is to replat these two lots, now running east-west, into two lots, which will instead run north-south. The property owner is Shiloh Baptist Church.

These lots are owned by Shiloh Baptist Church. The Church wishes to sell the house but retain the storage shed. This replat would provide yard space for the house. After a brief discussion, Mr. Bradley moved for approval, seconded by Attorney Joel Fichter, motion carried.

The next item was a plat for dedicated utility right-of-way.

Plat for Dedicated Utility Right-of-Way: The Condominiums of St. Andrews

Location: Part of Out Lot 738, located on the north side of Nave Road, S.E., between Veterans Boulevard and University Drive, S.E. The total proposed dedicated utility right of way area is 1.7389 acres. The property owner is A. R. Lockhart Development Company. The surveyor is Brett Bedore.

Mr. Aaby presented this request. He explained that access to the condominiums of St. Andrews is private, and will be maintained by the Association. Mayor Cicchinelli abstained because he lives in an adjacent area. Ray Hanley was present representing Lockhart Construction. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried.

The next item under Old Business was a Drainage Easement.

Drainage Easement - Lot No. 15536

Reconsideration of a proposed drainage easement located on Lot 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 J. Glick. The surveyor is Dennis Fulk.

Mr. Benekos reported that the concerns which were brought out at the previous meeting had been resolved. The drainage easement will be retained while allowing the builder to construct another house. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried.

Mayor Cicchinelli then moved to move a proposed addendum item to next place, seconded by Rev. Dodson, motion carried.

Replat: Out Lot 625, 626, and 627

Location: This replat involves a 21.629 acre parcel of land, with 14.665 acres currently in the City and 6.964 acres currently in Tuscarawas Township (an annexation request of the township property is currently before the Stark County Commissioners.) The property is located on the east side of Kenyon Avenue, N.W., north of Lincoln Way, N.W. The request is to replat Out Lots 625, 626, and 627, totaling 14.665 acres, along with the 6.964 acre parcel currently in Tuscarawas Township into one lot. In addition, the plat then indicates a 2.002 acre parcel being split off of the township portion of this property. The property owner is Judy Paquelet. The surveyor is Bruce Conery of Buckeye Surveying Services, Inc.

Mr. Aaby presented the request. He commented that the purpose of this request is to allow one of the properties to be sold. Attorney Rick CarPELLi was present along with Mrs. Paquelet. Both commented on the request. Rev. Dodson and others expressed concerns about the legality of this request since all of the land isn't in Massillon. The reply was that corporation lines don't affect property lines. Mayor Cicchinelli moved for approval, seconded by Attorney Fichter, motion carried.

The last item was Westside Master Land Use Plan.

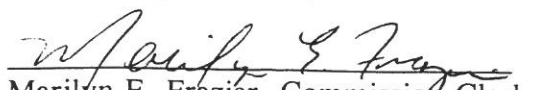
Westside Master Land Use Plan

This plan, which was prepared by a private consultant at the direction of the City and with the cooperation of the Westside Citizens Committee, is being presented for consideration and review by the Planning Commission. The purpose of this plan is to serve as a reference guide for proposed future development on the west side of Massillon.

Mr. Aaby presented the proposed plan. He explained that a series of meetings were held with the consultant Berquist and Associates, and a committee of residents of over a period of 14 months. The purpose of the plan is to aid in future development and rezoning. After a brief overview by Mr. Aaby, it was decided that a series of meetings would be held in early December on the west side in order to give residents the opportunity to provide input. Mayor Cicchinelli then moved to table any action on the plan until after the meetings were held, Mr. Bradley seconded the motion which carried.

There being no further business before the Commission, the meeting adjourned at 8:40 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

MEF/ky

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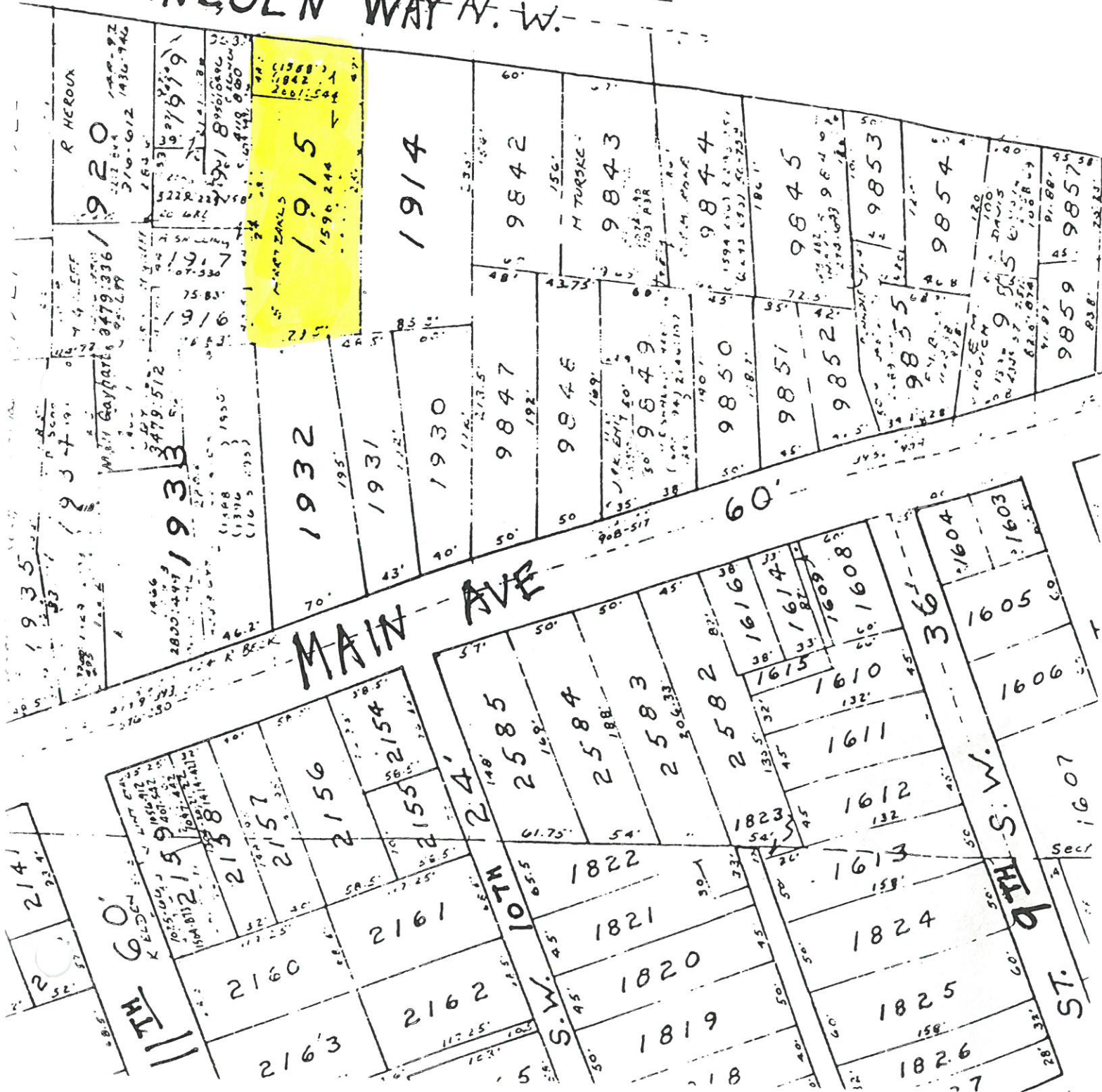
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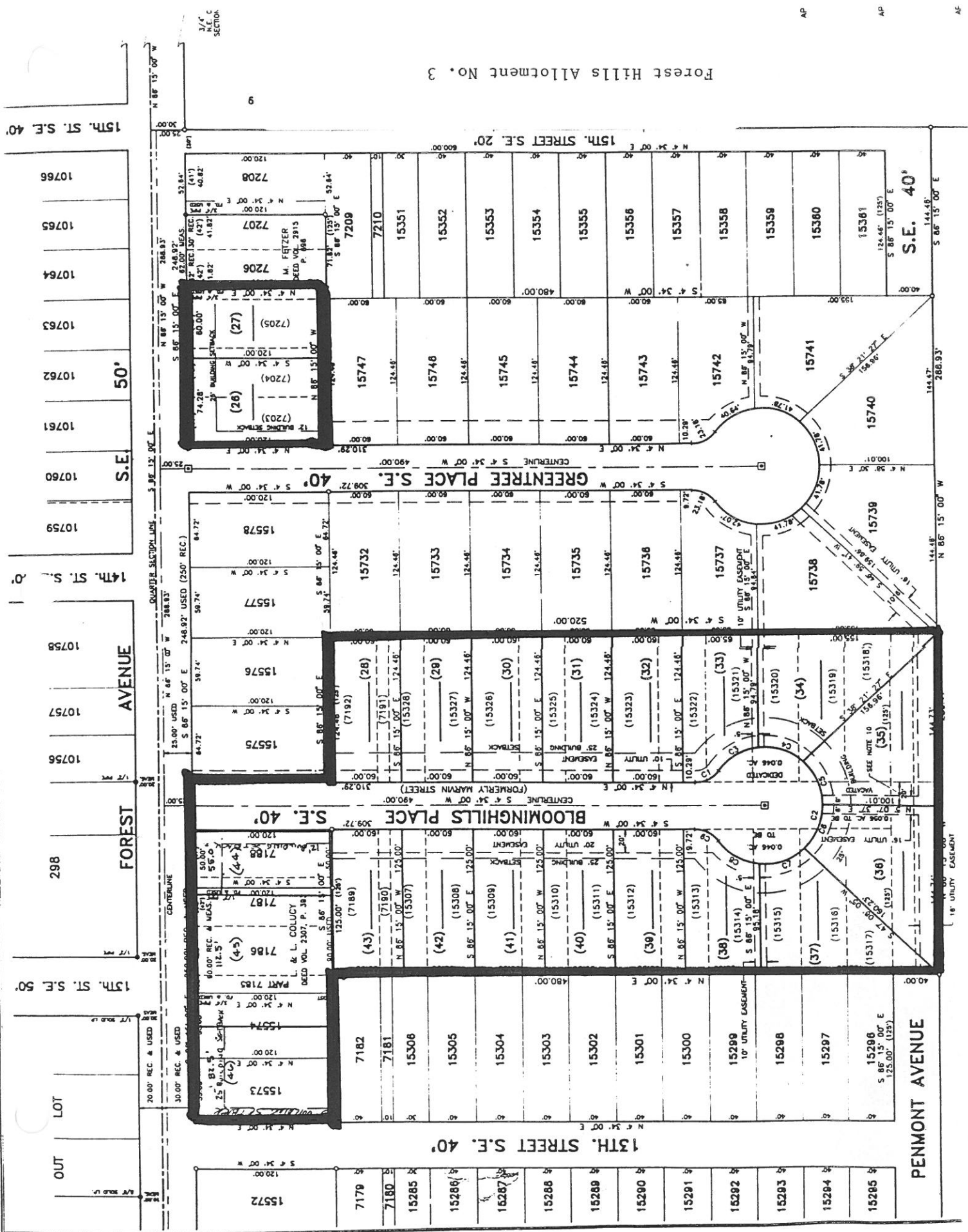
Rezoning Request

931 Lincoln Way West, Lot No. 1915

R-1 to R-T

AY LINCOLN WAY N. W.





PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
NOVEMBER 18, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

2. Petitions and Requests

Re-Plat: Out Lots 625, 626, and 627

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