

**A G E N D A**  
**MASSILLON PLANNING COMMISSION**  
**OCTOBER 8, 2003                      7:30 P.M.**  
**MASSILLON CITY COUNCIL CHAMBERS**

**1. Approval of the Minutes for the Commission Meeting of September 10, 2003.**

**2. Petitions and Requests**

**Rezoning Request –Woodland Creek**

*Location:* Out Lots 614, 916, 917, 918, 919, 920, and 921, a 24.62 acre parcel of land located on the west side of 32<sup>nd</sup> Street NW, north of Bonnie Brae Drive. A portion of this site was recently annexed to the City from Tuscarawas Township.

*Zone Change From:*            From: R-2 One Family Residential (3.45 acres)  
                                         Tuscarawas Township – No zoning (21.17 acres)

*Zone Change To:*            R-1 One Family Residential (3.45 acres)  
                                         R-2 One Family Residential (16.98 acres)  
                                         R-T Two Family Residential (4.19 acres)

*Proposed Use:* To develop a residential allotment to be known as Woodland Creek.

*Applicant:* Tridoc Development, Inc.

**Preliminary Plat - Woodland Creek**

*Location:* Out Lots 614, 916, 917, 918, 919, 920, and 921, a 24.62 acre parcel of land located on the west side of 32<sup>nd</sup> Street NW, north of Bonnie Brae Drive.

*No. of Lots:* 14 lots zoned R-1 One Family Residential  
                  40 lots zoned R-2 One Family Residential  
                  6 lots zoned R-T Two Family Residential

*Owner/Developer:* Tridoc Development, Inc.

**Alley Vacation Request**

*Location:* An unnamed 15 foot wide alley lying between Green Avenue SW and Pike Avenue SW, and running in an east/west direction between 6<sup>th</sup> Street SW and 7<sup>th</sup> Street SW. The request is to vacate that portion from the west right-of-way line of 6<sup>th</sup> SW approximately 180 feet west to the west property lines of Lots No. 1855 and 1856.

*Applicant:* Walter and Diana Karrenbauer

**Re-Plat – 60 10<sup>th</sup> Street SE**

*Location:* Lots No. 1904, 1905, and 1906, located at the northeast corner of 10<sup>th</sup> Street SE and Wellman Avenue SE. The request is to replat these parcels into two new lots.

*Applicant:* Larry Anderle

**3. *Other Business***

The Massillon Planning Commission met in regular session on September 10, 2003, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Paul Manson, Acting Chairman  
Ben Bradley  
Sheila Lloyd  
Vincent Pedro  
Thomas Seesan

Staff

Aane Aaby  
Steve Hamit  
Jason Haines

The first item of business was the minutes of the August 13, 2003, Commission meeting. Mr. Seesan moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item under Petitions and Requests was a re-plat presented by Mr. Haines.

Re-plat – 820½ Oak Avenue SE

*Location and Description:* Lots No. 2192 and 2196, located on the north side of Oak Avenue SE between 8<sup>th</sup> and 11<sup>th</sup> Streets SE. The request is to combine these parcels into one new lot to allow for the construction of a garage. The property is zoned R-1 One Family Residential.

*Applicant:* Floyd Barnhart

This property is accessed by an alley off of Oak Avenue SE. The owner has a house on this property and wishes to construct a garage. Under the City's Building Code, a garage can't be on a lot if there is no house on it, therefore the two lots must be re-platted into one to allow the construction of the garage. Mr. Barnhart was present and added that he wishes to build a garage on the property. Mr. Seesan moved for approval, seconded by Mr. Bradley, motion carried unanimously.

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

Re-plat – Forest Avenue SE

*Location and Description:* Out Lots 951, 952, and 953, located on the south side of Forest Avenue SE west of 16<sup>th</sup> Street SE. The request is to re-plat these parcels into three new lots. The property is zoned R-1 One Family Residential *Applicant:* Kirk Braithwaite

This property is in the vicinity of Forest Hills Allotment. The owner wishes to re-plat this property into three new lots and move the sixty-foot strip into the middle to permit better access in the future. Mr. Braithwaite was present and commented that he intends to develop a subdivision later, but is planning to build one house at this time. Mr. Seesan moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

The next item under Old Business was another re-plat presented by Mr. Haines.

### **Re-plat – West Brook Estates West**

*Location and Description:* Lots No. 16595 – 16601, and Part of Out Lot 772, located at the northeast corner of Woodstone Avenue NW and Manchester Avenue NW in West Brook Estates West. The request is to split off an approximate 15 foot by 1100 strip of land from the north end of these lots. The property is zoned R-2 One Family Residential.

*Applicant:* Jacob & Dorothy Glick *Engineer:* Cooper & Associates

This item was tabled at the August 13 Commission Meeting.

This property is on the far west side near-State Route 93 and Manchester Road. This re-plat was tabled at the August meeting so both Mr. Glick and Mr. Campian could attend this meeting to resolve the matter. The plan is for Mr. Glick to sell a small strip of his property to Mr. Campian who owns the adjoining property in order to alleviate an encroachment. The owners have also prepared an easement to help alleviate possible problems.

Attorney James Snively was present representing Mr. & Mrs. Glick. He said this small strip of land would also serve as a buffer zone between his lots and the existing trailer park. He added that all parties are present and could answer questions. Mr. Bradley expressed concern about the lots in the allotment being in compliance with City Code. Mr. Haines confirmed and Attorney Snively agreed that they were in compliance. Mr. Seesan was concerned about creating a substandard lot by re-platting this strip of land. Mr. Haines commented that this is not a building lot. James Witherspoon, Chief Building Official, was present and asked about the setback requirements for this strip of land. Sam Campian, owner of the mobile home park, answered questions concerning the mobile home park. A discussion ensued after which Mr. Bradley moved for approval, seconded by Ms. Lloyd, motion carried 3-1, with Mr. Seesan voting no.

The next item of business under New Business was a proposed amendment to the zoning code presented by Mr. Aaby.

### **Proposed Amendment to Zoning Code – Accessory Buildings**

Massillon City Council is considering legislation to amend Chapter 1181 of the zoning code regulating accessory buildings. The proposed amendment would allow for variation in the size of accessory buildings depending on the size of the residential lot. See proposed new paragraph (h) of Chapter 1181 for details.

This amendment adds a new section to the zoning code. Council and the Building Department have worked to develop this regulation which allows for larger accessory buildings.

- (h) An accessory building in any Residential District for other than the storage of private motor vehicles is permitted subject to the following specifications:

| <u>LOT SIZE</u><br><u>SQ. FT.</u> | <u>MAX. SHED</u><br><u>SIZE SQ. FT.</u> | <u>MAX. DIM.</u><br><u>ANY SIZE</u> | <u>APPROX. MAX.</u><br><u>SHED SIZE</u> |
|-----------------------------------|-----------------------------------------|-------------------------------------|-----------------------------------------|
| Up to 4000                        | 120                                     | 12                                  | 10'x12'                                 |
| 4001 – 7800                       | 192                                     | 16                                  | 12'x16'                                 |
| 7801 – 9600                       | 252                                     | 18                                  | 14'x18'                                 |
| 9601 –12000                       | 280                                     | 20                                  | 14'x20'                                 |

Lots over 12,001 sq. ft. an additional 10% increase (100 sq. ft.) for every 1,000 sq. ft. of lot area in excess of 12,000 not to exceed ground floor square footage of primary structure including porches. This shall not include up to 1' - 0" overhang and porches. An accessory building used exclusively for the storage of motor vehicles shall not contain more ground floor area than the main structure and shall be as defined under 1121.02 (30) "Garage, private" of the Massillon City Ordinance. Not more than one accessory building for other than the storage of private motor vehicles is permitted per residential lot. (Ord. 108-77. Passed: 12-5-77)

James Witherspoon, Chief Building Official, commented that he was approached by City Council to assist in the development of the ordinance, which he did. After a brief discussion, Mr. Seesan moved for approval, seconded by Mr. Pedro, motion carried unanimously.

There being no further business before the Commission, the meeting was properly adjourned at 8:15 P.M.

Respectfully submitted,

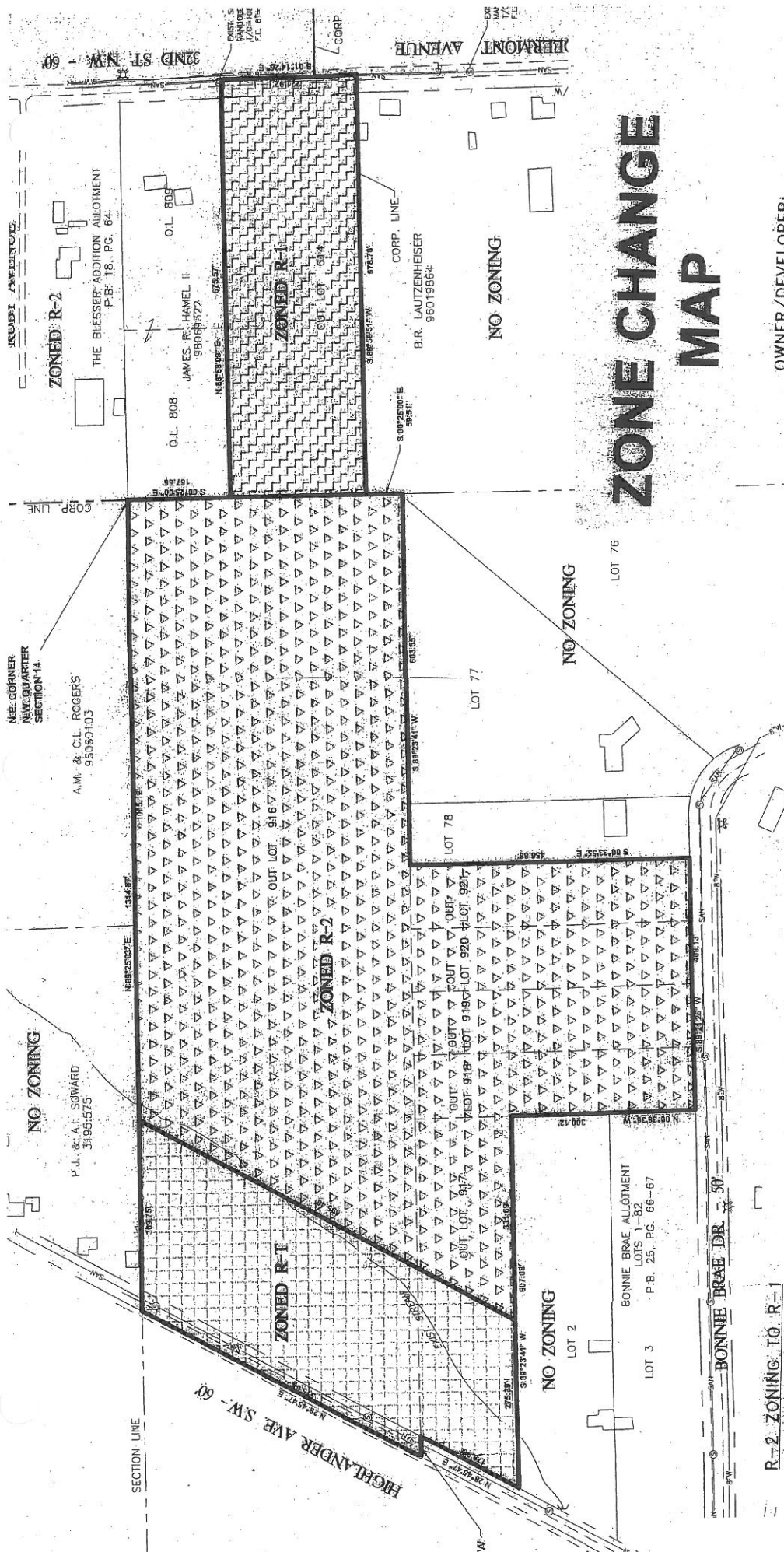
  
Marilyn E. Frazier  
Commission Clerk

Approval:

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MEF/ky



# ZONE CHANGE MAP

## OWNER/DEVELOPER:

TRIDOC, INC.  
2953 CARIE HILL CIRCLE, NW  
MASSILLON, OHIO 44646  
330-830-6607

## ENGINEERING SERVICES:

HETTLER-LARGENT ENGINEERING, LLC  
1225 NORTH MAIN STREET  
NORTH CANTON, OHIO 44720  
330-966-1776

## SURVEYING SERVICES:

BUCKEYE SURVEYING SERVICES, INC.  
2223 FULTON DRIVE NW  
CANTON, OHIO 44718  
330-453-8339

## 24.62 ACRES TOTAL

O.L. 614 = 3.45 ACRES  
O.L. 916 = 14.87 ACRES  
O.L. 917 = 2.02 ACRES  
O.L. 918 = 1.07 ACRES  
O.L. 919 = 1.07 ACRES  
O.L. 920 = 1.07 ACRES  
O.L. 921 = 1.07 ACRES

O.L. 614 = 3.45 ACRES  
TOTAL AREA TO CHANGE FROM R-2 ZONING TO R-1 = 3.45 ACRES

## NO ZONING TO R-2

PT OF O.L. 916 = 11.67 ACRES  
PT OF O.L. 917 = 1.03 ACRES  
O.L. 918 = 1.07 ACRES  
O.L. 919 = 1.07 ACRES  
O.L. 920 = 1.07 ACRES  
O.L. 921 = 1.07 ACRES

TOTAL AREA TO CHANGE FROM NO ZONING TO R-2 = 16.98 ACRES

## NO ZONING TO R-T

PT OF O.L. 916 = 3.20 ACRES  
PT OF O.L. 917 = 0.99 ACRES

TOTAL AREA TO CHANGE FROM NO ZONING TO R-T = 4.19 ACRES



OCTOBER 2003

NO ZONING

S 89°23'41" W  
34.42'

NO ZONING

BONNIE BRAE DR. - 50'

NO ZONING

NO ZONING

P.J. & A.I. SOWARD  
3195:575

N.E. CORNER  
N.W. QUARTER  
SECTION 14

A.M. & C.L. ROGERS  
96060103

RUBY AVENUE

ZONED R-2

THE BLESSER ADDITION ALLOTMENT  
P.B. 18, PG. 64

O.L. 808

JAMES R. HAMEL II  
98069322

O.L. 809

32ND ST. NW - 60'

EXIST. SANITARY  
MANHOLE #80  
T/C=1060.22  
F.L. 8'=1059.66

# WOODLAND CREEK ALLOTMENT PRELIMINARY PLAT

ALL OF OUT LOTS 614, 916, 917,  
918, 919, 920, AND 921.

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2953 CARIE HILL CIRCLE NW  
MASSILLON, OHIO 44646  
330-830-6607

ENGINEERING SERVICES:

HETTLER-LARGENT ENGINEERING, LLC  
1225 NORTH MAIN STREET  
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330-453-8339

ZONED R-1

LOTS 26-39

FRONT SETBACK = 25'

REAR SETBACK = 30'

SIDE YARD = 6' (1 STORY), 8' (2 STORY)

WIDTH AT BUILDING LINE = 65'

14 LOTS

MINIMUM LOT SIZE = 7,840 S.F.

MAXIMUM LOT SIZE = 8,066 S.F.

AVERAGE SIZE LOT = 7,924 S.F.

ZONED R-2

LOTS 1-25 AND 40-54

FRONT SETBACK = 30'

REAR SETBACK = 30'

SIDE YARD = 8' (1 STORY), 10' (2 STORY)

WIDTH AT BUILDING LINE = 80'

40 LOTS

MINIMUM LOT SIZE = 10,488 S.F.

MAXIMUM LOT SIZE = 29,332 S.F.

AVERAGE LOT SIZE = 15,292 S.F.

ZONED R-T

DUPLEX 1-6

FRONT SETBACK = 25'

REAR SETBACK = 35'

SIDE YARD = 10'

WIDTH AT BUILDING LINE = 80'

6 LOTS

MINIMUM LOT SIZE = 27,533 S.F.

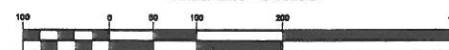
MAXIMUM LOT SIZE = 29,260 S.F.

AVERAGE LOT SIZE = 27,821 S.F.

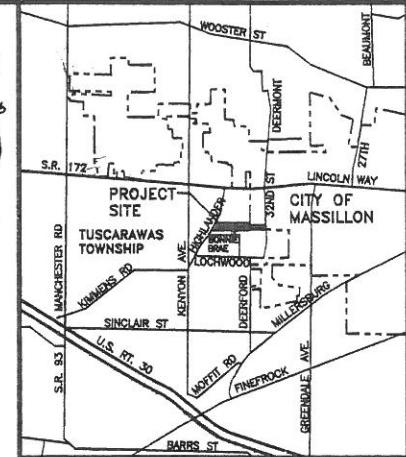
TUSCARAWAS TOWNSHIP HAS NO ZONING

A ZONE CHANGE APPLICATION HAS BEEN  
SUBMITTED. THE ZONING SHOWN ON THIS  
PLAT REFLECTS THE PROPOSED ZONING.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



LOCATION MAP  
N.T.S.



ALLEY VACATION REQUEST

Re-Plat Request  
Lots No. 1904 - 1906

