

A G E N D A
MASSILLON PLANNING COMMISSION
MARCH 10, 1999 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of February 10, 1999.*
2. *Petitions and Requests*

Final Plat - Friendship Acres No. 1

Location: Part of Out Lots 634 and 635, a 16.814 acre parcel located on the north side of Lincoln Way N.W., east of Manchester Road. This plat will create the following lots:

- 22 lots zoned R-2 Single Family Residential
- 2 lots zoned R-T Two-Family Residential
- 1 2.0 acre lot zoned RM-1 Multiple Family Residential
- 1 2.2 acre lot zoned B-1 Local Business

The plat also includes the dedication of portions of Lanedale Street, N.W., Evangel Avenue, N.W., and Brotherly Avenue, N.W. The property owner and developer is Jacob Glick. The project engineer is Cooper and Associates.

Replat - Out Lot 616

Location: 2101 Tennyson Avenue, N.E., a 2.168 acre parcel zoned RM-1 Multiple Family Residential. The request is to replat this parcel into four new lots, each around one half acre in size. The plat also includes the granting of a 20 foot wide sanitary sewer easement to the City. The property owner is Timothy Meldrum. The surveyor is Campbell & Associates, Inc.

RePlat - Out Lot 292

Location: 1008 9th Street, S.W., a four acre parcel of land. The request is to replat this parcel into two new lots. The western lot fronting on 9th Street, S.W., will be 2.001 acres in size and is zoned B-1 Local Business. The eastern lot fronting on 8th Street, S.W., will be 1.374 acres in size and is zoned R-1 Single Family Residential. This plat also includes the dedication of portions of 9th Street, S.W., 8th Street, S.W., and Webb Avenue, S.W. The property owner is Signet Development, Ltd. The surveyor is Ronald C. Hinton.

3. *Old Business*

Replat - Lot No. 1915

Location: 931 Lincoln Way West, a 79 ft. by 251 ft. parcel zoned R-1 Single Family Residential. The request is to replat this parcel into two lots: the front lot, where the house is presently located, will be 0.180 acres in size; and the rear lot, where the owner wishes to construct a new house, will be 0.224 acres in size. The property owner is Spiridon Martzaklis. The surveyor is Ronald C. Hinton.

The Massillon Planning Commission met in regular session on February 10, 1999, 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 Cicchinelli, Jr.
Ben Bradley
Jim Johnson

STAFF

Aane Aaby
Marilyn Frazier
James Benekos

The first item on the agenda was the Commission meeting minutes of December 9, 1998. Mayor Cicchinelli moved for approval of the minutes, seconded by Rev. Dodson, motion carried.

The next item was the election of officers for 1999. Aane Aaby conducted the election. Mayor Cicchinelli nominated Fred Wilson as Chairman, and Rev. Dodson as Vice Chairman, Jim Johnson seconded, motion carried.

The next item under Petitions and Requests was a final plat.

Final Plat - University Village Phase 2

Location: Part of Out Lot 557, a 10.961 acre parcel located on the north side of Nave Road, SE, between Richville Drive, and St. Andrews Golf Estates. This plat will create a total of 28 single family lots, with 10 lots zoned R-3, 9 lots zoned R-2, and 9 lots zoned R-1. The plat also includes the dedication of extensions of University Drive SE, John Carroll Drive SE, and Bowling Green Drive SE. The property owner and developer is P.R.M.D.C. Ltd. The project engineer is Cooper and Associates.

Mr. Aaby presented the request. This property is situated north of Phase I. There are three different zoning classifications. Mr. Benekos commented that everything has been submitted and the plans have been approved. Fred Tobin was present and commented on the development. Mayor Cicchinelli commented also. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was a replat.

Re-plat - Lot No. 1915

Location: 931 Lincoln Way West, a 79 ft. by 251 ft parcel zoned R-1 Single Family Residential. The request is to re-plat this parcel into two lots: the front lot, where the house is presently located, will be 0.180 acres in size; and the rear lot, where the owner wishes to construct a new house, will be 0.224 acres in size. The property owner is Spiridon Martzaklis. The surveyor is Ronald C. Hinton.

Mr. Aaby presented the request. He said the owner wants to plat this lot into two lots in order to build a second house behind the present house. Mr. Martzaklis has the present house rented out and wishes to build the new house for himself and his wife to live in. This item was previously before the Commission as a Re-zoning. There are three homes in the area that sit behind other homes.

Gus Martzaklis, son of Spiridon Martzaklis, was present and spoke on behalf of his father. His parents want to build their retirement home on this site. He presented a sketch and commented that the home would meet all setback requirements. Mrs. Carolyn Kennen, 937 Lincoln Way West, was present and commented that the driveway is not a shared driveway, but belongs to her. Margaret Gulef, 941 Lincoln Way West, was present and objects to the proposed use. Lois Shilling, 941 1/2 Lincoln Way West, was also present and expressed concern about added congestion. She is concerned because her husband is ill and has to use ambulance service.

Mayor Cicchinelli suggested that the neighbors and Mr. Martzaklis get together to try to work this out. Glenn Gamber, the Ward Councilman, was present and commented that originally he was opposed to a change in the zoning, but what is being proposed at this time isn't illegal. Mr. Benekos commented that in his capacity as Secretary of the Commission, he has the authority to split this lot without the Commissions approval. He added that the request isn't illegal, and finally, he asked the residents if they were willing to purchase the property. Jim Johnson made a motion to deny the request, which died due to the lack of a second.

Rev. Dodson commented that he agreed with the Mayor's suggestion that a meeting be held. Mayor Cicchinelli moved to table the request for one month to give the residents, Mr. Martzaklis, and City officials the opportunity to meet, Mr. Johnson seconded, motion carried.

The next item was a re-plat also.

Re-plat - Lots No. 15190, 15565, and 11567

Location: The northwest corner of the intersection of Stanton Avenue, NW and Noble Place, NW. The request is to re-plat these three lots into two new parcels. The property owners are Curt Speck and H. & B. Knobb. The surveyor is Ronald C. Hinton.

Mr. Aaby presented the request. This re-plat is the result of a settlement agreement. Rev. Dodson moved for approval, seconded by Mr. Johnson, motion carried.

The next item was also a re-plat.

Re-plat - Lots No. 14227 and 14228

Location: A 4.46 acre parcel of land located at 333 Second Street, SW. The request is to re-plat these two parcels into two new lots by splitting off a portion of Lot 14228 and adding it to Lot 14227. The property owner is the Massillon Masonic Clinton Lodge No.047. The surveyor is Dennis Fulk.

Mr. Aaby presented this request. The property lies between Tremont SW and State Rt. 21. The City sold this land to Massillon Masonic Clinton Lodge some years ago.

Attorney Keith Jarvis was present representing the Lodge. He commented that a portion of the property may be sold. There was mention that the F.O.P. may be the purchaser. Mr. Jarvis commented that the intended purpose of this request is to increase the size of the parking lot. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried.

The next item was another re-plat.

Re-plat - Shawview Estates No. 1

Location: a 4.302 acre parcel of land consisting of City Lots No. 13926 through 13949. The request is to re-plat these 24 existing vacant lots into 18 new lots, zoned R-1 Single Family Residential. The property owner is A. J. Diana & Sons Inc. The surveyor is Buckeye Surveying Services, Inc.

Aane Aaby presented the request. Shawview is dedicated to the corporation line. The original lots are 55 ft. wide. The intention is to increase the lots to 68 ft. Mr. Diana was present. He commented that he has submitted everything. There is a problem with the drainage, which will be corrected. Mr. Diana requested a waiver on the installation of the sidewalks. They will be installing curbs and gutters. The price range of the homes will be approximately \$120,000. Mayor Cicchinelli moved to approve the re-plat as well as a waiver on the requirement of sidewalks. Rev. Dodson seconded the motion which carried.

The last item on the agenda was a street vacation request.

Street Vacation Request

Fresh Mark/Superior Brand Meats is requesting the vacation of the following streets:

- A. Sherbrook Street SE, lying north of Walnut Road SE and running in a north/south direction between Wilford Street SE and Harcrest Street SE: the request being to vacate the entire street of Sherbrook Street SE from Southway Street SE northerly to Superior's Avenue SE
- B. Superior's Avenue SE, lying north of Walnut Road SE and Southway Street SE and running in a west/east direction between Wilford Street SE and Harcrest Street SE: the request being to vacate the entire street of Superior's Avenue SE from Wilford Street SE to Harcrest Street SE.
- C. Harcrest Street SE, lying north of Southway Street SE and running in a north/south direction between Sherbrook Street SE and Coolidge Street SE: the request being to vacation that portion of Harcrest Street SE beginning approximately 438.6 feet northerly from Southway Street SE to Superior's Avenue SE.
- D. Wilford Street SE, lying north of Walnut Road SE and running in a north/south direction between 16th Street SE and Sherbrook Street SE: the request being to vacate the entire street of Wilford Street SE from Walnut Road SE northerly to Superior's Avenue SE.

Mr. Aaby presented the request. Fresh Mark is proposing a development which will provide 30 jobs. Mr. Benekos had advised them to vacate these streets in order to show access and proceed with the development. Mr. Benekos added that a portion should be dedicated before final approval. One property owner on Harcrest wouldn't be signing which will alter that street vacation. Mayor Cicchinelli moved to approve the vacation, Mr. Johnson seconded, motion carried.

Mayor Cicchinelli moved to add a re-plat, and street and alley vacation to the agenda. Mr. Johnson seconded the motion which carried unanimously.

Re-plat, Street and Alley Vacation - New England Allotment

This request involves the re-plat of the following lots:

Lot No. 6657 - 6661, 6682 - 6694, 6707 - 6730, 6733 - 6743, 6746 - 6752, and Part of Out Lot 326

This request also involves the vacation of the following streets:

South Avenue, SE, between 20th Street, SE, and 21st Street, SE
Hartford Avenue, SE, between 20th Street, SE, and 21st Street SE
21st Street, SE, between Harsh Avenue, SE, and Oak Avenue, SE

This request also involves the vacation of all 10 foot wide public alleys located within the area of the proposed re-plat.

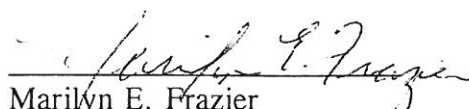
This property is bounded by Oak Avenue, SE, on the north; 21st Street, SE, on the east; Harsh Avenue, SE, on the south; and 20th Street, SE, on the west. All of the parcels vacated rights-of-way (except as noted below) shall be re-platted into one new 8.842 acre Out Lot, owned by the Massillon Tiger Football Booster Club. A separate 0.047 acre parcel, part of 21st Street, SE, shall also be created as part of this re-plat and conveyed to Sara Graef. This request has been submitted by the Massillon Tiger Booster Club. The surveyor is Orville DeBos.

Mr. Aaby presented the request. He said this is a heavily wooded area. The Booster Club plans to use this for recreational purposes. Richard Bordner, Secretary of the Booster Club, was present. He said it has taken several years to acquire the property. They are raising the funds for the development which will occur in phases. The Massillon Recreation Department will be in charge. Jim Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

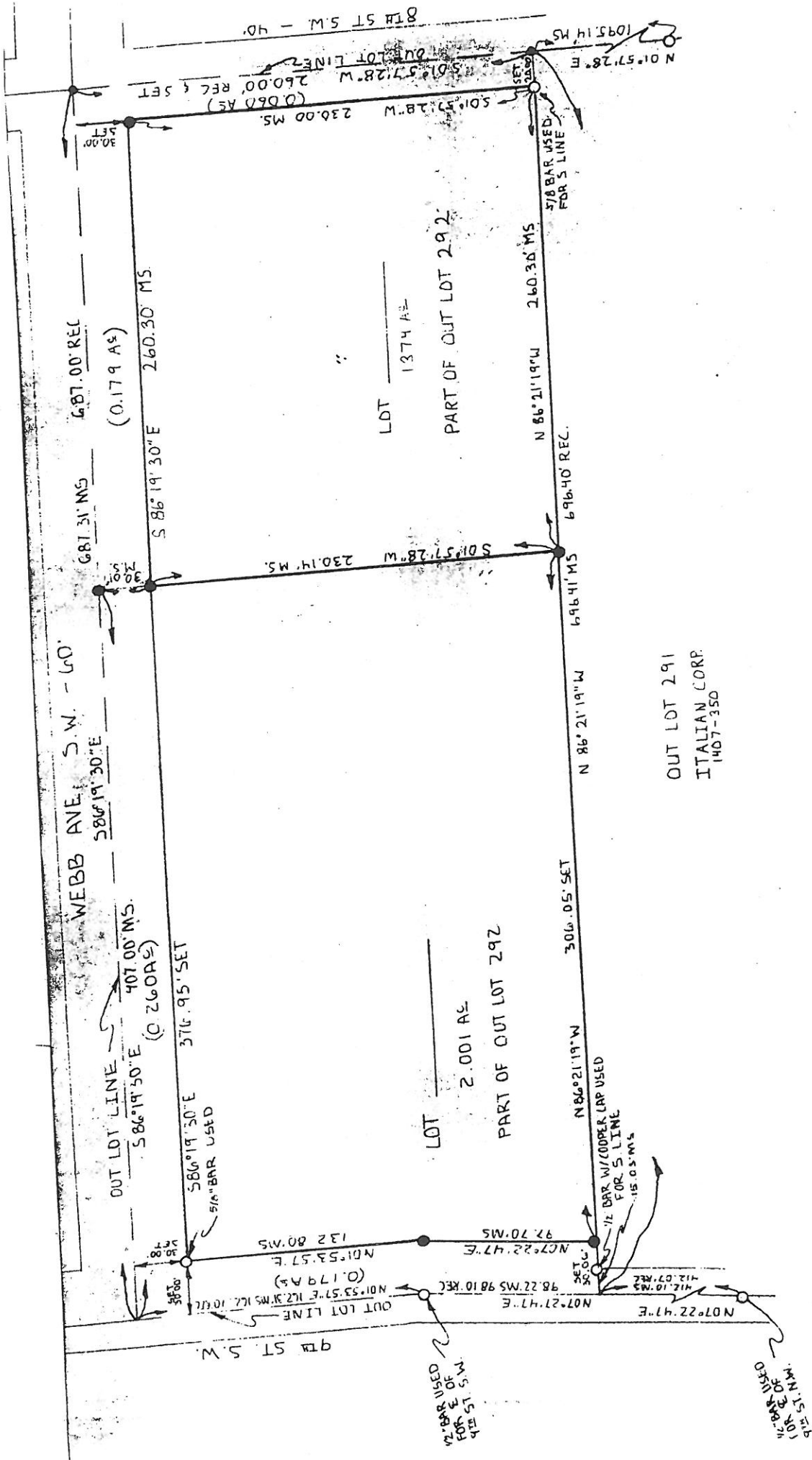
There being no further business before the Commission, the meeting adjourned at 9:30 P.M.

Respectfully submitted,

Approval:

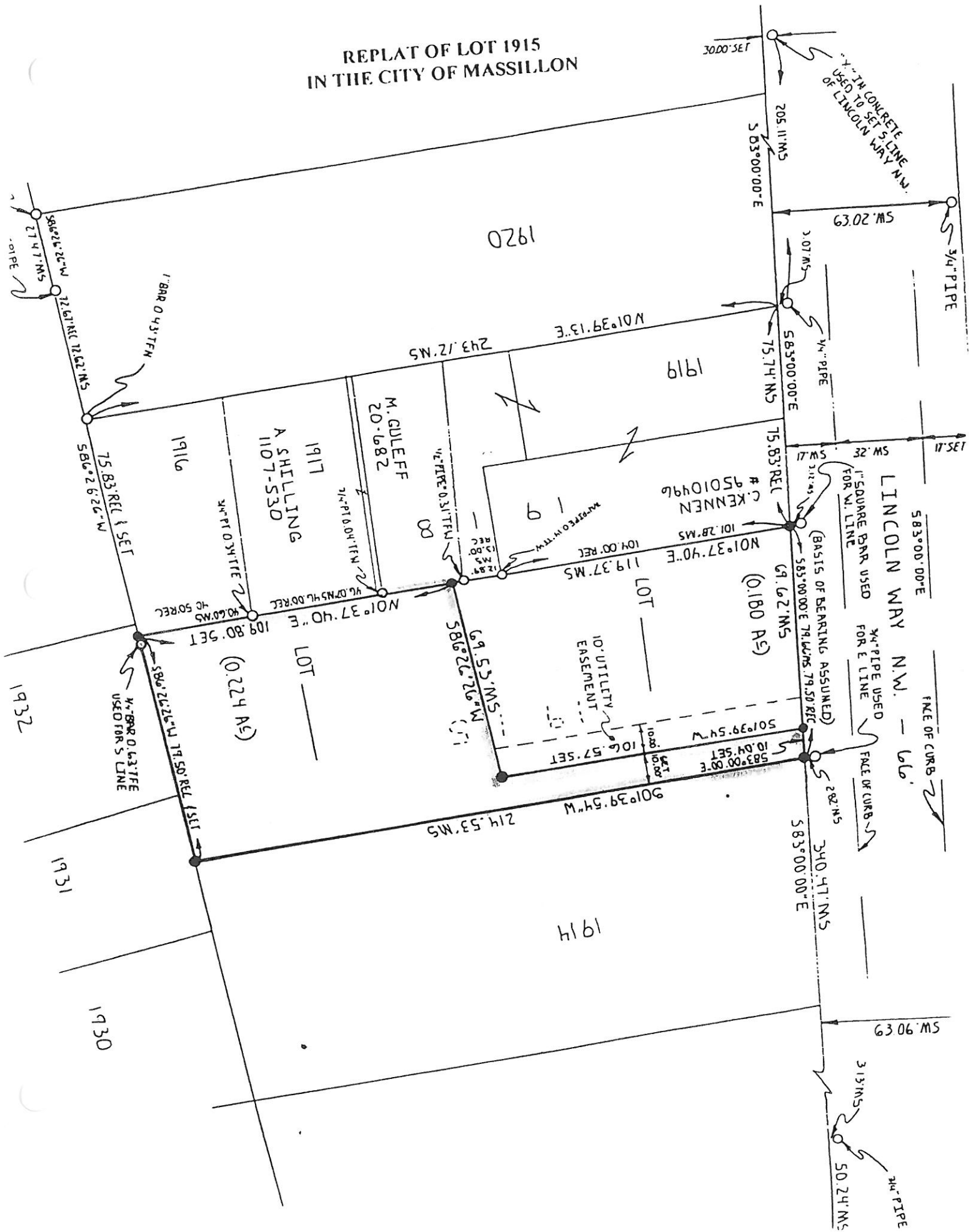

Marilyn E. Frazier
Commission Clerk

MEF/ky



REPLAT OF OUT LOT 291 AND DEDICATION OF A PORTION OF
 9TH STREET SOUTHWEST, 8TH STREET SOUTHWEST AND WEBB
 AVENUE SOUTHWEST, LOCATED IN THE CITY OF MASSILLON,
 STARK COUNTY, OHIO.

REPLAT OF LOT 1915 IN THE CITY OF MASSILLON



PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
FEBRUARY 10, 1999 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

4. Other Business

Re-Plat, Street and Alley Vacation - New England Allotment

This request involves the replat of the following lots:

Lots No. 6657 - 6661, 6682 - 6694, 6707 - 6730, 6733 - 6743, 6746 - 6752,
and Part of Out Lot 326

This request also involves the vacation of the following streets:

South Avenue, S.E., between 20th Street, S.E., and 21st Street, S.E.

Hartford Avenue, S.E., between 20th Street, S.E., and 21st Street, S.E.

21st Street, S.E., between Harsh Avenue, S.E., and Oak Avenue, S.E.,

This request also involves the vacation of all 10 foot wide public alleys located within the area of the proposed replat.

This property is bounded by Oak Avenue, S.E., on the north; 21st Street, S.E., on the east; Harsh Avenue, S.E., on the south; and 20th Street, S.E., on the west. All of the parcels and vacated rights-of-way(except as noted below) shall be replatted into one new 8.842 acre Out Lot, owned by the Massillon Tiger Football Booster Club. A separate 0.047 acre parcel, part of 21st Street, S.E., shall also be created as part of this replat and conveyed to Sara Graef. This request has been submitted by the Massillon Tiger Football Booster Club. The surveyor is Orville DeBos.