

A G E N D A
MASSILLON PLANNING COMMISSION
NOVEMBER 8, 2000 4:45 P.M.
MAYOR'S OFFICE
MUNICIPAL GOVERNMENT ANNEX
151 LINCOLN WAY EAST

Please note the time and place change for this meeting

1. *Approval of the Minutes for the Commission Meeting of October 11, 2000.*
2. *Petitions and Requests*

Street Vacation – Houston Street, S.W.

Location and Description: Houston Street SW, lying between Fir Street SW and Francis Street SW; the request is to vacate that portion between Lincoln Way West and Wabash Avenue SW. *Petitioner:* Dean Nelson, President, U.S.A.M., Inc.

Replat – 165 McCadden Avenue, N.E.

Location and Description: Lots No. 14705, 14882, and Part of Lots No. 14703 and 14704; the request is to replat these parcels into one new lot. *Present Zoning:* R-2 Single Family Residential. *Owner:* Scott and Anna M. McDonald, Trustees.

3. *Other Business*

The Massillon Planning Commission met in regular session on October 11, 2000, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Vice Chairman Rev. David Dodson
Wendell Edwards
James Johnson
Tom Seesan
Paul Manson
Sheila Lloyd

Staff

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

The first item of business was the minutes of the September 13, 2000, Commission meeting. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

The next item under Petitions and Requests was a replat.

Replat – First Street, N.E.

Location and Description: Out Lot 368 and Part of Out Lots 367 and 518, located on the east side of First Street NE, north of Gail Avenue NE. *Proposed New Lots:* 2 new out lots to be platted, one parcel to be 1.5918 acres and the other to be 1.2432 acres in size. *Owner:* Melvin Gerspacher. *Surveyor:* McSteen & Associates, Inc.

Mr. Aaby presented the request. This property is near Amherst Meadow Apartments, formerly Golden Villa. The owner of the apartment complex has purchased the property in order to protect the complex. Steven Greenberg was present representing the owner. He reiterated Mr. Aaby's comments, adding that they have no immediate plans for the property. Whenever it is developed, it will be with something to compliment what is there. Mr. Manson moved for approval, seconded by Mr. Johnson, motion carried.

The next item was also a replat.

Replat - 881 Wales Road, N.E.

Location and Description: Lot No. 3057, located on the west side of Wales Road NE, north of Williams Avenue NE. *Proposed New Lots:* 2 new lots to be platted, each parcel to be approximately 41.33 feet by 90 feet in size. *Owner:* Rada Smiley

Mr. Aaby presented this request. The reason for the request is the owner, Mr. Smiley, would like to build a home on Parkview, NE. Even though this would create substandard lots, there are others that are similar in size in the area. Mr. Smiley was present and commented that he presently resides in North Canton, and wishes to move to Massillon. Mr. Edwards moved for approval, seconded by Mr. Johnson, motion carried.

The next item was also a replat.

Replat – 441 23rd Street, N.W.

Location and Description: Part of Out Lot 169, Lot No. 7364 Part of Lots No. 7363 and 7365, located on the west side of 23rd Street NW, north of Lincoln Way NW. *Proposed New Lots:* 1 new lot to be platted, 0.749 acres in size. *Owner:* Robert and Myrna Kandle.

Mr. Aaby explained that several parcels are involved. The owners wish to replat all of the lots into one parcel and intend to build a garage. Mr. Kandle's brother, Dale Kandle, was present since the applicants were out of town at the time. The Commission was assured that neither a pole building nor a very large building would be built. Paul Lambert, 6th Ward Councilman, was present and commented that he wasn't opposed to Kandle's plans.

Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

The next item was another replat.

Replat – 749 Dewalt Street, S.E.

Location and Description: Lots No. 4318 and 4319, located on the east side of Dewalt Street SE, between Curley Court SE and Rawson Avenue SE. *Proposed New Lots:* 1 new lot to be platted, approximately 8,190 square feet in size. *Owner:* Fred and Willie Mae Carpenter. *Surveyor:* Constitution Land Surveying, Ltd.

Mr. Aaby presented the request. Mr. & Mrs. Carpenter own both lots and wish to build a garage. Mr. Carpenter was present and added that he would be demolishing the present garage and building a new one. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried.

The next item was another replat.

Replat – 3374 17th Street, S.W.

Location and Description: Part of Out Lot 675, located on the east side of 17th Street SW, north of Warmington Road. *Proposed New Lots:* 1 new out lot to be platted, approximately 2.052 acres in size. *Owner:* Donald and Nancy Hendricks. *Surveyor:* Ronald C. Hinton

Mr. Aaby presented this request. Attorney Dale Kincaid was present representing Mr. & Mrs. Hendricks. This property is being transferred to the Hendricks' daughter. There are no immediate plans for this land but the family wants it to remain farmland. Mr. Benekos commented that he had no problems with the request. Mr. Johnson moved for approval, seconded by Mr. Seesan, motion carried.

The next item was a street vacation.

Street Vacation Request – Pennock Avenue, S.W.

Location and Description: Pennock Avenue SW, lying between Finefrock Avenue SW (State Route 241) and Oberlin Avenue SW; the request is to vacate that portion of Pennock Avenue SW from 8th Street SW to 6th Street SW. This request has been submitted by Maurice and Charles Eberhardt.

This property is in the area of the new State Route 241 between Griffith and Pennock, SW. Pennock was vacated some time ago. The property owners would like this area vacated. All abutting owners have signed the petition. Mr. Eberhardt was present and commented that since some of the owners in the area have been maintaining it, they'd like it vacated. Mr. Edwards moved for approval, seconded by Mr. Johnson, motion carried.

The next item was a final plat.

Final Plat – Augusta Lakes No. 1

Location and Description: Part of Out Lots 707 and 708, located on the south side of Richville Drive, north of The Legends Golf Course. *Total Area:* 11.176 acres. *Proposed No. of Lots:* 28. *Owner/Developer:* Janda Development Limited. *Engineer:* Hammontree & Associates.

Mr. Aaby presented the request. This property is in the area of Richville Drive and Southway. It will consist of single family homes and also some condominiums. New streets are being created.

Jennifer Schumacher from Hammontree & Associates was present. Mr. Benekos commented that he has no problems with the proposal in general. However, he has some concerns about an easement on the site. After a brief discussion, it became apparent that a decision could not be reached without clarification of some issues about a possible easement. The Commission decided to hold off on a decision in order to allow Ms. Schumacher the opportunity to call the owner.

The next item was a replat.

Replat – The Legends Golf Course Expansion

Location and Description: Out Lots 707, 708, and 862, located on the south side of Richville Drive.
Proposed New Lots: 1 new lot to be platted, 36.755 acres in size. *Owners:* City of Massillon and Bonk's Properties, Inc. *Surveyor:* Ronald C. Hinton.

Mr. Aaby presented the request. This replat is also in the area of Richville Drive. The replat is needed for the golf course expansion. Mr. Manson moved for approval, seconded by Mr. Edwards, motion carried.

The next item under old business was a rezoning request.

Rezoning Request – Wales Road NE

Location and Description: Out Lot 854, located on the east side of Wales Road NE, north of Hankins Road.
Area: 4.502 acres. *Zone Change:* From R-3 Single Family Residential to RM-1 Multiple Family Residential. *Proposed Use:* Construction of Funeral Home. *Applicant:* Joseph and Charlene Paquelet.

Mr. Aaby presented this request which had been tabled at the September Commission meeting. Mr. Paquelet reported that he had attempted to have a traffic light need assessment done for the area. He was informed in writing that since the area in question is presently undeveloped, it was impossible to have a study conducted. Joseph Berens of 1221 Wales Road, NE, and Elizabeth Studer of Bennington Avenue NE were present and expressed their opposition. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried with one opposing (Tom Seesan) vote.

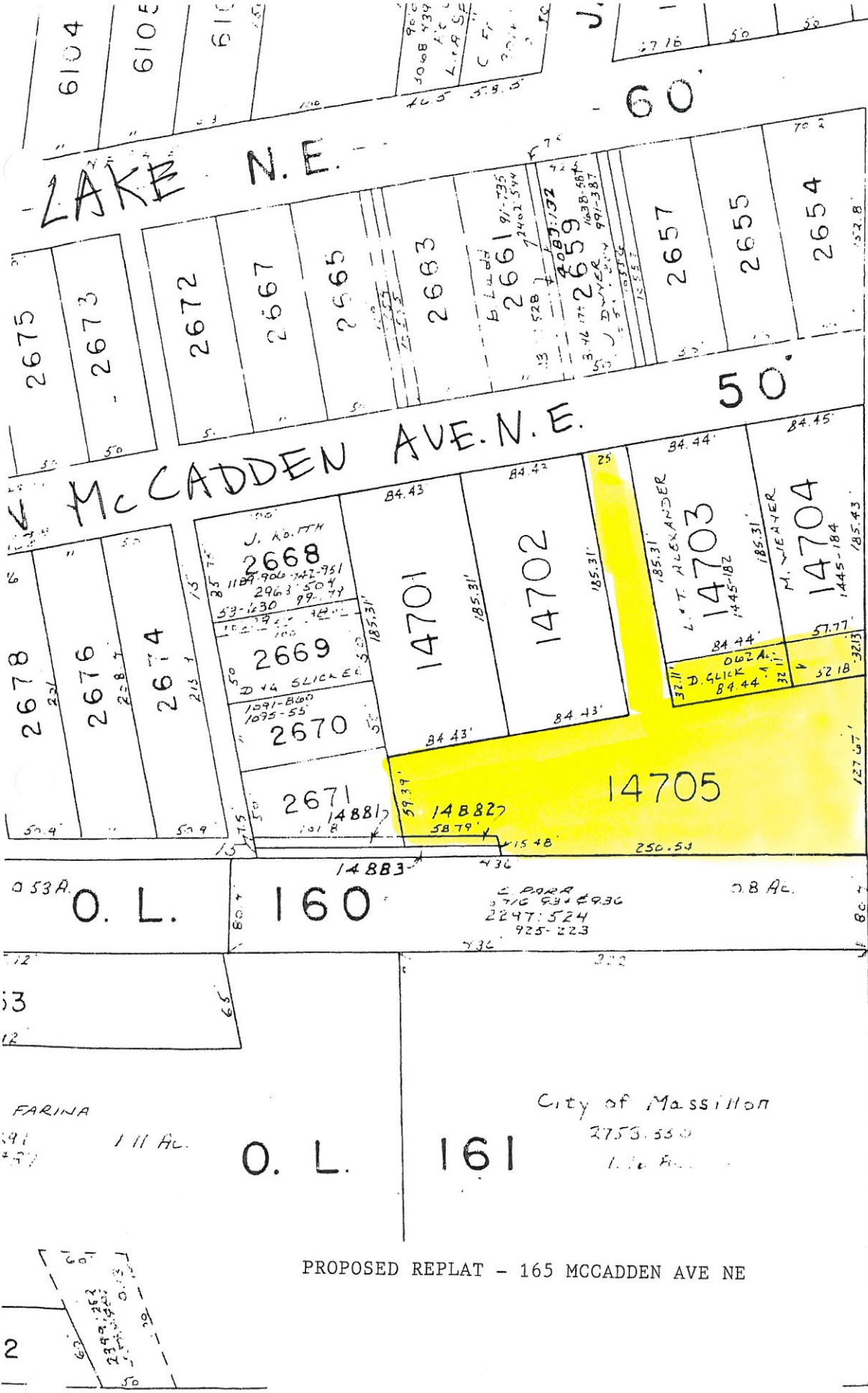
The Commission returned to the final plat for Augusta Lakes. Ms. Schumacher reported that the owner was willing to change the easement on part of Lot 1 and Lot 26. Mr. Seesan moved for approval with the change regarding the easement, Mr. Edwards seconded, motion carried.

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

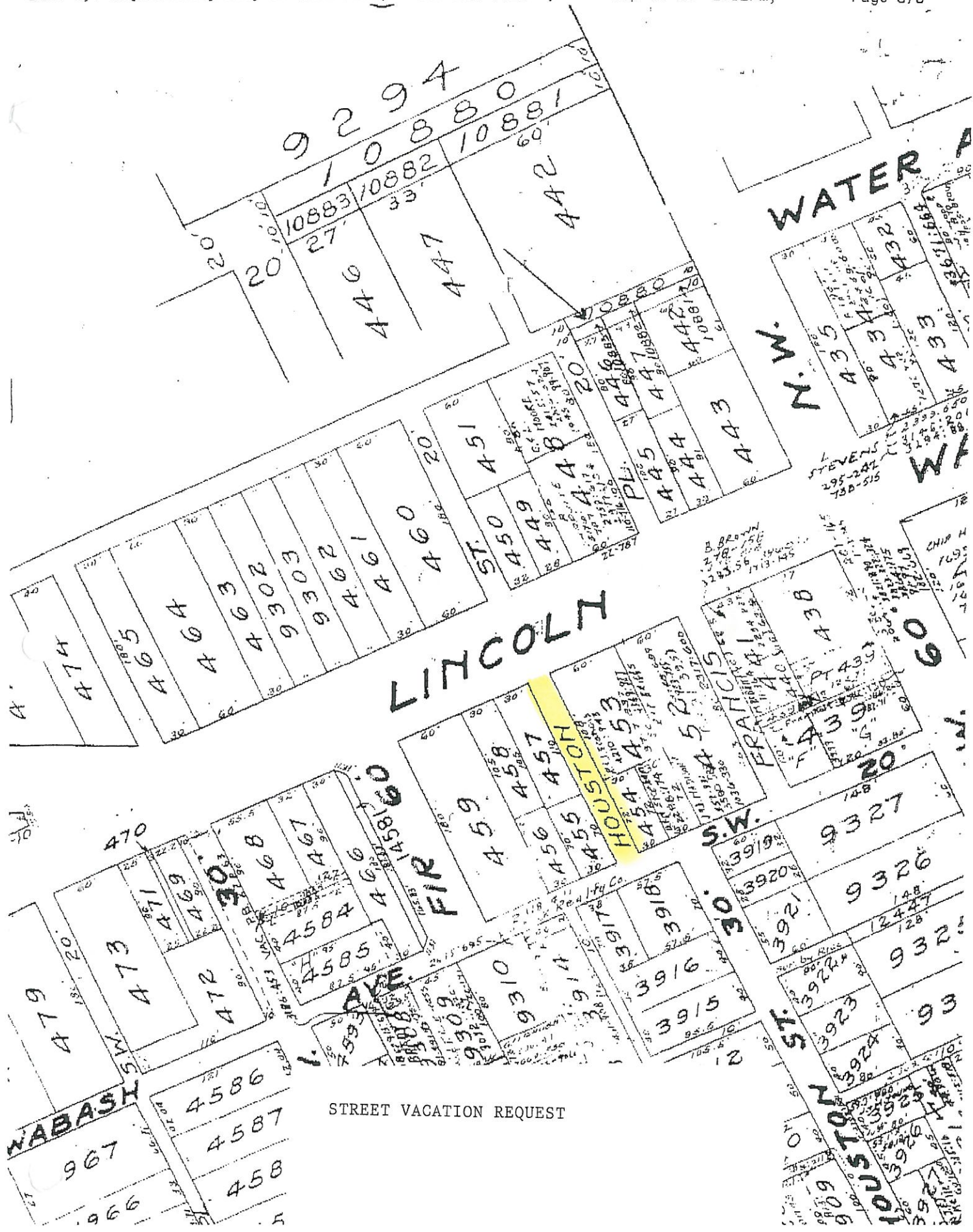
Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Date approved:



PROPOSED REPLAT - 165 MCCADDEN AVE NE



STREET VACATION REQUEST