

A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 13, 1999 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of September 8, 1999.*
2. *Old Business*

Replat - Lots No. 3403-3404

Location: Lot No. 3403 and Part of Lot No. 3404, located on the east side of 14th Street, S.E., south of Walnut Road, S.E. The request is to replat this property into two new lots. The property owner is Marva Robinson. The surveyor is Curtis Deibel. This request was tabled at last month's Commission meeting.

Replat - Lots No. 3769-3770

Location: Lot No. 3769 and Part of Lot No. 3770, located on the east side of 24th Street, N.W., north of Stanton Ave., N.W. The request is to replat this property into two new lots. The property owner is Kurt Tabellion. The surveyor is Campbell & Associates, Inc. This request was tabled at last month's Commission meeting.

3. *New Business*

Rezoning Request - 2629 Lincoln Way West

Location: 2629 Lincoln Way West, Part of Out Lot 245. The request is to rezone an additional 107.70 feet by 120 feet portion of this property from R-1 Single Family Residential to B-1 Neighborhood Business to permit expansion of the existing Twistee Treat restaurant. The request has been submitted by Russell Draime, the property and business owner.

Rezoning Request - 2307 Lincoln Way West

Location: 2307 Lincoln Way West, Part of Out Lot 249. This request is to rezone this 0.50 acre parcel from R-1 Single Family Residential to O-1 Office. This request has been submitted by Bruce and Julie Horvath, who wish to purchase this property and convert the building into an insurance office.

Rezoning Request - Bonk's Properties

Location: Out Lot 785, a 12.4 acre parcel located between Southway Street and Richville Drive, east of 16th Street, S.E. The request is to rezone this property from A-1 Agricultural to RM-1 Multiple Family Residential. This request has been submitted by Bonk's Properties, who wish to develop this property with condominiums.

Replat - Lots No. 400-406

Location: Lots No. 401 - 406, and Part of Lot No. 400, a 0.505 acre parcel located at the northwest corner of Lincoln Way West and Third Street, N.W. The request is to replat this property into one lot. The property is zoned B-2 Central Business District. The property owner is the City of Massillon. The surveyor is Ronald C. Hinton.

Replat - Out Lot 764

Location: Out Lot 764, an 89.994 acre parcel located in the northwest quadrant of the State Route 21 and U.S. 30 interchange. The request is to replat this property into two new out lots, one 63.459 acres in size, the other 26.538 acres. The property owner is Twenty-One Thirty Corp. The engineer/surveyor is Hammontree & Associates Ltd.

Replat - Lots No. 7108 and 12040

Location: 503 24th Street, N.W., Lots No. 7108 and 12040. The request is to replat this property into two new lots. The property owners are Daniel and Glenda Moser. The surveyor is Orville DeBos.

The Massillon Planning Commission met in regular session on September 8, 1999, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Chairman Fred Wilson
Vice Chairman Rev. David Dodson
Jim Johnson
Paul Manson
Ben Bradley
Ron Pribich
Sheila Lloyd

Staff

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

The first item of business was the minutes of the August 11, 1999, meeting. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a rezoning request.

Rezoning Request – 721 Lincoln Way East

Location: 721 Lincoln Way East, Lots No. 1460 and 13757. The request is to rezone this property from B-1 Neighborhood Business to B-2 Central Business. The request has been submitted by Cleme As Samad, the property owner, who wishes to utilize the property as a facility for in-house education and behavioral management for girls.

Mr. Aaby presented the request. The property has had several uses over the years. Currently it is an antique store. Previously it was used as a nursing home. There was a question as to whether a rezoning would be necessary since it had been residential prior. The Law Director determined that it would need to be rezoned. Some of the surrounding land uses are a church, dentist's office, funeral home, senior citizens' high rise apartment building.

Attorney Tim Putnam, representing the owner, was present and answered questions of the Commission. Rev. Dodson moved for approval, seconded by Jim Johnson, motion carried.

The next item was also a rezoning.

Rezoning Request – 24th Street, S.E.

Location: Lots No. 15584, located on the east side of 24th Street, S.E., south of Lincoln Way East. The request is to rezone this property from R-1 Single Family Residential to R-T Two Family Residential. The request has been submitted by David Graber, who wishes to purchase the property and construct a duplex on it.

Mr. Aaby presented the request. This property abuts other R-2 Family Residential Property. The petition has nearly half of the signatures of adjoining property owners. Mr. Graber was present and circulated photographs of other properties he has developed. Mr. Johnson moved for approval, seconded by Rev. Dodson, motion carried.

The next item was another rezoning request.

Rezoning Request – Community Park Annexation

Location: A 14.825 acre parcel of land located on the north side of Finefrock Road, S.W. (S.R. 241), between 17th Street, S.W., and Greendale Avenue, S.W. This property is owned by the City of Massillon and will be part of the Community Park now under construction. This property has recently been annexed to the City from Tuscarawas Township and the City is requesting to zone this property R-3 Single Family Residential.

Mr. Aaby presented the request. Rev. Dodson moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a replat.

Replat

Location: Lot No. 3403 and Part of Lot No. 3404, located on the east side of 14th Street, S.E., south of Walnut Road, S.E. The request is to replat this property into two new lots. The property owner is Marva Robinson. The surveyor is Curtis Deibel.

Mr. Aaby presented the request. After a brief discussion, Rev. Dodson moved to table the request due to the fact that no one was present to explain the owner's intention. This was in accordance with the Commission policy to table requests when no representative is present. Mr. Johnson seconded, motion carried.

The next item was a replat.

Replat

Location: Lot No. 3769 and Part of Lot No. 3770, located on the east side of 24th Street, N.W., north of Stanton Avenue, N.W. The request is to replat this property into two new lots. The property owner is Kurt Tabellion. The surveyor is Campbell and Associates, Inc.

Mr. Aaby presented the request. Mr. Tabellion, who was present, owns all of Lot 3769 and Part of Lot 3770 and wishes to replat the property in order to build a second house. The replat would create substandard lots. After an extensive discussion, Mr. Pribich moved to table the request until Mr. Tabellion explored other options to accomplish the same goal. Mr. Manson seconded the motion which was carried.

The final item for the evening was a request for oil and gas well drilling permit.

Request for Oil and Gas Well Drilling Permit

Location: Schalmo Unit No. 1-K, located on a 22.643 acre parcel located on the west side of Candell Street, S.E., south of Forest Avenue, S.E. This request has been submitted by Petro Evaluation Services, Inc.

Mr. Aaby presented the request. This is vacant property with Forest Hills Housing Development to the east and an existing well 410 ft. from the proposed one. Massillon State Hospital and Indian River School is near this site. Jan Henthorne, President of Petro Evaluation Services, Inc., was present and added that there would be no pumpjack, and they would provide shrubs and other landscaping to comply with all regulations. Rev. Dodson moved for approval, seconded by Mr. Pribich, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:35 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

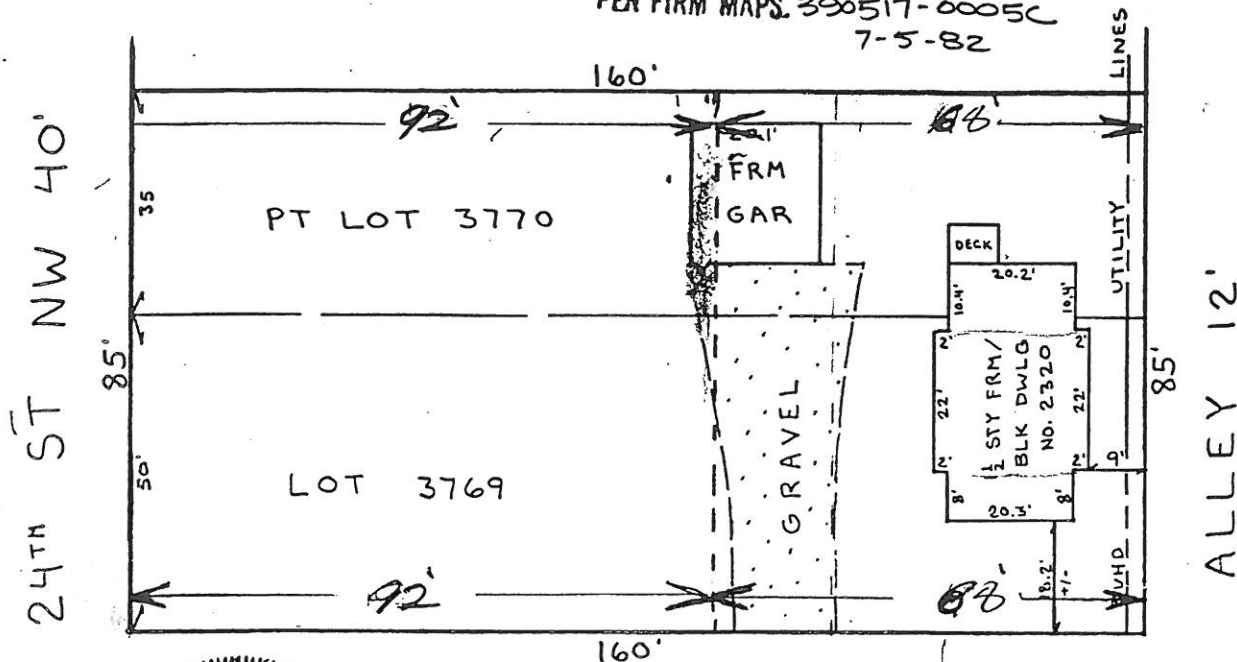


CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

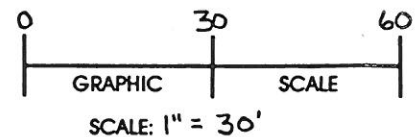
MORTGAGE LOCATION SURVEY

(330) 455-3707
130 DeWalt Ave., N.W.
Suite # 210
Canton, OH 44702

NOTE I DECLARE SUBJECT PROPERTY
TO BE LOCATED WITHIN A ZONE C,
WHICH IS NOT A FLOOD HAZARD AREA
PER FIRM MAPS. 390517-0005C
7-5-82



STANTON AVE NW 30'



Address 2320 Stanton Avenue NW

TM 50

State of Ohio, County of Stark

Client Order No. 98 545 11 2

City of Massillon

Date December 14, 1998

New Owner Kurt S Tabellion

Present Owner Evelyn A Bucklew, now deceased

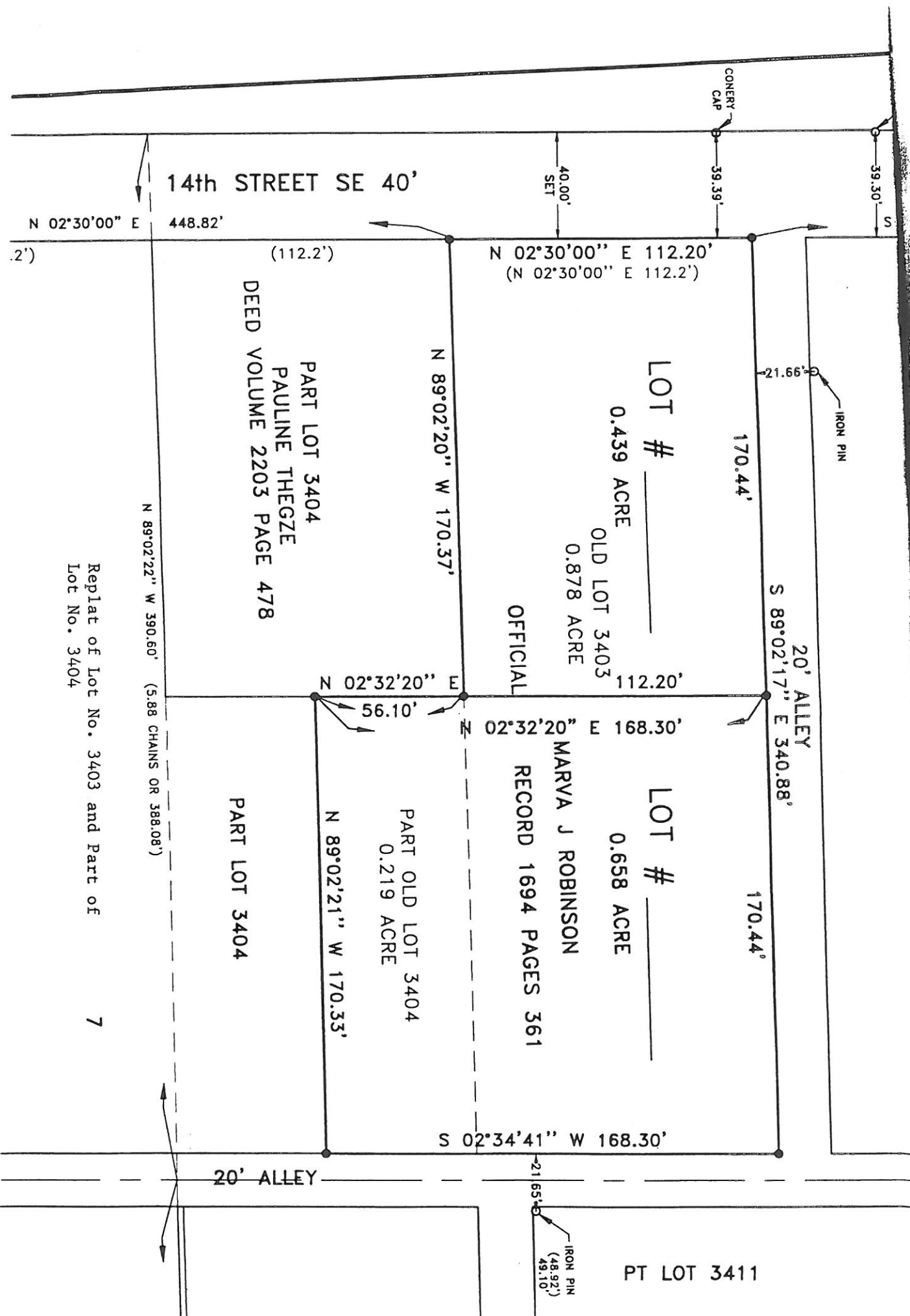
C & A Order No.
CA102918

This is to certify to FirstMerit Mortgage Corporation and/or West Stark Title

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Timothy A. Uzl - Reg. Surveyor No. 7685



Replat of Lot No. 3403 and Part of
Lot No. 3404
7

PART LOT 3404
PAULINE THEGZE
DEED VOLUME 2203 PAGE 478

PART LOT 3404

PART OLD LOT 3404
0.219 ACRE

LOT # _____
0.439 ACRE

OLD LOT 3403
0.878 ACRE

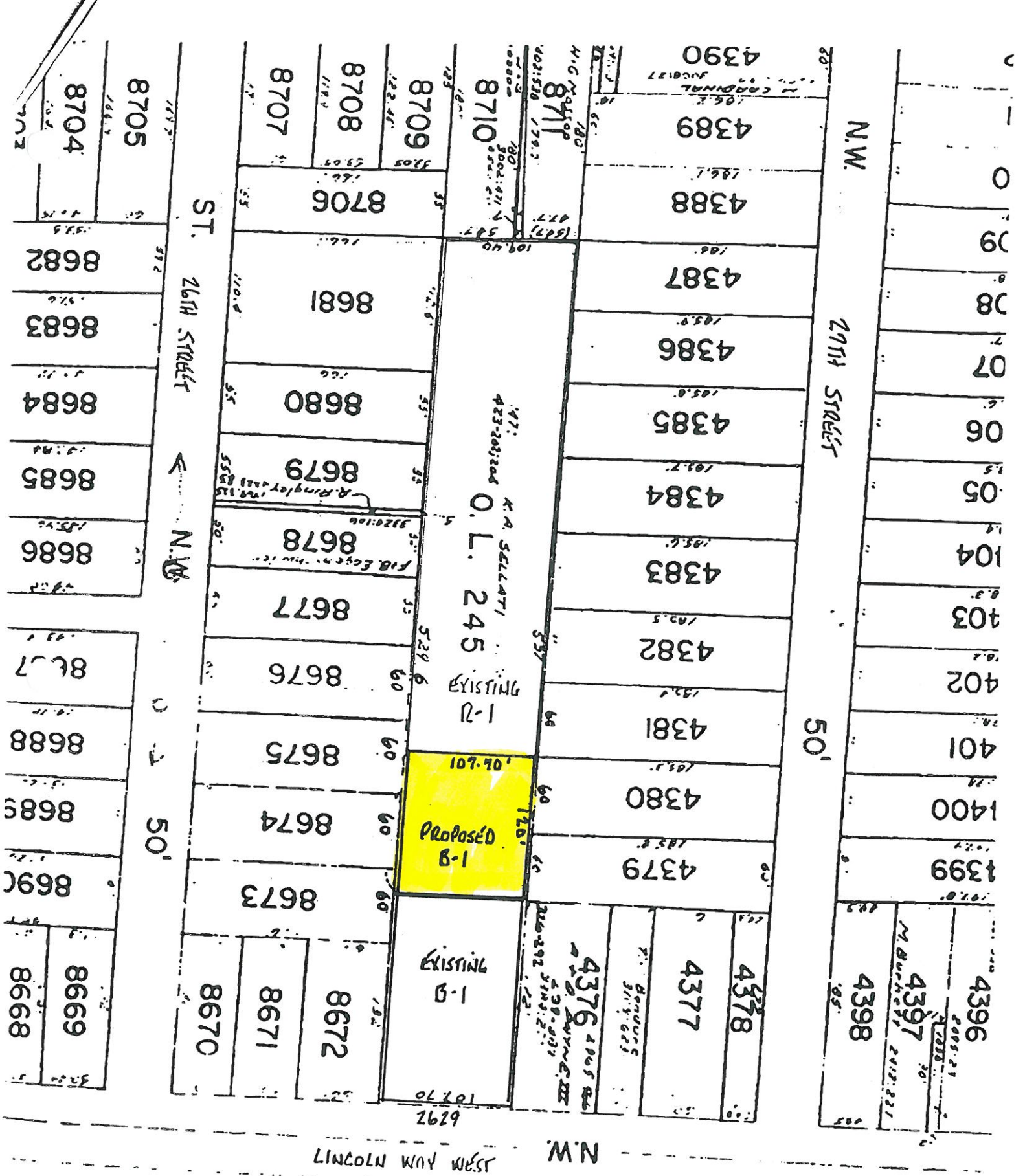
LOT # _____
0.658 ACRE

OFFICIAL

MARVA J ROBINSON

RECORD 1694 PAGES 361

PT LOT 3411



Rezoning Request
 2629 Lincoln Way West
 R-1 to B-1

7.247

ST.

S.W.

60

C 247

Soulbury

SOUTH WAY

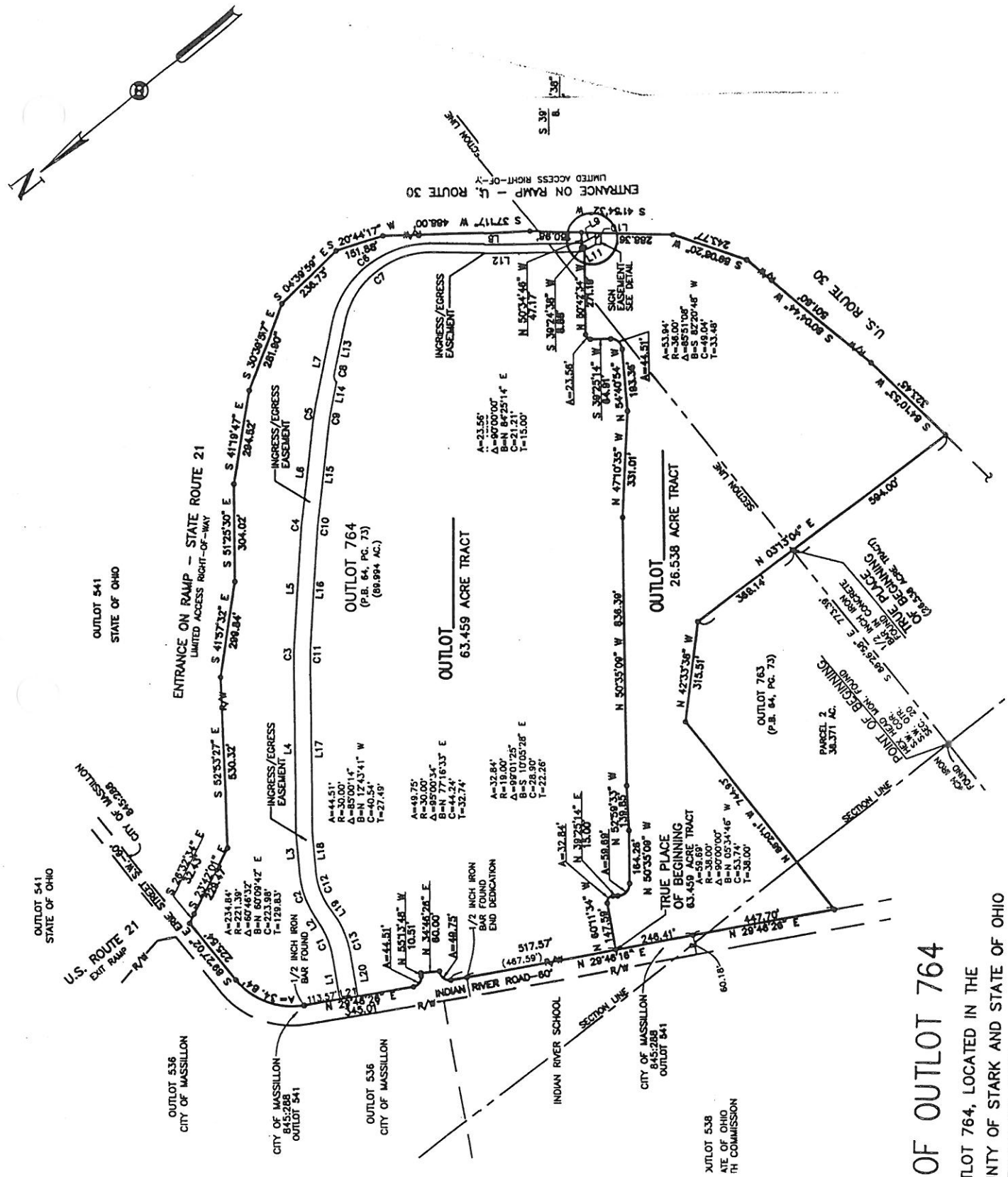
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N

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52236 W 9267

RC

sec. 16



REPLAT OF OUTLOT 764

REPLAT OF OUTLOT 764, LOCATED IN THE
 CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO
 SEPTEMBER 28, 1999

