

A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 8, 2004 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of November 10, 2004.*
2. *Petitions and Requests*

Rezoning Request – 849 Earl Road NW

Property Description: Part of Out Lot 874
Zone Change From: R-2 One Family Residential
Zone Change To: I-1 Light Industrial
Applicant: Mitchell Grove
Proposed Use: Construct a storage building on a portion of this property.

Rezoning Request – Glenwood Street SE

Property Description: Part of Out Lot No. 153, a 3.209 acre parcel located between Shriver Avenue SE and Pearl Avenue SE.
Zone Change From: R-1 One Family Residential
Zone Change To: RM-1 Multiple Family Residential
Applicant: Tri County Community Partnership Corporation
Proposed Use: Senior Citizens Housing Development

Replat - Lincoln Way West

Location and Description: Lots 4883 and 4884, located on the south side of Lincoln Way West, west of 17th Street SW. The request is to combine both lots together to create one lot approximately 100 x 165. The property is zoned R-1 Single Family Residential
Applicant: Gordon & Linda Easterday

Preliminary Plat -- Sippo Reserves Allotment

Location and Description: Out Lots 783 and 934, located on the east side of Manchester Road NW, north of Woodstone Avenue NW. The proposal is to create 99 single family lots and 7 new streets on the 39 acre property. The property is zoned R-1 Single Family Residential
Applicant: Crockett Homes Inc. / David Hayes

The Massillon Planning Commission met in regular session on November 10, 2004, at 4:00 P.M. in the office of the Mayor. The following were present:

Members

Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Alan Climer
Susan Gordon
Ben Bradley
Vincent Pedro

Staff

Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business was the minutes for the Commission meeting of October 13, 2004. Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion unanimously carried.

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

Preliminary Plat – Stephenson Allotment

Location and Description: Lots 11798 through 11803, 12410-12411, and part of Out Lots 298 and 302, located west of 16th Street SE north of Forest Avenue SE. The request is to re-plat the existing properties into 31 new residential lots, including the additional right-of-way for 15th Street SE and Marion Avenue SE. The property is zoned R-1 Single Family and R-T Two-Family Residential.

Variance request: Section 1107.02, c, scale 1"=50' instead of 1"=100'

Applicant: Massillon Homes, LLC

This is a new sub-division, which consists of 7.3 acres and 31 lots. A variance request will be needed based on the size of the lots. Section 1107.02, c, scale 1"=50' instead of 1"=100'. Mr. David Budge from NRP/Massillon Homes and Bryan Ashman of Cooper and Associates were present. Mr. Budge explained the variance request. He also discussed building single family housing in an area zoned for multiple family. Mr. Ashman then explained to do so is acceptable, therefore the developer chose not to go through the rezoning process. Mr. Aaby added that even though the property is zoned multiple family, the lots aren't large enough to accommodate duplexes. Mayor Cicchinelli commented on behalf of the project. Mr. Budge added that construction will begin in the Spring. The total project consists of 50 homes, 31 at this site and the remaining in other southeast Massillon locations. After a brief discussion, Mayor Cichinelli moved for approval, seconded by Mr. Bradley, motion unanimously carried.

The next item was an easement plat presented by Mr. Hamit.

Easement Plat – Lincoln Way West

Location and Description: Out Lots 115 and 127, and Lot 9758, located on the north and south sides of Lincoln Way West, just west of the 12th Street NW intersection. The proposal is to obtain sewer and construction easements from 4 adjoining property owners in preparation for the Lincoln Way West Rehabilitation project. Said owners are as follows:

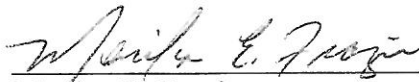
Louis C. Hupp - 1218 Lincoln Way West, Massillon
Michael J. Knobb - 11735 Lochwood Street SW, Massillon
F & M Properties - P. O. Box 724, Massillon
Charles & Charlotte Robin - 1244 Lincoln Way West, Massillon

Applicant: City of Massillon

The City has prepared the easement which includes sanitary, drainage and temporary work easements. After a brief discussion, Mr. Climer moved for approval, seconded by Mr. Bradley, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 4:30 P.M.

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

Rezoning Request – 849 Earl Road NW

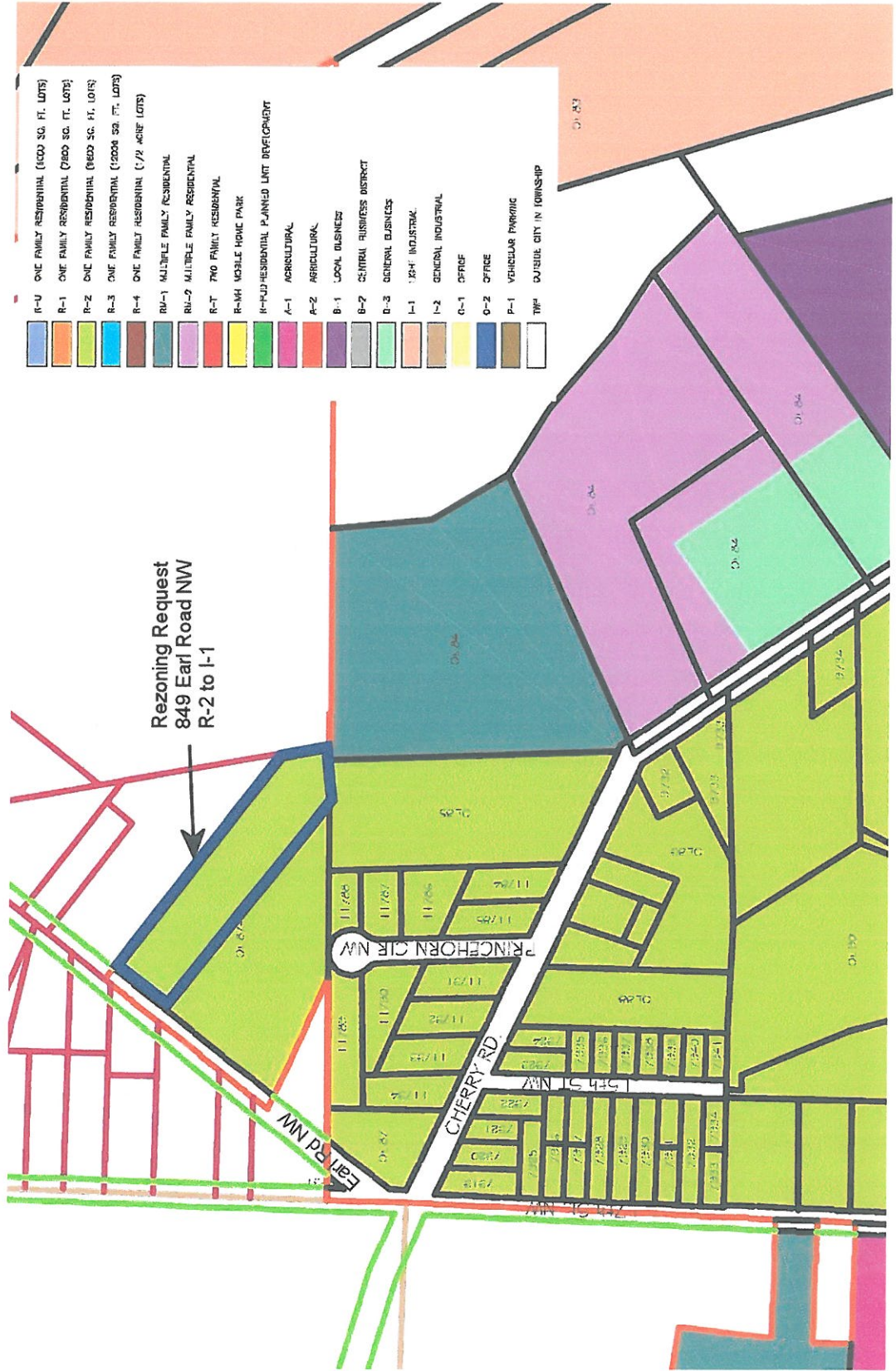
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Zone Change To: RM-1 Multiple Family Residential

Proposed Use: Senior Citizens Housing Development

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Single Family Residential

Applicant: Gordon & Linda Easterday



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