

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

1. *Approval of the Minutes for the Commission Meetings of February 13, 2002.*
2. *Petitions and Requests*

Rezoning Request – 937 Wales Road NE

Location and Description: Lot Nos. 9639, 9640, 6792, and 6793, a 0.98 acre parcel located at 937 Wales Road, NE.

Zone Change Request: From O-1 Office to RM-1 Multiple Family Residential (Lots No. 9639-9640) and to R-U One Family Residential.(Lots No. 6792-6793).

Proposed Use: Maintain existing apartment building and construct four new single family residential homes (see the following replat request).

Applicant: Timothy J. Putman, Attorney at Law.

Re-Plat – 937 Wales Road, NE

Location and Description: Lot Nos. 6792 and 6793, located on the west side of Wales Road, NE, south of Kendall Avenue NE; the request is to replat this property into 4 new lots, to be zoned R-U One Family Residential (see above).

Applicant: Timothy J. Putman, Attorney at Law.

Re-Plat – Water Aveue NW

Location and Description: Lot No. 9280 (434 Water Ave. NW) and 9279 (1159 Water Ave. NW); the request is to replat these lots, per the attached sketch.

Applicant: James Graber and Mark Murphy.

3. *Other Business*

The Massillon Planning Commission met in regular session on February 13, 2002, at 7:30 P.M. in Massillon City Council. The following were present:

Members

Chairman Rev. David Dodson
Paul Manson
Sheila Lloyd
Moe Rickett
Vincent Pedro

Staff

Aane Aaby
Mariyln Frazier
Steve Hamit
Jason Haines

The first item of business was the minutes of the January 16, and January 30 meetings. Mr. Rickett moved for approval, seconded by Mr. Manson, motion carried.

It was announced by Rev. Dodson that the first item under Petitions and Requests, which was a rezoning request for St. Luke Area Annexation, should be deferred until the next meeting due to concerns about proper notification. Mr. Pedro moved to defer this item, seconded by Mr. Rickett, motion carried unanimously.

The next item for the evening was a rezoning request, which was presented by Mr. Aaby.

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.

Advanced Industrial Roofing, Inc. recently acquired this property to expand their warehouse. As residents of the area, Mitchell and Ashli Dyrland, 32 Pearl SE, Robert Hickman, 1422 Erie South, Andrea and Michael Sales, 26 Pearl SE were present and voiced their concerns regarding property value, children's safety, traffic, and property encroachment. Bill Tyler of Advanced Industrial Roofing, Inc. was also present. He commented that the business has been at this location for ten years. Out Lot 156 was part of the package when the property was purchased from Campbell Oil. They only recently purchased the additional lot. He said they didn't speak with the neighbors about their plans because it isn't a part of the procedure. Mr. Rickett asked about necessary improvements. Mr. Aaby replied that only a driveway would be necessary. Mr. Aaby also commented that this proposal had been questioned due to the intrusion into a residential neighborhood. Mr. Manson commented that the plan needs additional work. Mr. Pedro moved for denial, Mr. Manson seconded, the motion carried unanimously.

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

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 Avenue 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.

This site is in the vicinity of Abby Road Restaurant. The property that is presently R-1 Single Family Residential is vacant and wooded. The applicant who wishes to utilize the new R-U One Family Classification to build affordable single family housing recently acquired this property. The total development will consist of 52 single family houses, 20 condominiums, 46 townhouses, and a convenience store. John Helline of Massland Development was present and presented a site plan showing how this development will be incorporated into the existing community. The concept will provide housing opportunities for different housing needs. A neighborhood meeting was held which indicated support for the project. The councilman was present at the neighborhood meeting and was in favor of the project also. John Laughlin, 1225 Ninth Street SW, was present and asked several questions which were answered by Mr. Helline. Mr. Pedro asked about the use of the zoning classification that had not yet been approved by Council. He had other questions about notification. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried 4 – 1 (Mr. Pedro voted no).

The next item was a preliminary plat presented by Mr. Haines.

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 Avenue 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.

This is the preliminary plat for the project just discussed. Mr. Haines stated that everything appeared to be in order. Mr. Manson moved for approval, seconded by Mr. Rickett, motion carried 4 – 1 (Mr. Pedro voted no).

The next item was also a preliminary plat presented by Mr. Haines.

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

This property is in the northwest quadrant of the City near Wooster Road and the hike and bike trail. The entrances into the allotment from public streets, Kenyon Road, Wooster Road. There are 143 lots. There are also two gas wells that will have to be addressed as far as the City requiring 200 feet setback, but the State only requiring 100 feet. The builder, Lockhart Development Co., would like a variance in order to be consistent with the State's requirement. Another issue is in the southwest corner where three lots have been proposed as model homes, and a variance would be needed for one of the lots. Jeff Smith, of Lockhart Development Co., was present and commented that the model homes would eventually be sold. Mr. Pedro moved to amend the agenda to include the variance to allow a 100-foot setback and the one lot, seconded by Mr. Manson, motion carried. Mr. Pedro then moved to approve the preliminary plat with the variances, seconded by Ms. Lloyd, motion carried unanimously.

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

Re-plat - 1705 Conencticut Avenue SE

Location and Description: Lot No. 6489 – 6492 and 13814, located at 1705 Connecticut Avenue SE; the request is to re-plat this property into one lot. *Applicant:* Alex Wood, Jr.

The owner of this property owns four lots and a vacated alley. This re-plat is the result of a request for a building permit that required the property to be re-platted into one lot. John Kurtzman, attorney for Mr. Wood, was present and commented that the house originally was owned by Alex Wood, Sr. but has been acquired by Alex Wood, Jr. who is an assistant coach for the Miami Dolphins. He would like for his children to grow up here, therefore is interested in improving and enlarging the home. Mr. Pedro moved for approval, seconded by Mr. Manson, motion carried.

The final item for the meeting was another re-plat presented by Mr. Haines.

Re-plat – 201 25th Street, SE

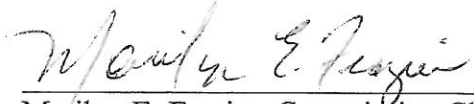
Location and Description: Part of Out Lot 328, a 1.614 acre parcel located at 201 25th Street SE; the request is to divide this property into two lots.

Applicant: Jeff Wiles and Helen Jones

This property is south of Lincoln Way East. The lot split would result in the house and part of the land on one lot, and the balance of the land on the other lot. It would be in compliance with the zoning code. Jeff Wiles was present and commented that Helen Jones was his 95 year old aunt who owns the property, but would be transferring part of it to him. She would retain her home and part of the land. Mr. Manson moved for approval, seconded by Mr. Pedro, motion carried.

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

Respectfully submitted,

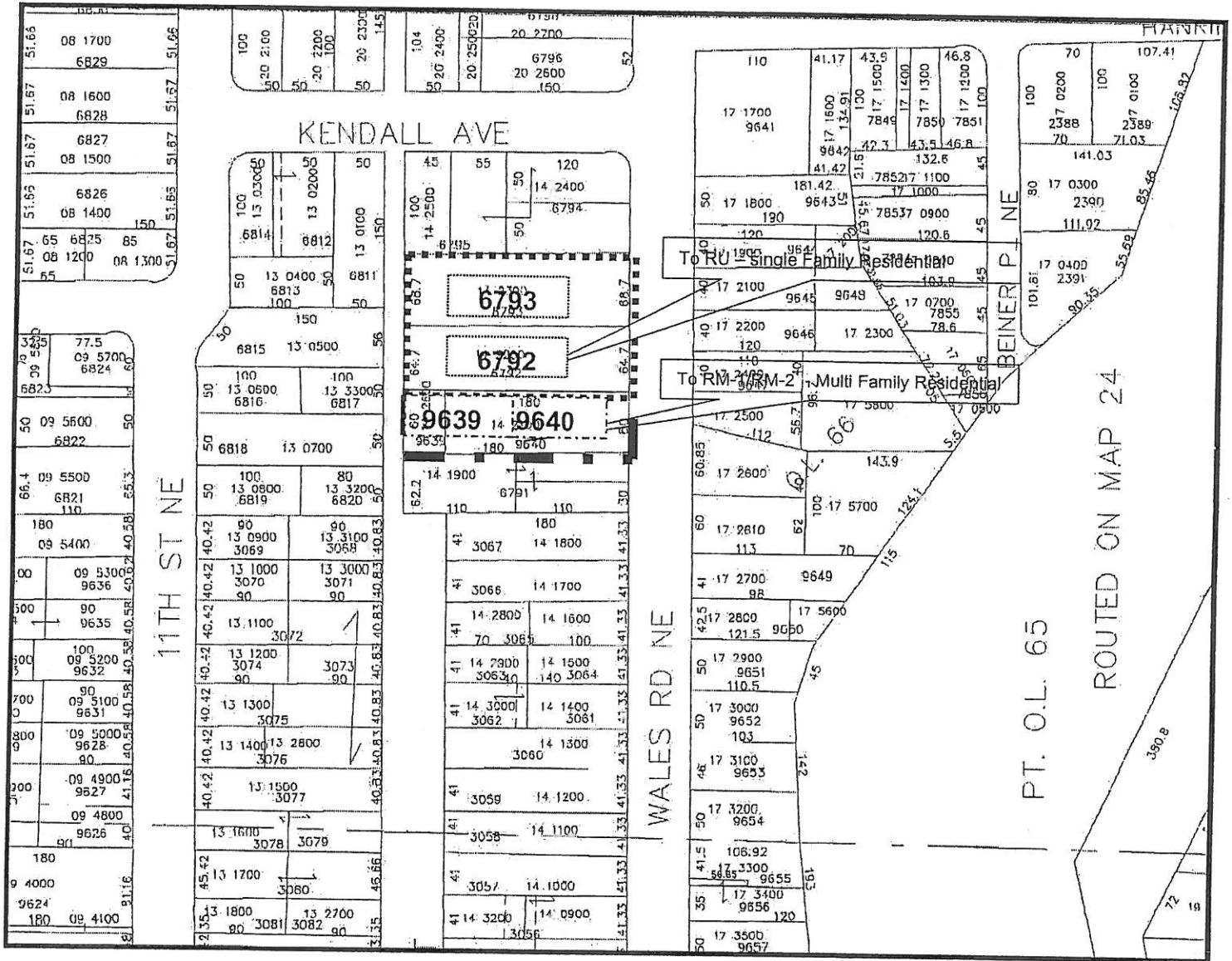


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

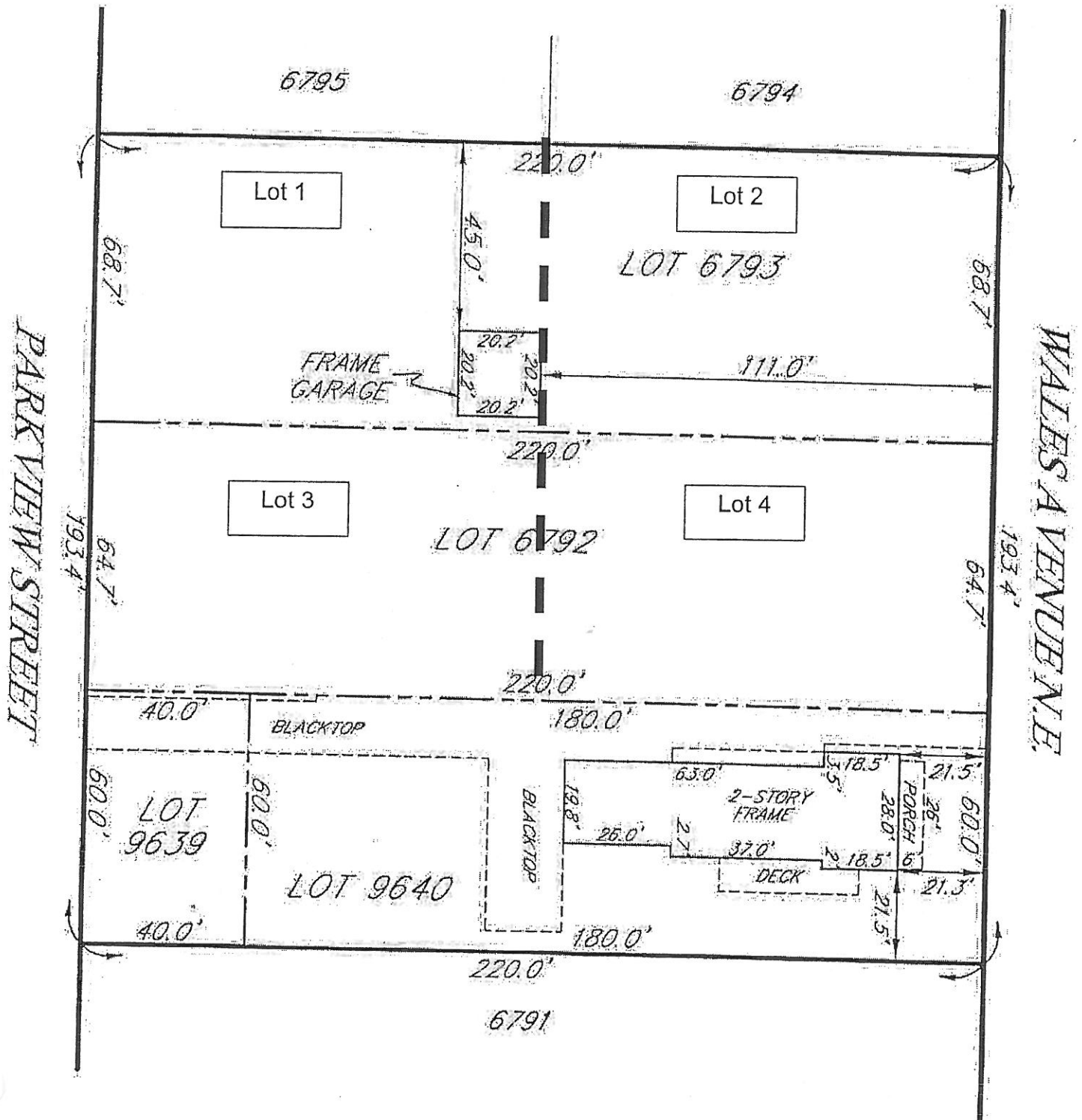
Map of Area
Rezoning Request



ROUTED ON MAP 24

PT. O.L. 65

Proposed Lot Split
Four (4) New Lots zoned RU



2. BASIS OF BEARINGS, N 70°02'41" E,
FROM ALLISON SURVEY DATED JUNE, 1991
3. SURVEY BY:
ALLISON DATED JUNE, 1991

