

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 12, 2000 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 8, 1999.*

2. *Petitions and Requests*

Replat - Morelli Property

Location: The east side of Wales Road, N.E., between Hankins Road and Springhill Street, N.E. *Description:* Part of Out Lots 345 and 555. *Total Area:* 15.698 acres. *No. of new out lots:* 2 (10.420 acres and 4.502 acres). *Zoning:* R-3 Single Family Residential. *Owner:* Morelli Estate. *Surveyor:* Hoover and Associates, Inc.

Dedication Plat - North Avenue, N.E.

Location: North Avenue, N.E., between Lewis Place, N.E., and North Sippo Park. *Description:* Part of Out Lot 64. *Total Area:* 0.122 acres. *Owner:* City of Massillon.

3. *Old Business*

Zoning Amendment - Chapter 1137 "Changes and Amendments"

City Council has introduced Ordinance No. 203 -1999 an ordinance repealing and enacting new sections of the City zoning code as follows: Section 1137.02 "Details of Procedure"; Section 1137.03 "Application Fees"; Section 1137.04 "Reference and Hearing"

The proposed changes have previously been referred to the Planning Commission for review and recommendation.

The Massillon Planning Commission met in regular session on December 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
Paul Manson
Ben Bradley
James Johnson

STAFF

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

The first item of business was the approval of the minutes for the November 10, 1999, meeting. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried.

The next item under Petitions and Requests was a rezoning request.

Rezoning Request – Warstler Annexation

Location: The east side of 27th Street, N.E., between Lincoln Way East and Elmbreeze Street..
Description: Lots No. 16020 and 16021. Rezoning: From Perry Township Zoning (R-2 One and Two Family Residential) to R-T Two Family Residential. Property Owner: Simon Warstler

Mr. Aaby presented the request. The property is located on the east side of 27th Street in Perry Township. This property was zoned Two Family Residential. Mr. Wartstler wasn't present, but the City is considered the applicant. Mr. Benekos commented that the lot number on the request was incorrect and it should be Out Lot 824 which is one huge lot. A lot split will probably be requested in the future. Rev. Dodson moved for approval to rezone Out Lot 824 to R-T Two Family Residential, Mr. Manson seconded, motion carried.

The next item was also a rezoning request.

Rezoning Request – Schoeppner Annexation

Location: The south side of Hills and Dales Road, between Wales Road and Ledgewood Blvd.
Description: 2.235 acre parcel. Rezoning: From Perry Township/Jackson Township Zoning (Office-Retail) to B-3 General Business. Property Owner: Schoeppner Properties.

Mr. Aaby presented the request. This property is the strip shopping center near Progressive Chevrolet and Holland Pontiac. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a final plat.

Final Plat – Country View Estates No. 3

Location: Part of Out Lot 602, located on the south side of Main Avenue West, west of 24th Street, S.W. Total Area: 8.906 acres. No. of lots: 19. Zoning R-3 Single Family Residential. Developer: Realty Executive. Engineer: Hammontree & Associates Ltd.

Revisions to Final Plats – Country View Estates Nos. 1 and 2

The revisions involve changing the following street names to avoid duplication with other similar street names in the County:

Old Street Name

New Street Name

Eileen Avenue S.W.

Linda Lane, S.W.

Mr. Aaby presented the request. He explained that this is the third phase which is on the south side of Main Avenue West, west of 27th Street. The revision for Phase II is due to the change of the street name. Rev. Dodson moved for approval, seconded by Mr. Johnson, motion carried.

The next item was another Final Plat.

Final Plat – West Brook Estates Phase IA

Location: Part of Out Lot 536, located on the north side of Lincoln Way, N.W., between Kenyon and Manchester Avenues. Total Area: 9.397 acres. No. of lots: 22. Zoning: R-2 Single Family Residential. Owner/Developer/Engineer: A. R. Lockhart Development Co.

Mr. Aaby presented the request. Originally Phase I was to consist of 40 lots, but it is being revised and divided into two phases, with IA containing 22 lots. Mr. Benekos added that the length of the cul-de-sac will be changed. Mr. Manson moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a gas line easement.

Natural Gas Easement Plat – Northeast Ohio Natural Gas Corp.

Location: The south end of Genshaft Park, between the ball fields and the gravel parking area. The City is being requested to grant a 10-foot wide permanent easement between Nave Road, S.E., and State Route 21 for a 6-inch natural gas pipeline for Northeast Ohio Natural Gas Corp. A 20-foot wide temporary easement is also being requested during construction of the pipeline.

Mr. Aaby presented the request. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

The final item under Old Business was a Zoning Amendment.

Zoning Amendment – Chapter 1137 “Changes and Amendments”

City Council has introduced Ordinance No. 203-1999 an ordinance repealing and enacting new sections of the City zoning code as follows: Section 1137.02 “Details of Procedure”; Section 1137.03 “Application Fees”; Section 1137.04 “Reference and Hearing”.

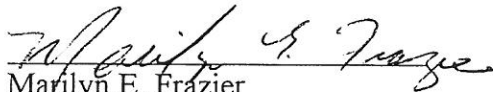
The proposed amendments have been referred to the Planning Commission for review and recommendation.

Mr. Aaby presented the proposed amendment citing the changes and the issues discussed at the previous meeting and during subsequent discussions. Charles Tribett, 3rd Ward Councilman, was present and explained why he felt the ordinance should be changed. He felt residents needed more time to respond to proposed changes and also the area of impact was larger than indicated by the current ordinance, therefore, the notified area should be expanded.

There was some discussion as to who would be responsible for the increased notifications. Another concern was whether or not the time associated with the increased notification would create delays in development. After additional discussion, Rev. Dodson moved to table the matter until these issues were resolved, seconded by Mr. Manson, 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



REPLAT	
MORELLI PROPERTY	
PART OF OUT LOTS 345 AND 555	
IN THE CITY OF MASSILLON	
STARK COUNTY, OHIO	
HOOPER AND ASSOCIATES, INC.	
PROFESSIONAL SURVEYING SERVICES	
5712 HICKLEBERRY STREET N.W. NORTH DAVENPORT, OHIO 44126	
SCALE 1" = 100'	DECEMBER 1999
SHEET	

AREA IN EXISTING R/W - 0.776 ACRE

AREAS IN NEW OUT LOTS - 10.420 ACRES

4.502 ACRES

TOTAL AREA TO BE PLATTED - 15.698 ACRES

