

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

1. *Approval of the Minutes for the Commission Meeting of June 14, 2000.*

2. *Petitions and Requests*

Rezoning Request – Wales Square Annexation

Location and Description: Out Lots 852 and 853, located on the east side of Wales Road NE, north of Hills and Dales Road; *Lot Sizes:* Out Lot 852 – 1.188 acres, Out Lot 853 – 8.427 acres; *Zone Change:* From Jackson Township to B-3 General Commercial; *Present Use:* Wales Square Shopping Center;

Final Plat – Autumn Ridge Estates Phase 3

Location and Description: Part of Out Lot 502, located between 29th Street NW and Ford Street NW. *Total Area:* 7.467 acres. *No. of Lots:* 18. *Zoning:* R-2 Single Family Residential. *Owner/Developer:* D.W.P. *Engineer:* Nalex Engineering, Inc.

Re-Plat – The Legends Golf Course Expansion

Location and Description: Part of Out Lots 707 and 708, located on the south side of Richville Drive, SE. *Total Area:* 36.755 acres. *No. of new lots:* 1. *Zoning:* RM-1 Multiple Family Residential. *Owner:* Bonk's Properties. *Surveyor:* Ronald C. Hinton.

Re-Plat – Lot Nos. 5720 and 5721

Location: 607 Neale Ave. SW. *No. of new lots:* 1. *Zoning:* R-1 One Family Residential. *Owner:* Jim Rubio.

Re-Plat – Lots No. 813 and Part of Lot No. 811

Location: 205 State Ave. NE. *No. of new lots:* 1. *Zoning:* R-1 One Family Residential. *Owner:* Mike Halco.

3. *Other Business*

The Massillon Planning Commission met in regular session on June 14, 2000, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Vice Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Sheila Lloyd
Paul Manson
Thomas Seesan
Ben Bradley

STAFF

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

The first item of business before the Commission was the minutes of the May 10, 2000, meeting. Mr. Bradley moved for approval, seconded by Mr. Manson, motion carried.

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

Rezoning Request – 118 Ohlman Court, N.E.

Location and Description: Lot No. 9669, located on the north side of Ohlman Court, NE, east of First Street, NE; *Lot Size:* 3,947.5 Sq. Ft.; *Zone Change:* From R-1 Single Family Residential to O-1 Office; *Proposed Use:* Additional parking (for employees) and possible future expansion for insurance agency located at 956 First Street, NE; *Applicant:* Janet Hamel

Mr. Aaby presented the request. An insurance office is housed at this location. The property was rezoned twenty-five years ago. The owner wishes to provide employee parking and at a later date, possibly an expansion. This property is surrounded by residential and some business zoning. Janet Hamel was present and commented that her agency has grown. She presently has five employees and is in need of additional parking. There isn't a lot of traffic but it seems to arrive all at once, usually at lunch time. Mr. Manson moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a lot split.

Lot Split – Part of Out Lot 694

Location: 200 Deerford NW, Part of Out Lot 694, located between Deerford and Meadowcrest NW. *Total Area:* 1.5 acres. *Zoning:* A-1 Agricultural. *Owner:* Dave Pape *Surveyor:* Hammontree & Associates.

Mr. Aaby presented this request. Mr. Pape was present. Mayor Cicchinelli moved for approval, seconded by Mr. Seesan, motion carried.

The next item was a re-plat.

Re-plat – Lot No. 3397

Location: The east side of 14th Street, SE, south of Walnut Road, SE. *No. of new lots:* 4
Zoning: R-1 One Family Residential *Owner/Developer:* Eldon Glick

Mr. Aaby presented the request. Mr. Glick would like to re-plat this property into four lots which would be suitable for building homes. The size of the lots complies with the zoning code. Two of the lots would be on 14th Street, and the other two would be on the 30-foot alley. The developer would have to improve the alley to city standards.

Mr. Benekos commented that at present there is no provision to improve the alley. Mr. Glick of 7600 East Lincoln Way was present and added that he didn't realize he'd have to improve the alley and isn't interested in doing so. Therefore, he would withdraw this plan. He had two other alternate plans. After further discussion, Mayor Cicchinelli moved to approve the re-plat of lot 3397 contingent on Mr. Glick working with the City Engineer and developing a plan that meets the Engineer's satisfaction. Mr. Seesan seconded the motion, which carried unanimously.

The next item was a re-plat also, which was presented by Mr. Aaby.

Re-Plat – Lot No.9775 and Part of Lot No. 9776

Location: 419 12th Street NW. *No. of new lots:* 1 *Zoning:* R-1 One Family Residential.
Owner: Thomas Yarger

Mr. Yarger, who lives at 419 12th Street, NW, was present. He said the neighbors will be selling their property. The present owner has offered to sell him a portion for privacy purposes. Mayor Cicchinelli moved for approval, seconded by Mr. Edwards, motion carried.

The next item was another re-plat presented by Mr. Aaby.

Re-Plat – Lots No. 9754 and 9755

Location: 239 Orange Street, NW *No. of new lots:* 1 *Zoning:* R-1 One Family Residential
Owner: Mae Zimmerman

Mrs. Zimmerman, who wants to demolish the house she now resides in, was present. She plans to build a new house on this site. Mr. Edward moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a street vacation.

Street Vacation Request – 14th Street SW

Location: A 50 foot wide street lying between Lawn Avenue SW and Out Lot 288 and running in a north/south direction between 13th Street SW and 15th Street SW. *Request:* to vacate that portion of the street approximately 120 feet south of Lawn Avenue to where it dead ends.
Petitioners: Roy Stevens and Brian and Kim Karam.

Mr. Aaby presented this request also. Roy Stevens was present and said this portion of the street is unopened and grass covered. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a request for variance.

Request for Variance – University Village Association Park

Location: University Village, located west of Richville Drive and north of Nave Road.
Variance Request: The developer is requesting a variance from City subdivision regulations to not construct sidewalks within the roadway right-of-way around the perimeter of the proposed Village Association Park. *Submitted by:* Cooper & Associates.

Mr. Aaby presented this request. Bryan Ashman of Cooper & Associates explained that a park will be constructed in this area and sidewalks won't be needed. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

The final item which was added was another re-plat.

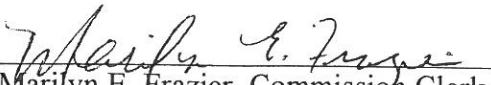
Re-Plat – Springhill Condominiums

Description/Location: Out Lot 826 and Part of Out Lot 55, located on the north side of Hankins Road, NE, east of Wales Road, NE. *Total Area to be Platted:* 15.862 acres *No. of new lots:* 1
Zoning: RM-1 Multiple Family Residential *Owner/Developer:* William Day *Surveyor:* Hoover and Associates *Purpose:* To re-plat both parcels into one property to facilitate development of Springhill Condominiums.

Mr. Aaby presented this request. Mr. Day was present. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Edwards, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:45 PM.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Date Approved:

MEF/ky

TAGGART ST.

Carol L. Ritchie
Trustees Et Al

Ronald J. & Jeanette C.
Vogelsgang

Brookside Prop. Inc.

SEC. 5
WALES AVE. N.E.

N4°38'47"E
30.34'

S 85°34'57" E-240.00'

S 85°35'38" E-250.13'

Rezoning Request
Wales Square Annexation
To B-3 General Business

**LEROY / BETTY L.
SCHUMACHER**
8.427 Acres (Rec.)
8.432 Acres (Holden Survey)
97046231

Out Lot 853

Aultman Health
Foundation

S85°32'00"E
40.00'

Aultman Health
Foundation

O.L. 363

**BOBBIE J.
HALL**

1.188 Acres (Rec.)
3122:38

Out Lot 852

O.L. 507

Massillon
Auto Club

JACKSON S.W.
QTR. SEC 33

PERRY N.W.
QTR. SEC 4

O.L. 507
Massillon
Auto Club

O.L. 507
City of
Massillon

AVE. N.E.

PERRY N.E.
QTR. SEC 5

Kenneth G.
Hall Trustee

Leroy/
Betty L.
Schumacher

Emro Marketing
Company

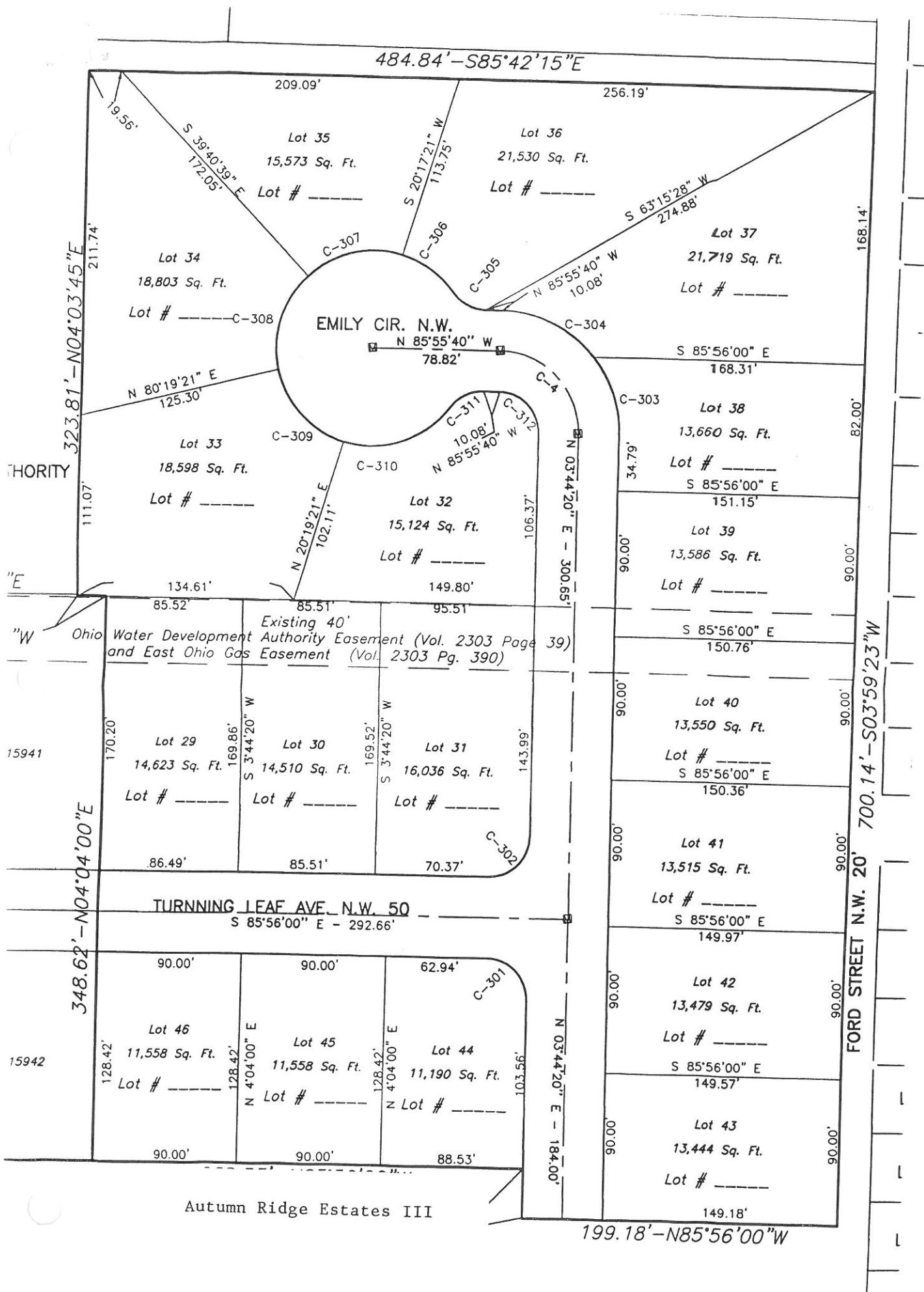
O.L. 57
Richard F.
Mary E. Ho

Harter Bank
& Trust Co.

Jerry
Rem

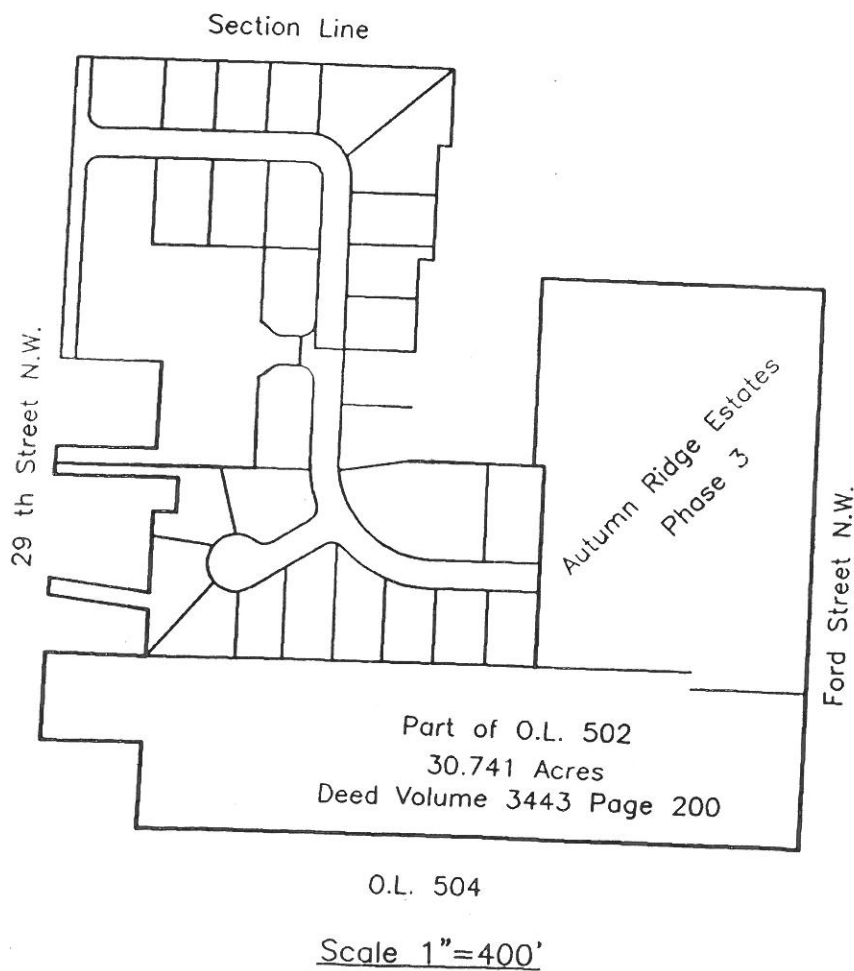
HILLS &
DALES

Massillon
Auto Club



SOURCES USED:

C-303	75.00'	50°33'37"	66.18'	64.06'	N15°48'54"W
C-304	25.00'	53°58'05"	23.55'	22.69'	N58°56'37"W
C-305	60.00'	37°43'04"	39.50'	38.79'	N50°49'07"W
C-306	60.00'	60°00'00"	62.83'	60.00'	S80°19'21"W
C-307	60.00'	60°00'00"	62.83'	60.00'	S20°19'21"W
C-308	60.00'	60°00'00"	62.83'	60.00'	S39°40'39"E
C-309	60.00'	70°13'06"	73.53'	69.02'	N75°12'48"E
C-310	25.00'	53°58'05"	23.55'	22.69'	N67°05'18"E
C-311	25.00'	89°40'00"	39.12'	35.25'	S41°05'40"E



OHIO WATER DEVELOP
O.R. 96 PA

SOUTHWAY STREET

- ⊙ = IRON P.I.N FOUND

- MS = MEASURED
J3 = DECEMBER

- TFW = TQD FAR WEST

- PERTINENT DATA:

- MASSILLON - 71

3. DEED #970492

- STATE PLANE

- HILL DATED

- MS -

- APR 1967

- 324

-

- 1

- 10

- O.L. 708

- 1

- BUILDINGS ON
-
- S. BARCEL

- ACRES

- PRINT
USED FOR
OUT LOT
432

- SM.82026

- 0.19. 20. 21.

Re-Plat for the Legends Golf Course Expansion

HER: SURVIVAL MINIMI

GEIGER

5658	5657	5656	5655
40	40	40	40

5654	
40	40

5683	5684	5685	5686
40	40	40	40

5687	
40	40

S.W. NEALE 40'

RePlat 607 Neale Ave SW

5723	5722	5721	5720
40	40	40	40

ST.

5719	
40	40

J. G. BAKER
1447-26

M. H. HILLS
4-921
J. O. B. R.
95032397

5748	5749	5750	5751
40	40	40	40

5752	
40	40

S.W. GRIFFITH 40'

5793	5792	5791	5790
40	40	40	40

6TH

5789	
40	40

S.W. 40'

12095
Vacated 7-8-59
P.B. 33 P. 203

63

MASSILLON

MATCH LINE

58435 6E 726.071

N.E.

205 State Ave NE

STATE

2738

2 7 3 9

2740

2741