

A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 10 2001 4:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

***PLEASE NOTE TIME CHANGE – 4:30 P.M.**

1. *Approval of the Minutes for the Commission Meeting of September 12, 2001.*
2. *Petitions and Requests*

Re-Plat –Saint Barbara’s Catholic Church

Location and Description: Out Lot 243 and Lot No. 12139, located at 2809, 2813, 2825 Lincoln Way NW; the request is to replat this property into three new parcels to split off the rectory and the apartment building from the balance of the property.

Applicant: Saint Barbara’s Catholic Church.

Surveyor: Campbell & Associates

Re-Plat –Abbey Glen Condominiums

Location and Description: Out Lot 857, located on the northeast corner of Hankins Road and Wales Road NE; the request is to replat this property into two new parcels to split off the condominium allotment from the undeveloped balance of the property.

Applicant: Springhill Condominiums, Inc.

Surveyor: Hoover & Associates

Re-Plat – American Legion Club

Location and Description: Lot Nos. 276 - 280, 283, 16306 -16311, located at 413 Lincoln Way East; the request is to plat these parcels into two new lots.

Applicant: Massillon Legion Club Co. Inc.

Re-Plat – 1002 8th Street NE / 955 Cornell Street NE

Location and Description: Lot Nos. 7551 (1002 8th St. NE) and 7516 (955 Cornell St. NE); the request is to split off the rear of Lot 7551 and combine it with Lot No. 7516.

Applicant: Ken and Lana Balagna.

Lot Split – 619 Andrew Avenue NE

Location and Description: Lots No. 1656, located on the south side of Andrew Avenue NE, west of 7th Street NE; the request is to split off the rear portion of this lot for possible sale.

Applicant: L.H. Hacker.

3. Other Business

The Massillon Planning Commission met in regular session on September 12, 2001, in Massillon City Council Chambers at 7:40 P.M.; delay was due to a lack of a quorum. The following were present:

MEMBERS

Chairman Rev. David Dodson
Thomas Seesan
Paul Manson
Sheila Lloyd
Ron Pribich
Vincent Pedro

STAFF

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business before the Commission was the minutes of the August 8, 2001, meeting. Mr. Seesan moved for approval, seconded by Mr. Pribich, motion carried.

The next item was a rezoning request presented by Aane Aaby.

Rezoning Request – 514 Cherry Road, NE

Location and Description: Lot No. 857 and Part of Lot No. 858, an approximate 0.46 acre parcel located at 514 Cherry Road, NE.

Zone Change Requested: From R-1 Single Family Residential to B-1 Local Business.

Proposed Use: Rezoning an existing legal non-conforming use (Allshouse Do-Rite Auto Service) to permit construction of a storage building on the property.

Applicant: Durwood and Linda Allshouse

This property is at the corner of Amherst and Cherry Road NE and has been operating as a legal non-conforming use. Mr. Allshouse wants to build a storage building but can't do so without rezoning the property. Mr. Allshouse was present and stated the building would be a 12 X 24 three-sided structure. Mr. Seesan asked if the building would be attached to the present one. Mr. Allshouse replied "yes", and it would be similar to the existing building. Mr. Manson then moved for approval, seconded by Mr. Pribich, motion carried unanimously.

The next item was a street vacation presented by Mr. Aaby.

Street Vacation – Penmont Avenue SE

Location and Description: A portion of Penmont Avenue SE lying between Forest Avenue SE and Massillon Cemetery and running in an east/west direction between Wayne Street SE and 13th Street SE; the request is to vacate that portion of Penmont from Wayne Street approximately 540 feet easterly to 13th Street SE.

Applicant: Kenneth and Anna Belcher

Penmont Avenue SE is a street in name only. The petition to vacate this portion of the right-of-way was signed by all abutting property owners. The property, once vacated, will be distributed to the abutting owners. Mr. Belcher was present and commented briefly. Mr. Seesan moved for approval, seconded by Mr. Manson, motion carried unanimously.

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

Re-Plat – 12th Street and Penmont Avenue SE

Location and Description: Lots No. 15270, 15271, 15272, and 15273, located on the northwest corner of 12th Street SE and Penmont Avenue SE; the request is to re-plat these parcels into two new lots. *Present Zoning:* R-1 Single Family Residential
Applicant: Kenneth and Anna Belcher *Surveyor:* Ronald C. Hinton

These four lots are to be re-platted into two lots. The existing lots are 40 X 125 to be re-platted into two 80 X 125 lots. Mr. Haines commented that the property to be acquired from the vacated street should also be included. Mr. Manson moved for approval to include the portion to be acquired through the street vacation, Mr. Seesan seconded, Mr. Pribich then amended the motion to include "approval contingent on the approval of the street vacation", amendment seconded by Mr. Manson, motion carried unanimously.

The next item before the Commission was also a re-plat presented by Mr. Aaby.

Re-Plat – Walnut Road & Third Street SE

Location and Description: Part of Out Lots 49 and 50, all of Lot No. 14293 and Part of Lot No. 10905, located on the south side of Walnut Road, SE and the west side of Third Street SE; the request is to re-plat these parcels into two new lots. *Present Zoning:* I-1 Light Industrial
Applicant: Lynn Truck Parts Corporation *Engineer:* Cooper & Associates

This property is owned by Lynn Truck Parts Corp., who is in the process of selling some of their property. This re-plat is necessary to permit the sale. Russ Doyle, of Cooper and Associates, was present and commented briefly. Mr. Seesan moved for approval, seconded by Mr. Pribich, motion carried unanimously.

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

Re-Plat - University Village

Location and Description: Part of Out Lot 766, located on the south side of Ohio State SE, west of Richville SE in the University Village; the request is to plat a new 4.002 acre Out Lot for the development of a church in the allotment.
Present Zoning: RM-1 Single Family Residential
Applicant: P.R.M.D.C. Ltd.

This property is within the area of the allotment. The Latter Day of Saints Church is planning to construct a church building. Russ Doyle, of P.R.M.D.C. Ltd. was present and commented that this needs to be done in order for the church to be constructed. Mr. Seesan moved for approval, seconded by Mr. Manson, motion carried unanimously.

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

Re-Plat - 333 and 339 27th Street SE

Location and Description: Lots No. 6903 and 6904, located on the west side of 27th Street SE, north of Harold Avenue SE; the request is to re-plat these lots into two new lots due to the location of the dwelling units on these properties.
Present Zoning: R-1 Single Family Residential *Applicant:* Carol Sargent and John Simler

This property consists of two existing city lots with one house in the front and one in the rear. The plan is to re-configure so each house would have its own separate lot. The property will have to be surveyed. There is ample space, but re-configuring would be necessary. John Simler, 339 27th Street SE, was present. The rear house was his grandmother's, who recently passed away, and they would like to keep the property in the family. Loan requirements make the re-plat necessary. Mr. Manson moved for approval, Mr. Seesan seconded, motion carried unanimously.

The next item was a Lot Split presented by Mr. Aaby.

Lot Split – 822 32nd Street NW

Location and Description: Out Lots 214, a 1.15 acre parcel located on the east side of 32nd Street NW, south of Lincoln Way NW; the request is to split this parcel into two lots so that the northern portion of the property can be sold.

Present Zoning: R-2 Single Family Residential *Applicant:* Dominico Stefanelli

Larry Kolick, 4179 Georgia Street NW, was present and commented that he intends to purchase the property and build a house at this location. Mr. Seesan moved for approval, seconded by Mr. Pedro, motion carried.

The final item before the Commission which was presented by Mr. Aaby, was also a Lot Split.

Lot Split – 1020 13th Street SE

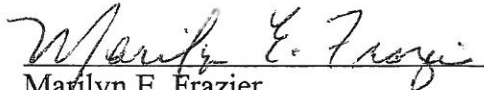
Location and Description: Lot No. 2280, a 0.92 acre parcel located between 13th and 14th Streets SE, south of Walnut Road SE; the request is to split this parcel into two lots, one with frontage on 13th Street SE; the other with frontage on 14th Street SE.

Applicant: Velma Johnson

The house located at 1020 13th Street SE sits on a very large lot. The idea is to split part of this property off in order to sell or build a home. Mrs. Johnson was present and commented that the lot is too large for her to maintain, therefore, she is interested in selling a portion of it. Mr. Seesan then moved for approval, seconded by Mr. Pribich, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:230 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

T.P.O.B.
TRACT 3



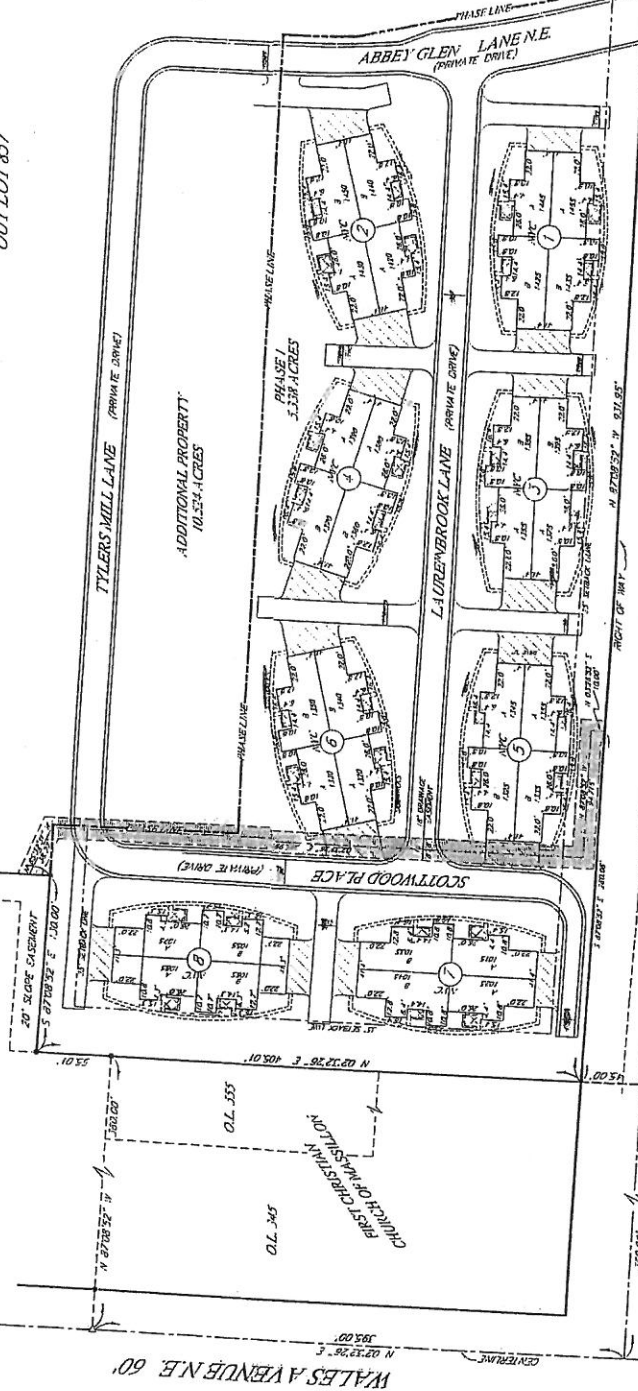
LOT 1575

AUTUMN RIDGE ESTATES
PLAT BOOK 65, PAGE

UNLESS OTHERWISE NOTED

S 87°08'32" E 1046.88'

SPRINGHILL CONDOMINIUMS, INC.
15.862 ACRES TOTAL
OUT LOT 857

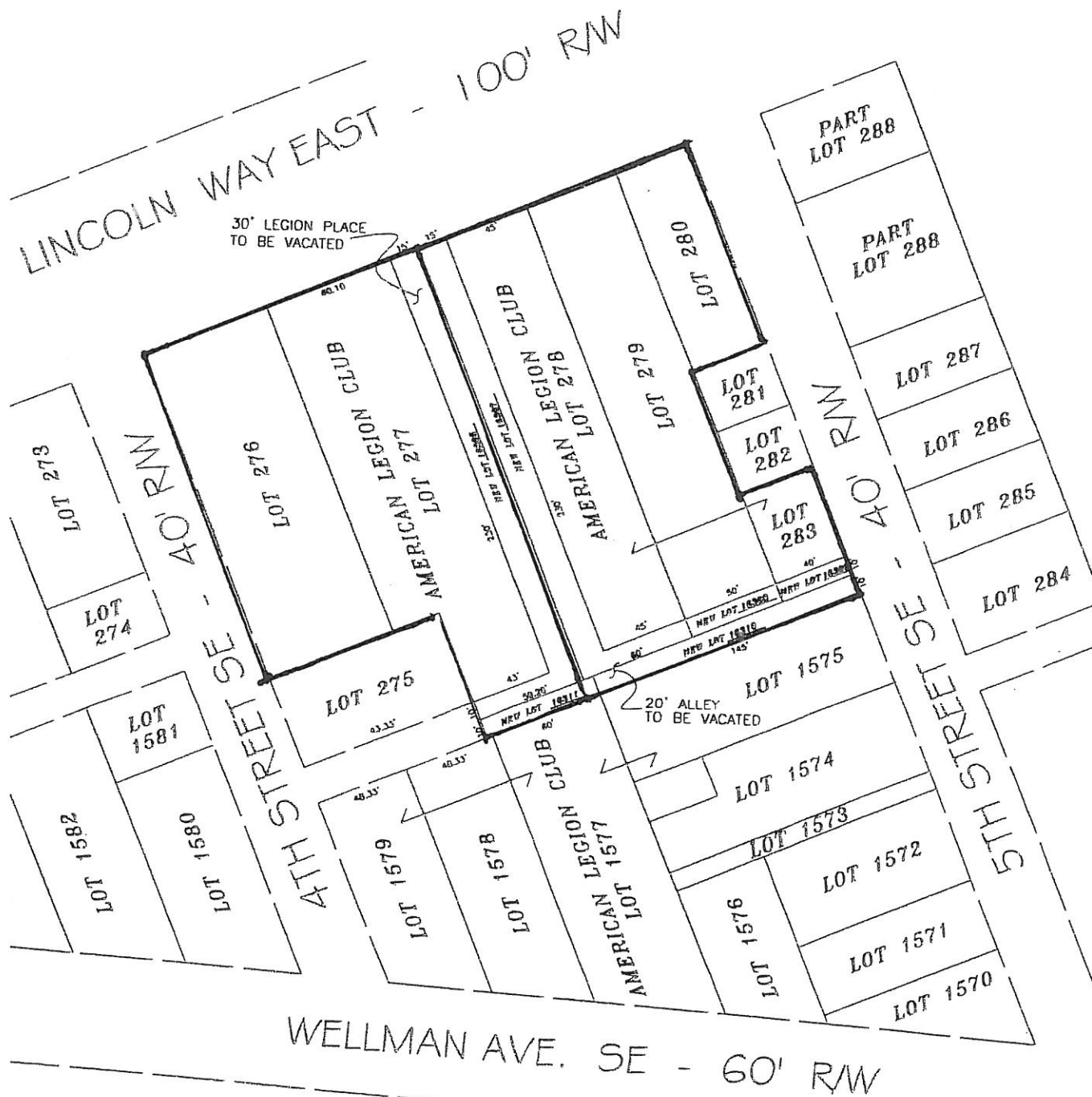


ADDITIONAL PROPERTY
10.534 ACRES

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Re-Plat American Legion Club



SCALE 1" = 30'

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Robert P. Hoover
Ohio Reg. No. 6155

ANDREW AVENUE N.E. 66'

