

A G E N D A
MASSILLON PLANNING COMMISSION
AUGUST 11, 1999 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of July 14, 1999.*
2. *Petitions and Requests*

Replat - The Condominiums of St. Andrews

Location: Part of 738, a 5.482 acre parcel located on the east side of Veterans Boulevard SE, north of Nave Road, SE. The request is to replat this parcel into six new Out lots. The property owner/developer is W. G. Lockhart Construction. The surveyor is Brett Bedore.

Replat

Location: Lots No. 3807, 3808, 3809, and part of 3810, located at the south west corner of Stanton Avenue NW and 24th Street NW. The request is to rezone these four parcels into one new lot. The property owner is Robert C. Kring. The surveyor is Orville DeBos.

Request for Oil and Gas Well Drilling Permit

Location: Morelli Unit 2-D, located on Out Lot 555 on the north side of Hankins Road, between Wales Road and Valerie Avenue. This request has been submitted by MB Operating Company, Inc.

3. *Other Business*

The Massillon Planning Commission met in regular session on July 14, 1999, in Massillon City Council Chambers at 7:30 P.M. The following were present:

MEMBERS

Chairman Fred Wilson
Vice Chairman Rev. David Dodson
Mayor Francis Cicchinelli, Jr.
James Johnson
Sheila Lloyd
Alan Climer

STAFF

Aane Aaby
Marilyn Frazier
James Benekos

The first item of business was the minutes of the June 9, 1999, meeting. Rev. Dodson moved for approval, seconded by Sheila Lloyd, motion carried.

The next item of business was a Rezoning Request.

Rezoning Request – 2109-2119 Lincoln Way East

Location: 2109-2119 Lincoln Way East, consisting of Lot Nos. 4328, 4329, and 4330, totaling approximately 0.93 acres in size. Presently zoned RM-1 Multiple Family Residential, the request is to rezone this property to B-1 Local Business. This request has been submitted by Carl Oser who wishes to use this property for commercial development.

Mr. Aaby presented the request. The property has a 200-foot frontage. The intention is to demolish the structures to be used for commercial development. This property is surrounded by single and multiple family properties on this side of Lincoln Way East. The other side has business uses. Mr. Oser and others have submitted requests for rezoning on this side of the street several times since the 1970's, but none have been approved. A petition indicated support of sixteen of the twenty-two adjacent properties.

Carl Oser was present and spoke on his request. Mr. Climer asked how many of the signatures on the petition were those of the Oser family. The majority of them were. Mayor Cicchinelli asked what type of business would go in this location. Mr. Oser responded that he couldn't provide that information.

Scott Renzenbrink, 2027 Lincoln Way East, commented that he had purchased his property 10 years ago and is opposed to commercial zoning for this area.

Charles Tribett, 2043 Lincoln Way East, expressed his concerns because of the proximity to York School. He added that he talked to neighbors who said they only signed the petition because they are in the process of selling their homes. Most of the signatures are of owners of vacant land or rental property.

Others present and in opposition to the request were:

Randy Doll, 2049 Lincoln Way East
Jeff Santucci, 130 – 25th Street, S.E.
Amy Jenkins, 141 – 23rd Street, S.E.

Dale Maurer, 2029 Lincoln Way East
Debbie Ollis, 158 – 23rd Street, S.E.
Dale Jenkins, 141 – 23rd Street, S.E.

Rev. Dodson asked if this request was in compliance with requirements. Mr. Aaby replied that it was. He added that as long as a request is in its proper form and is accompanied by a petition, it is in compliance to be considered by the Commission. A discussion about the Master Plan and land use issues followed.

Rev. Dodson commented that after 25 years of battling this issue, it bothers him that it appears the Commission is saying "no" to Carl Oser rather than what should occur in this area.

Mayor Cicchinelli moved to deny the request, James Johnson seconded, Mr. Climer abstained, and Rev. Dodson abstained, motion carried. Rev. Dodson commented that his abstention was based on compliance versus opinion.

The next item was a rezoning request also.

Rezoning Request – Hills and Dales Area Annexation

Location: A 2.527 acre area located on the north side of Hills and Dales Road, east of Wales Road. Recently annexed to the City from Perry and Jackson Townships, the area includes a portion of the Massillon Auto Club facility, a bank office, and a gasoline station. The City is recommending that this annexation area be zoned B-1 Local Business.

Mr. Aaby presented this request. Part of this area was in the City and part outside. Now all of it is in the City. Most of the surrounding uses are businesses. Mayor Cicchinelli moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a request for Commercial Development in a I-1 District: Massillon Marketplace.

Request for Commercial Development in a I-1 District: Massillon Marketplace

Location: Out Lot 764, a 67.17 acre parcel located on the northwest quadrant of the U. S. 30 / S. R. 21 interchange. The property is zoned I-1 light industrial. Deville Developments is proposing to develop this property with a commercial shopping center to be known as Massillon Marketplace. Retail uses are permitted within the I-1 District pursuant to Section 1169.03(d) of the City Zoning Code, subject to review and approval by the Planning Commission.

Patricia Sirpilla from Deville Development was present and commented on the project. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a Street Vacation.

Street Vacation Request – Wray Street, N.E.

Location: The vacation of a portion of Wray Street, N.E., lying between Shaw Avenue, N.E., and Lori Avenue, N.E., and running in a north south direction between the Massillon west corporation line and Amherst Road. The specific request is to vacate that portion of Wray Street N.E., from Lori Avenue N.E., southerly to Shaw Avenue N.E., a distance of approximately 256.05 feet. This request has been submitted by A. J. Diana Sons, Inc.

Mr. Aaby presented the request. Wray Street is currently undeveloped. A. J. Diana is developing an allotment and this vacation is needed in order to proceed. Charles Diana was present and commented on the request and the development. Rev. Dodson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The final item was an Alley Vacation.

Alley Vacation

Location: A 10-foot alley lying between Connecticut Avenue, S.E., and Massachusetts Avenue, S.E., and running in a west/east direction between 16th Street, S.E., and 18th Street, S.E., The request is to vacate that portion of the alley from 18th Street, S.E., westerly a distance of 40 feet. This request has been submitted by Ralph Harris.

Mr. Aaby presented the request. This is a 10-foot unopened portion of alley between Massachusetts Avenue, S.E., and Connecticut Avenue, S.E. The petition is signed by the other adjacent property owner, Joanne Brunner. Mr. Manson moved for approval, seconded by Mayor Cicchinelli, motion carried.

Mayor Cicchinelli then mentioned that the Commission should plan on holding a work session to study the West Side Plan which had been introduced earlier.

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

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

Approval:

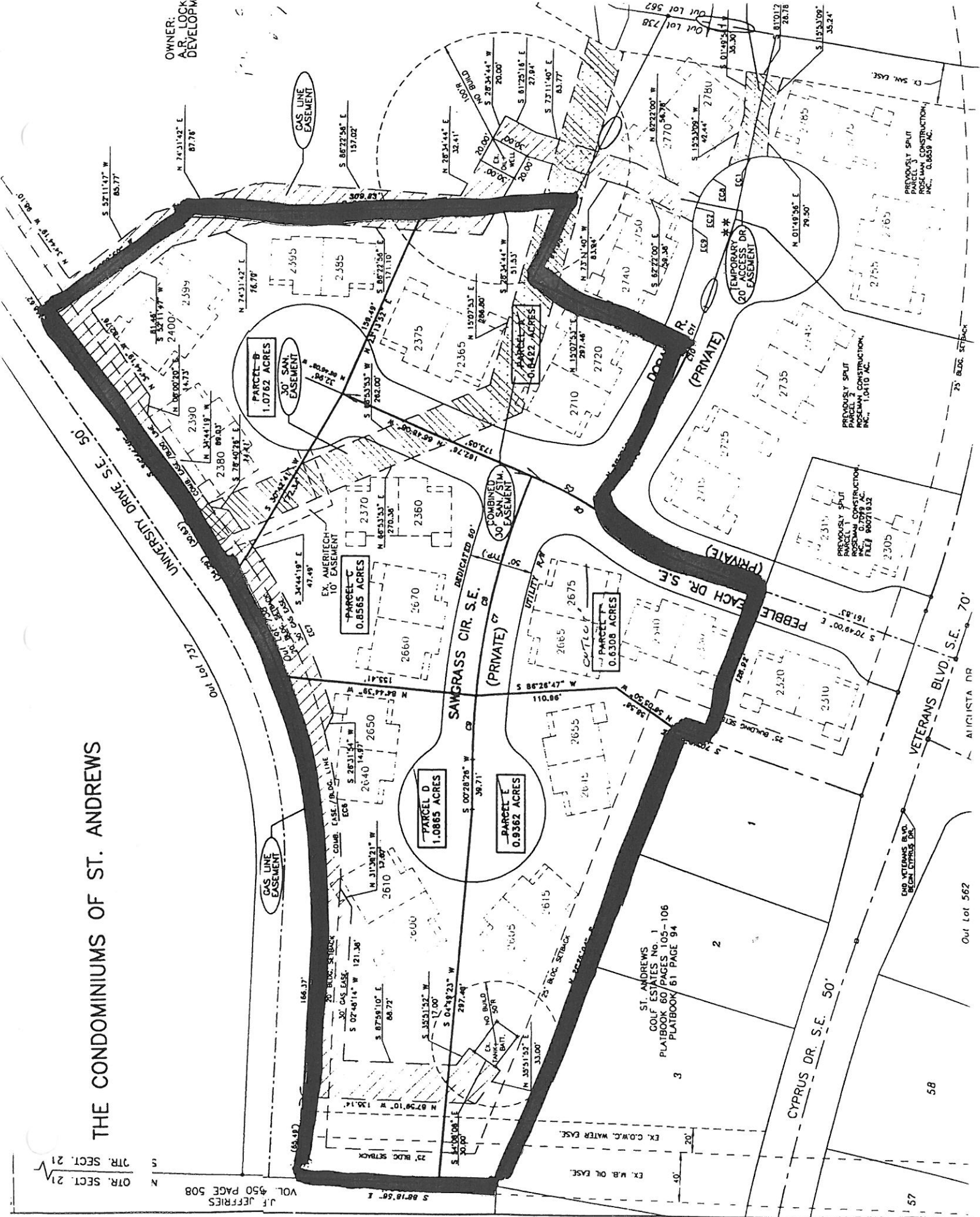
MEF/ky

THE CONDOMINIUMS OF ST. ANDREWS

OWNER:
A.R. LOCK
DEVELOPM

J.F. JEFFRIES
VOL. 450 PAGE 508

QTR. SECT. 21
QTR. SECT. 21



ST. ANDREWS
GOLF ESTATES No. 1
PLATBOOK 60 PAGES 105-106
PLATBOOK 61 PAGE 94

OLD VETERANS BLD.
REPL. STIMES 191

PEBBLE BEACH DR. S.E. (PRIVATE)

SAWGRASS CIR. S.E. (PRIVATE)

UNIVERSITY DRIVE S.E. 50'

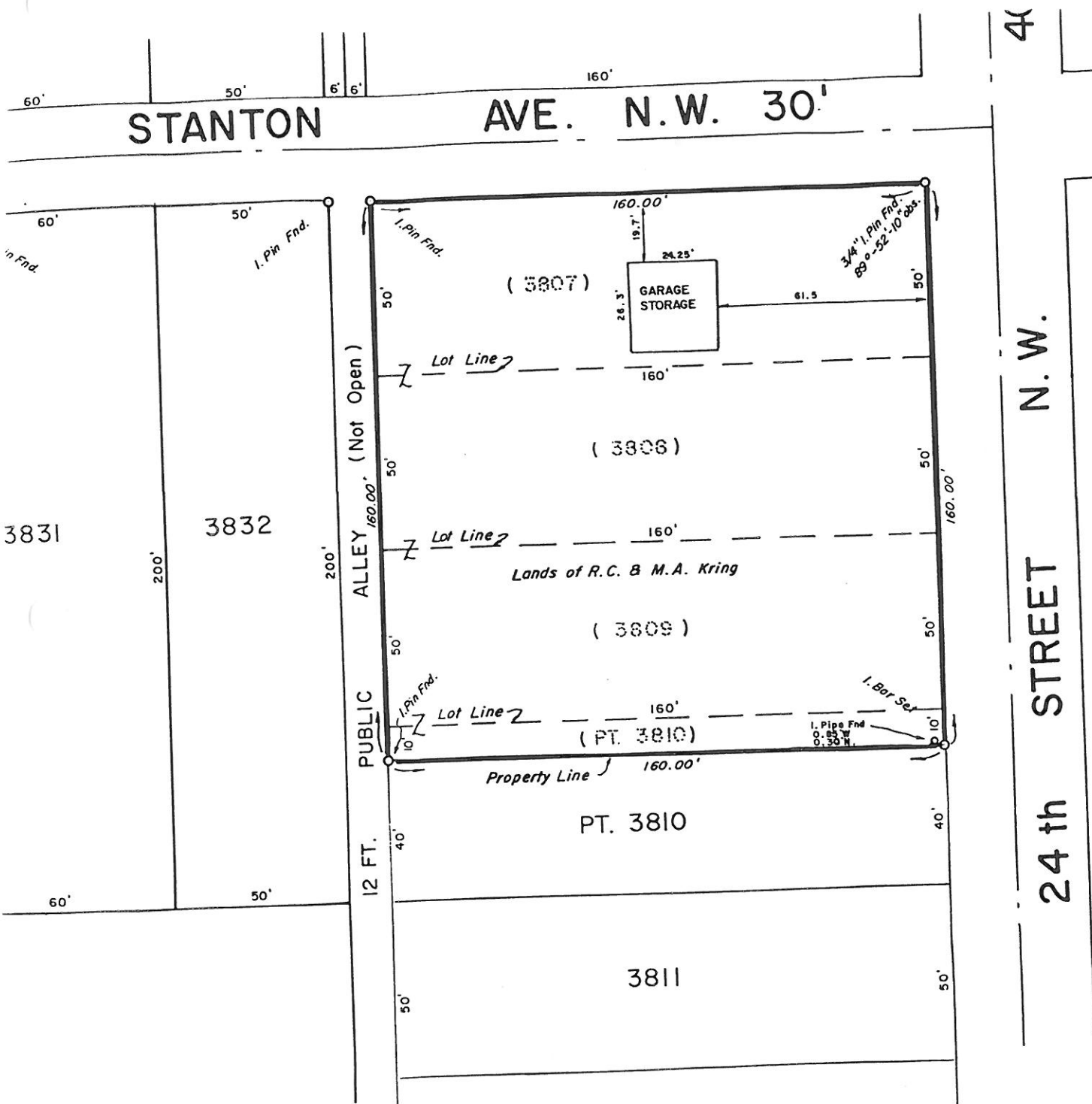
VETERANS BLVD. S.E. 70'

CYPRUS DR. S.E. 50'

58

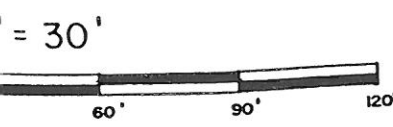
57

59



IT OF LOTS NUMBER 3807, 3808, 3809, & PT. 3810
 City of Massillon, County of Stark, and State of Ohio.

DATE: JULY 17, 1999



STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF OIL AND GAS

**OIL AND GAS WELL
DRILLING PERMIT**

API WELL NUMBER
34-151-2-4755-00-00

FORM 51 REVISED 2/85

OWNER NAME, ADDRESS

MB OPERATING CO INC (Owner #: 139)
P.O. BOX 21310
CANTON

OH 44701 1310

DATE ISSUED

4/22/99

PERMIT EXPIRES

4/21/00

TELEPHONE NUMBER

(330) 456-2454

IS HEREBY GRANTED PERMISSION TO:

Reissue rev. lov., drill directionally

AND ABANDON NEW WELL

IF UNPRODUCTIVE

PURPOSE OF WELL: Oil & Gas

SUBSTANCE TO BE STORED OR COMPLETION DATE IF PERMIT TO PLUG:

Cmplt'd Dt:

DESIGNATION AND LOCATION:

LEASE NAME MORELLI UNIT

WELL NUMBER 2-D

COUNTY STARK

CIVIL TOWNSHIP PERRY

TRACT OR ALLOTMENT

FOOTAGE LOCATION 958'NL & 838'WL OF SW QTR SEC 4

SECTION

4

LOT

FRACTION

QUARTER TOWNSHIP

X: 2276575

Y: 418400

TYPE OF TOOLS: Air Rotary/Fluid Rotary

PROPOSED TOTAL DEPTH

4500 FEET

GROUND LEVEL ELEVATION

1035 FEET

GEOLOGICAL FORMATION(S):

CLINTON

SPECIAL PERMIT CONDITIONS: Permit is subject to the attached terms and/or conditions

Directional Drilling Well Permit Conditions

Wellhead Spacing Exception Conditions

CONDITIONALLY APPROVED CASING PROGRAM (SUBJECT TO APPROVAL OF THE OIL AND GAS WELL INSPECTOR):

CONDUCTOR MINIMUM OF 60' (IF AIR)

8 5/8" 50' BELOW BIG INJUN, APPROX. 425' WITH CEMENT CIRCULATED TO SURFACE

OR

8 5/8 " APPROX. 800 ' THRU BEREA WITH CEMENT CIRCULATED TO SURFACE

4-1/2" PRODUCTION CASING TO T.D. CEMENTED IF PRODUCTIVE

This permit is NOT TRANSFERABLE and expires 365 days after issuance, unless drilling has commenced prior thereto. This permit, or an exact copy thereof, must be displayed in a conspicuous and easily accessible place at the well site before permitted activity commences and remain until the well is completed. Ample notification to inspector is necessary. All mudding, cementing, placing and removing casing, and plugging operations must be done under the supervision of:

OIL AND GAS WELL INSPECTOR:

FARNSWORTH BRETT

8115 MAGNET ROAD,

MINERVA, OH 44657

Inspector's #: (330) 895-3655

District #: (330) 896-0616

JAY CHESLOCK - Supervisor

(330) 343-2374

FIRE AND EMERGENCY NUMBERS:

FIRE: (330) 833-2505

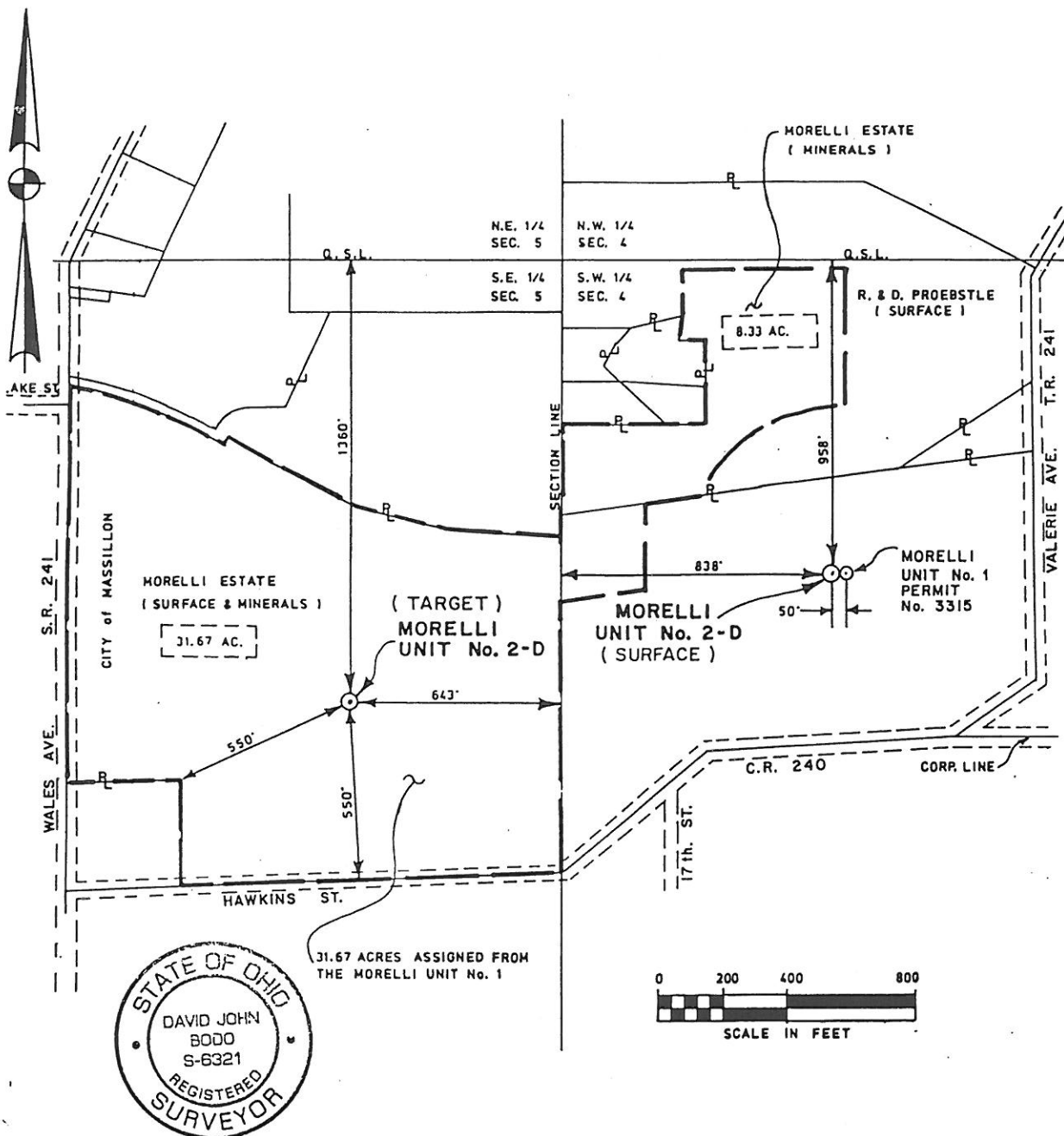
MEDICAL SERVICE (330) 833-2505

TARGET FOOTAGE: 1360'NL & 643'EL OF SE
QTR SEC 5

DEPUTY MINE INSPECTOR: MUST BE NOTIFIED IF WELL IN A COAL-
BEARING TOWNSHIP IS TO BE PLUGGED AND ABANDONED.

Thomas G. Tugend

ACTING CHIEF, DIVISION OF OIL AND GAS



Plat Showing Location of Well State of Ohio, Department of Natural Resources — Division of Oil & Gas, Columbus, Ohio.	
XX Oil or Gas XX New Location	Well Name MORELLI UNIT No. 2-D Scale: 1" = 400'
I hereby certify that all drilling or producing wells within 1000 feet and all buildings and streams within 150 feet have been shown, there are no drilling unit lines nearer than 500 feet, that this plat is true and correct and was prepared according to the current State of Ohio, Department of Natural Resources, Division of Oil and Gas Regulations.	
David John Bodo Registered Surveyor Number 6321	Notary <i>Larry C. Offenberg</i> Expiration Date 6/17/01
Operator: MB Operating Company, Inc. Address: 104 6 th St., S.W., Canton, Ohio 44702 Landowner: Surface <u>MORELLI ESTATE</u> Minerals <u>SAME AS SURFACE</u> Well Number <u>2-D</u> Drilling Unit Acre <u>40</u> County: <u>STARK</u> Township: <u>PERRY</u> Quadrant: <u>MASSILLON</u> Ohio Plane <u>SURFACE: X-2,276,375 Y-418,400</u> COORDINATES <u>TARGET: X-2,275,080 Y-418,100</u>	Subdivision Civil Township Township: <u>10 N</u> Range: <u>9 W</u> Quarter Township: <u>-----</u> Section: <u>4 - SURFACE 5 - TARGET</u> Tract: <u>-----</u> Allotment: <u>-----</u> SURFACE EL. <u>1035</u> Other: <u>-----</u> TARGET EL. <u>1020</u> Date: <u>7/15/98</u> MC