

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 13, 2002 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meetings of January 16 and 30, 2002.*
2. *Petitions and Requests*

Rezoning Request – St. Luke Area Annexation

Location and Description: Lot Nos. 16313 – 16318, and Out Lots 902 and 903, a total 44.303 acre area located on the south side of Lincoln Way West between Kenyon and Manchester Avenues.

Zone Change Request: From Tuscarawas Township (no zoning) to R-3 One Family Residential.

Proposed Use: Zoning of recently annexed area.

Applicant: City of Massillon.

Rezoning Request – Advanced Industrial Roofing

Location and Description: Out Lot 156 (1.32 acres) and Lot 10456, located on the east side of Erie Street South with access from Pearl Avenue SE.

Zone Change Request: From R-1 One Family Residential to I-1 Light Industrial.

Proposed Use: Construction of a warehouse to service the business, which is located at 1330 Erie Street South.

Applicant: Advanced Industrial Roofing, Inc.

Rezoning Request – Finefrock Webb Development

Location and Description: Out Lots 291 and 797, and Lot No. 10365, a total 15.53 acre area located in the block bounded by 8th and 9th Streets SW, Webb and Finefrock Avenues SW.

Zone Change Request: From R-1 One Family Residential (10.08 acres) and I-1 Light Industrial (5.45 acres) to R-U One Family Residential (9.69 acres), RM-1 Multiple Family Residential (3.84 acres) and B-1 Local Business (2.0 acres).

Proposed Use: The property will be developed with 52 single family homes, 20 condominiums, 46 townhouses, and a convenience store.

Applicant: Massland Development LLC and Karl R. Rohrer Associates, Inc..

Preliminary Plat – Finefrock Webb Development

Location and Description: Out Lots 291 and 797, and Lot No. 10365, a total 15.53 acre area located in the block bounded by 8th and 9th Streets SW, Webb and Finefrock Avenues SW.

Proposed No. of Lots: 52 single family residential lots (9.19 acres, to be zoned R-U); Multi-Family Area A (20 units, 1.37 acres); Multi-Family Area B (46 units, 2.97 acres); Commercial Area (2.0 acres)

Owner/Developer: Capital Reserve Mortgage Ltd. and Massillon Development LLC

Engineer: Karl R. Rohrer Associates, Inc.

Preliminary Plat – Kenyon Creek Estates

Location and Description: Out Lot 872, a 47.0077 acre area located on the south side of Wooster Street NW, between Deermont and Kenyon Avenues.

Proposed No. of Lots: 140 single family residential lots and 3 out lots

Zoning: R-1 One Family Residential.

Owner/Developer: A. R. Lockhart Development Co.

Engineer: Jeffrey S. Smith.

Re-Plat – 1705 Connecticut Avenue S.E.

Location and Description: Lot Nos. 6489 – 6492 and 13814, located at 1705 Connecticut Avenue SE; the request is to replat this property into one lot.

Applicant: Alex Wood, Jr.

Re-Plat – 201 25th Street S.E.

Location and Description: Part of Out Lot 328, a 1.614 acre parcel located at 201 25th Street SE; the request is to divide this property into two lots.

Applicant: Jeff Wiles and Helen Jones

3. Other Business

The Massillon Planning Commission met in regular session on January 16, 2002, at 7:30 P.M. in the Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Paul Manson
Sheila Lloyd
Alan Climer

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the December 12, 2001, Commission meeting. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

The next item was the election of officers for 2002. Mayor Cicchinelli moved to retain the same officers, who are Rev. David Dodson as Chairman, and James Johnson as Vice Chairman. Mr. Manson seconded the motion which carried unanimously.

The next item was a rezoning request.

Rezoning Request – Raynell Heights Annexation Area

Location and Description: Lots No. 16364 – 16410 and Out Lots 925 – 927, a total 33.255 acre area located on the west side of 29th Street NW. *Zone Change Request:* From Tuscarawas Township (no zoning) to R-3 Single Family Residential. *Proposed Use:* Annexed residential neighborhood is being given Massillon City zoning classification. *Applicant:* City of Massillon

Mr. Aaby presented the request. This property was recently annexed from Tuscarawas Township. This site is in the area of 29th and Raynell. Since there is no zoning in Tuscarawas Township, the City must decide on appropriate zoning. The recommendation is to zone this property R-3 Single Family Residential due to the size of the lots. Mayor Cicchinelli moved for approval of the request, seconded by Mr. Climer, motion carried unanimously.

The next item was also a rezoning request presented by Mr. Haines.

Rezoning Request – Sippo Valley Trail Section 8

Location and Description: Out Lots 904 – 912, a total 38.2692 acre area located between Lincoln Way West and Wooster Road and running in an east-west direction between Manchester Road and Deerford Avenue. *Zone Change Request:* From Tuscarawas Township (no zoning) to R-1 Single Family Residential. *Proposed Use:* Section “B” of the Sippo Valley Trail, now annexed to the City of Massillon, is being given Massillon City zoning classification. *Applicant:* City of Massillon

This property is in the area of Manchester Road and Tuslaw High School, and is 2.5 miles in length. The property was the former railroad property, and is now being utilized as a hike and bike trail. This will provide zoning for the area.

Rev. Dodson asked about a safety issue. Mr. Climer responded that the Parks and Recreation Department is investigating that issue. Mr. Mason moved for approval, seconded by Mayor Cicchinelli, motion carried unanimously.

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

Re-Plat - Habitat for Humanity

Location and Description: Lot Nos. 4298 and 4299, located on the northeast corner of Curley Court SE and Avon Place SE; the request is to re-plat this property into one new lot.

Applicant: Massillon Chapter of Habitat for Humanity.

The request is simply to re-plat lots 4298 and 4299 into one lot for the purpose of constructing a house. Rev. Dodson abstained from the discussion and vote due to his position with Habitat for Humanity. Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried.

The final item was under Other Business.

Proposed Amendment to City Zoning Code

The amendment would establish a new zoning district, R-U One-Family Residential that would provide for the establishment of medium density single family residential uses.

Mr. Aaby presented the request. He stated that this zoning will be appropriate for development in older neighborhoods. Affordable housing could be constructed on smaller lots (6,000 square feet) which would be consistent with existing structures. This would also prevent the need for variances. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

Mr. Aaby then announced that Gayle Gamble, Executive Director of Neighborhood Housing Services (NHS), was present and was interested in briefly addressing the Commission. Mayor Cicchinelli moved to hear Ms. Gamble, seconded by Mr. Manson, motion carried unanimously.

Ms. Gamble reported that NHS is interested in developing a senior housing project using the Low Income Tax Credit Program. Due to time constraints for submission to the State of Ohio, it will be necessary for the Commission to hold a special meeting to hear a rezoning request for the property. After a brief discussion, Mr. Manson moved to hold a special meeting on January 30, 2002, seconded by Mr. Climer, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:00 P.M.

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

The Massillon Planning Commission met in special session on Wednesday, January 30, 2002, at 4:30 P.M. in Mayor Cicchinelli's office/conference room. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Paul Manson
Vincent Pedro
Moe Rickett
Thomas Seesan

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit
Jason Haines

The purpose of this special meeting was to consider a rezoning request.

Rezoning Request - 232 Erie Street South

Location and Description: Lot Nos. 321, 322, and 323, a vacant parcel of land located on the east side of Erie Street South, between Tremont Avenue SE and Oak Avenue SE.

Zone Change Request: From B-1 Local Business District to B-2 Central Business District

Proposed Use: The property will be used for the construction of a multi-story elderly apartment building.

Applicant: Neighborhood Housing Services of Massillon, Inc.(NHS) *Property owner:* Dorothy Protos

Mr. Aaby presented the request. This property is in the vicinity of the NHS office building. Neighborhood Housing Services of Massillon plans to build twenty-five two-bedroom units of housing for senior citizens.

Mr. Aaby stated that NHS is interested in the site of the Massillon City parking lot for the building, and lots 321, 322, 323 as parking for the complex. Rev. Dodson invited those present who were interested in speaking, other than Ms. Gamble. Ms. Gamble would be asked to speak after other interested parties.

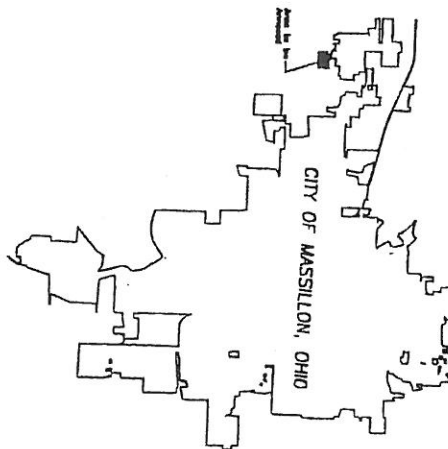
Ron Richards, of 1051 Downing SW, East Sparta, commented that he owns the apartment building at 41 Tremont SE. His concerns are for his tenants who presently park at the proposed site of the project.

Don Peters, owner of a building south of this site, (Nascar store) expressed his opposition due to the parking situation. He stated there is a lack of parking downtown and this project will add to the problem. He said he is in favor of the project in general but opposed to it due to the parking problems. Gayle Gamble, Executive Director of NHS, explained that their intention was to construct the building on Lot 320, which is the existing parking lot and utilize 321, 322, and 323 for parking.

Mr. Seesan asked if the interested parties could get together to come up with a workable solution to the parking issues and come back?

Mayor Cicchinelli asked about the necessary number of parking spaces for this type of complex.

Mr. Aaby replied "One for every two residents, but the twenty-six parking spaces lost would also have to be replaced."



World Equity Investments

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Rezoning Request
Advanced Industrial Roofing
R-1 to I-1

MASSILLON MAP 63

5.40 AC
06 0100

D.L. 153
7.67 AC
01 2800

D.L. 154

D.L. 828
1.06 AC
01 2900

D.L. 156
1.32 AC
15 1700

D.L. 155
2.79 AC
15 1600

MASSILLON MAP 65
SE QTR SEC 17

21 0100

PEARL AVE SE

WOODLAND AVE

SR-21

DHID CANAL

TUSCARAWAS RIVER

DHID CANAL

ERIE ST

ERIE ST SOUTH

MASSILLON MAP 63

PRELIMINARY PLAT

FINEFROCK-WEBB DEVELOPMENT MASSILLON, OHIO

LAND USE TABLE (PROPOSED)

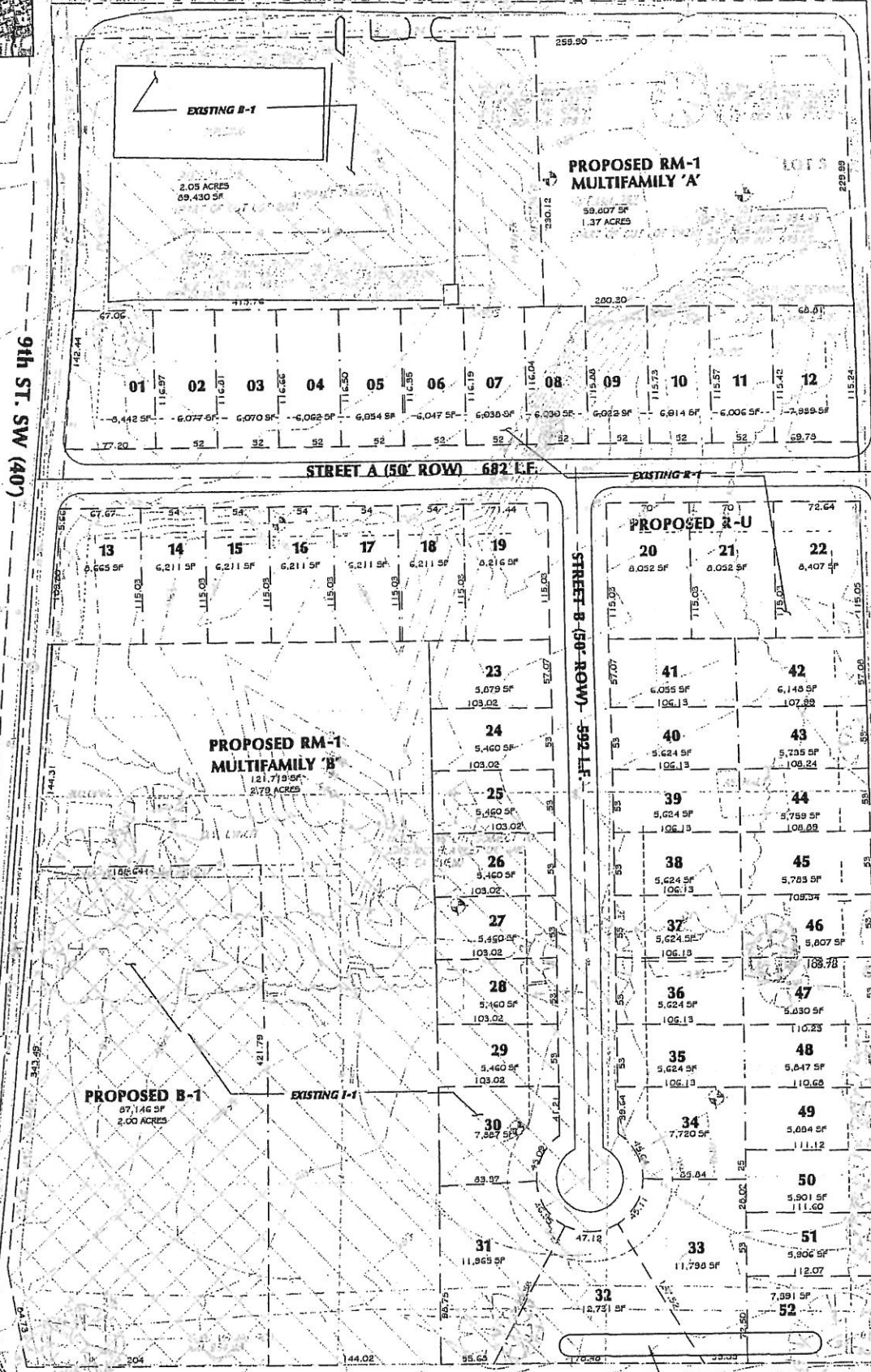
Total Sites:	17.58 Acres
Existing Business	2.05 Acres
New Development	15.53 Acres
Multifamily 'A' (20 Units)	1.37 Acres
Multifamily 'B' (46 Units)	2.57 Acres
Subtotal Multifamily	4.34 Acres
Commercial	2.80 Acres
Single Family (53 Homes)	9.49 Acres
New Development Total	15.53 Acres

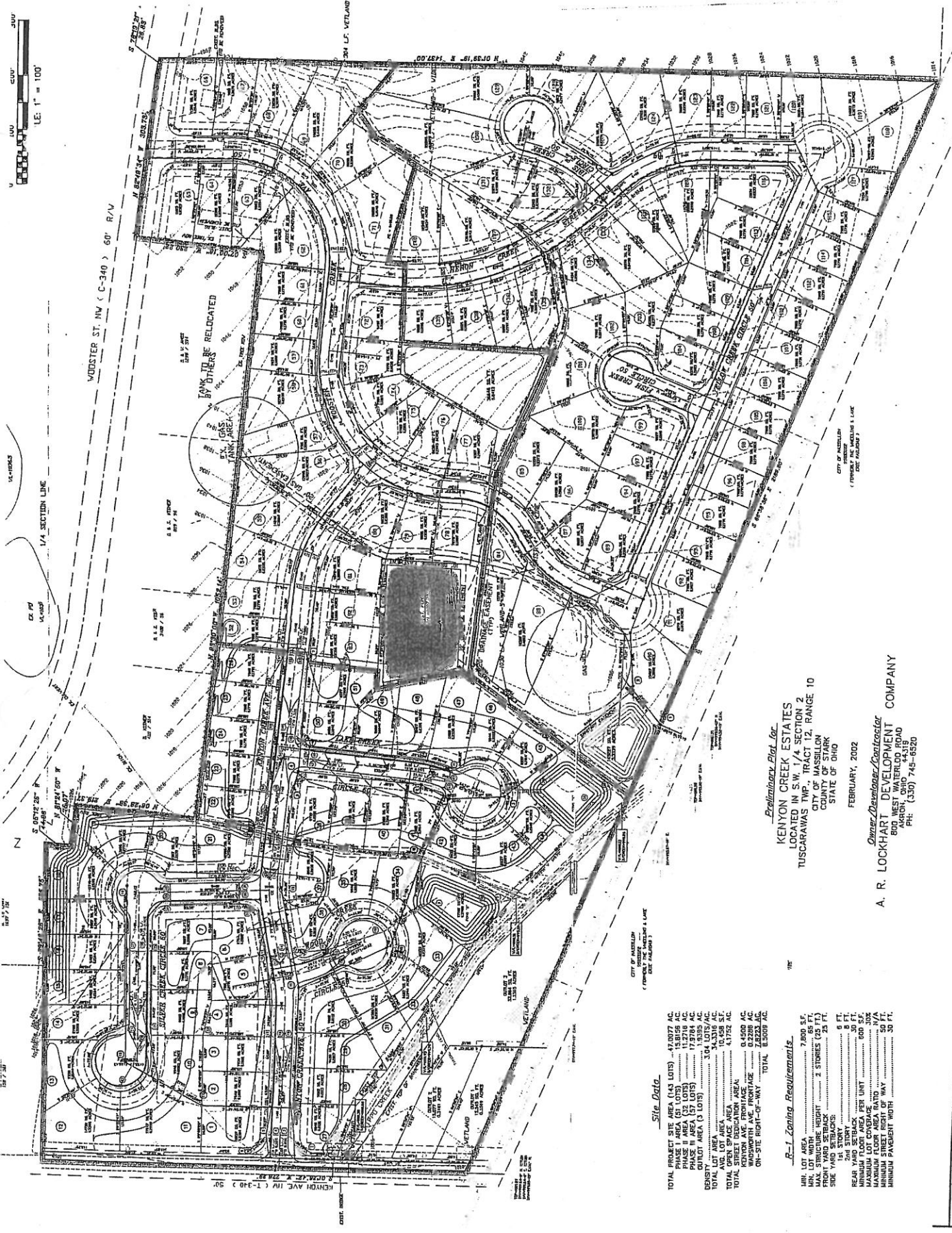
9th ST. SW (40')

WEBB AVE. SW (60')

8th ST. SW (40')

FINEFROCK RD. - STATE ROUTE 241





Preliminary Plat for
KENYON CREEK ESTATES
 LOCATED IN S.W. 1/4 SECTION 2
 TUSCARAWAS TWP., TRACT 12, RANGE 10
 CITY OF MASSILLON
 COUNTY OF STARK
 STATE OF OHIO
 FEBRUARY, 2002
Owner/Developer/Contractor
A. R. LOCKHART DEVELOPMENT COMPANY
 800 WEST BERLIND ROAD
 AKRON, OHIO 44316
 PH: (330) 745-6520

Site Data

TOTAL PROJECT SITE AREA (143 LOTS)	47,007.7 AC
PHASE I AREA (51 LOTS)	17,076.6 AC
PHASE II AREA (57 LOTS)	17,978.4 AC
OUTLOT AREA (3 LOTS)	1,952.7 AC
TOTAL LOT AREA	34,316.4 AC
AVG. LOT AREA	1,107.2 AC
TOTAL AVAIL. AREA	12,691.3 AC
TOTAL STREET DEDICATION AREA	1,052.4 AC
WETLANDS	0.2228 AC
ON-SITE RIGHT-OF-WAY	2,822.3 AC
TOTAL	6,309.6 AC

R-1 Zoning Requirements

MIN. LOT AREA	7,800 SF
MIN. LOT WIDTH	30 FT
MIN. FRONT YARD SETBACK	25 FT
MIN. SIDE YARD SETBACK	5 FT
MIN. REAR YARD SETBACK	5 FT
MIN. MAXIMUM FLOOR AREA RATIO	0.35
MINIMUM PAVEMENT WIDTH	30 FT

0.00 A\$
0.27 2008:517
2.73
2.67 2143:118
0.06
0.60 2171:233
8.46
0.82 1836:325
17.64
0.56 2212:214
17.08 A\$ Dup.

FEET 35

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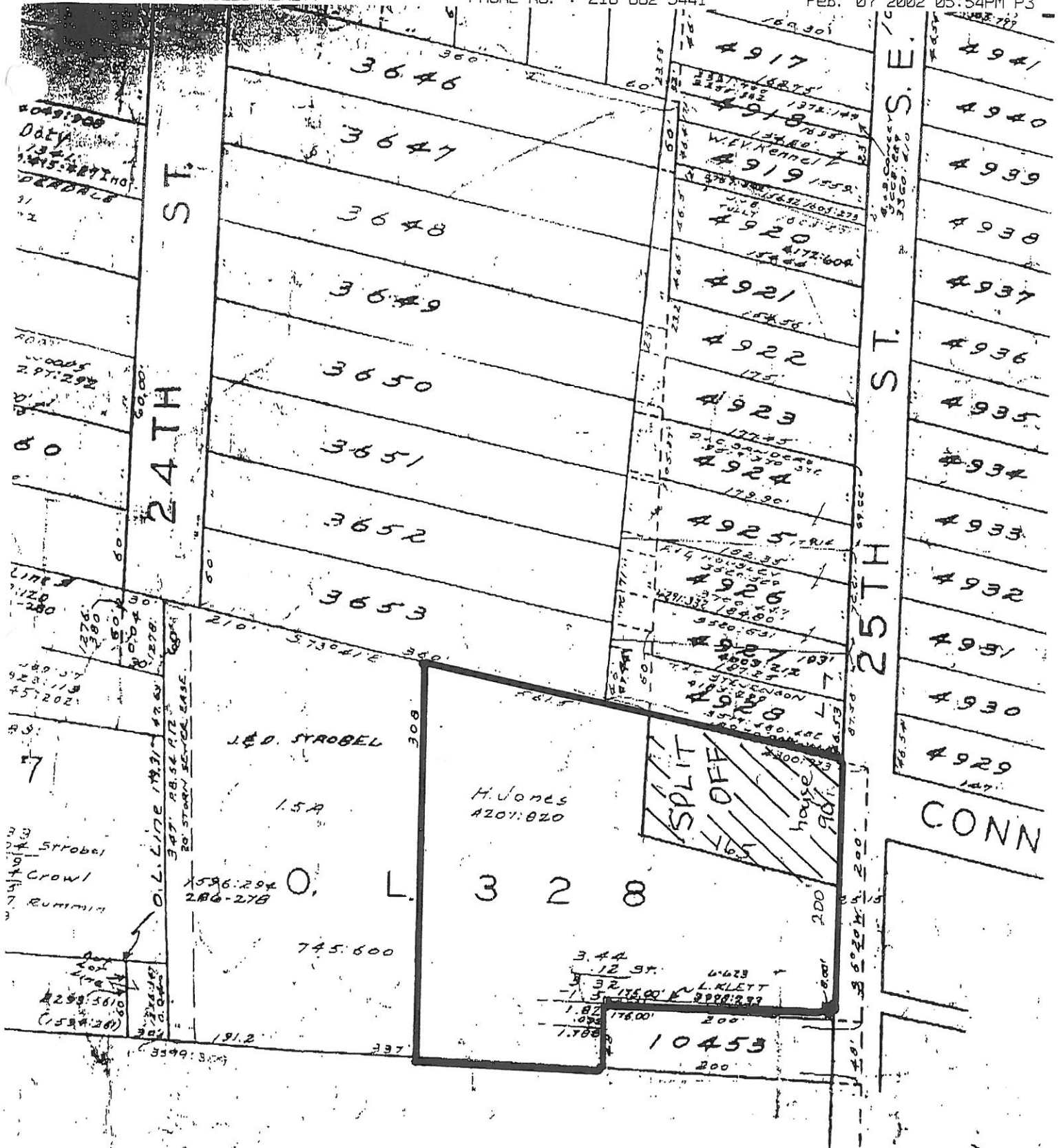
RE-PLAT 1705 CONNECTICUT AVENUE SE

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FROM : JEFF WILES REALTY

PHONE NO. : 216 682 5441

Feb. 07 2002 05:54PM P3



Re-Plat 201 25th Street, SE