

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 12, 2005 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 8, 2004.*
2. *Petitions and Requests*

Rezoning Request – 27th Street SE

Property Description: Out Lot 889, a 30.423 acre parcel located on the east side of 27th Street SE, between Harsh Avenue SE and Southway Street

Zone Change From: I-1 Light Industrial

Zone Change To: R-1 One Family Residential

Applicant: City of Massillon

Proposed Use: To rezone this property in conformance with court settlement resulting in the annexation of this property to the City.

Alley Vacation – Connecticut Avenue SE

Location and Description: A 10' unimproved alley lying between Connecticut Avenue SE and Rhode Island Avenue SE, and running in an east/west direction between 19th Street SE and 20th Street SE. The request is to vacate that portion of the alley from the southeast corner of Lot # 6464 westerly approximately 174 feet. This alley vacation was previously approved but is being revised by the adjoining owners.

Applicant: Anna Huffman, Glenna Herron

Lot Split / Replat - Harsh Avenue SE / Elizabeth Avenue

Location and Description: Out Lot 319, located on the North side of Harsh Avenue SE, West of Elizabeth Avenue. The request is to split this lot into two new lots each approximately 110'x118'. This property is both in the City of Massillon and in Perry Township. The property is zoned R-1 Single Family Residential.

Applicant: Dale Alpeter

Lot Split / Replat – 30th Street NW

Location and Description: Out Lot 655, located on the North side of 30th Street NW, West of Hemlock Street. The request is to split this lot into two new lots each approximately 1.5 acres. The North half of the lot will be combined with Lot 11087 on Hemlock Street. The property is zoned R-2 Single Family Residential.

Applicant: M&D Northeast Development

3. Old Business

Rezoning Request – Glenwood Street SE (Tabled from December 8 Meeting)

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

The Massillon Planning Commission met in regular session on December 8, 2004, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Safety Service Director Alan W. Climer
Ben Bradley
Todd Locke
Susan Gordon

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was approval of the minutes of the Commission meeting of November 10, 2004. Mrs. Gordon moved for approval, seconded by Mr. Bradley, motion unanimously carried.

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

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

This property was annexed a few years ago. It is presently zoned R-2 Single Family. There is a house and some other buildings on the property. The owner wishes to use a portion of the property for storage purposes, which requires rezoning. Mr. Grove was present and commented that his parents live in the house and intend to remain as long as possible. Mr. Locke asked Mr. Grove what would be stored on the property. He said he intends to store race cars, boats, campers, etc. Mr. Locke then moved for approval, seconded by Mrs. Gordon, motion unanimously carried.

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

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-Multiple Family Residential
Applicant: Tri-County Community Partnership Corporation
Proposed use: Senior Citizens Housing Development

This property is located between Shriver and Pearl SE, east of South Erie. The portion of Glenwood Street SE, which runs through this property, is not dedicated. The property is currently zoned Single Family Residential. Tri-County Community Partnership Corporation (TCCP) has an option to purchase it and plan to build senior housing. Steve Smith of Smith Development Corporation, was present and presented a summary of the proposed project. R. J. Villela, a reporter with The Independent newspaper, was present and commented on Tri-County Community Partnership's operation. Mr. Villela asked several questions of TCCP Corporation's Executive Director, Gayle Gamble. Ms. Gamble replied, "no comment" to most questions.

Mr. Locke asked Mr. Villela about his concern. He replied that he has been unable to receive requested information. Ms. Gamble then spoke briefly about her Board composition and plans for this project. Rev. Dodson then called for a motion on the item three consecutive times with no response, after which, he announced the lack of a motion and vote resulted in an automatic request to table the item. Mr. Locke then moved to table, seconded by Mr. Climer, motion unanimously carried.

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

Re-plat – 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 and Linda Easterday

Presently one of the lots has a house on it and the other is vacant. A contractor has been hired to build an addition. The addition requires use of the adjacent lot which necessitates the re-plat. David Weaver, the contractor, was present representing the property owner, who wishes to add a bedroom and bathroom on the first floor. Mrs. Gordon moved for approval, seconded by Mr. Climer, motion unanimously carried.

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

Preliminary Plat – Sippo Reserves Allotment

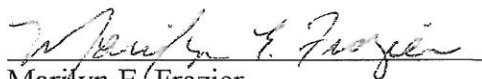
Location and description: Out Lots 783 and 934, located on the east side of Manchester Road NW, north of Woodstone Avenue NW. The proposal is to create 99 single family lots and 7 new streets on the 39-acre property. The property is zoned R-1 Single Family Residential

Applicant: Crockett Homes Inc./David Hayes

This development was on an earlier agenda but has been revised. This property is at the western edge of the city in the area of State Route 93 across from Tuslaw High School. The plat includes a new entrance and also a new street. John Fiala of Crockett Homes, was present and explained that the reason for the revision was they didn't want to disturb the creek. Mr. Locke moved for approval, seconded by Mr. Bradley, motion unanimously carried.

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

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

Rezoning Request
Out Lot 889
From I-1 to R-1

Rezonning Request
Out Lot 889
From I-1 to R-1

RALPH L. CORNELL
4.324 Acres TOTAL
(0.067 Acres)
TO BE ANNEXED
VOL. 3115 PG. 41
O.L. 465
NEW O.L. 883

RALPH L. CORNELL
7.14 Acres TOTAL
(0.132 Acres)
TO BE ANNEXED
VOL. 2118 PG. 51
O.L. 466
NEW O.L. 884

RITA R. HOLDERBAUM
17.914 Acres TOTAL
(0.2438 Acres)
TO BE ANNEXED
I.R. # 85010220
O.L. 467
NEW O.L. 885

TIMOTHY D. HOLDERBAUM
2.885 Acres
VOL. 1120 PG. 525

SCHALMO PROPERTIES INC
30.423 Acres (REC.)
I.R. # 00D49386
O.L. 889

NORFOLK SOUTHERN RAILROAD
1.859 Acres (CALC.)
VOL. 81 PG. 31
VOL. 289 PG. 132
O.L. 888

LEANN INC.
8.968 Acres (CALC.)
VOL. 3037 PAGE 593
O.L. 887

FRESH MARK INC.
21.62 Acres TOTAL
(0.3388 Acres)
TO BE ANNEXED
VOL. 4215 PAGE 71
O.L. 488
NEW O.L. 886

MARY R. STERN

M. & M. BOTMAN

J. & C. LARSON

BARBARA WITHERSPOON

STEPHEN T. SLONE

CAROL L. BUTCHER

RONALD & SHERRILL DUDEN

P. & T. CARPENTER

B.A. NIXON

NEAL F. KELLEY

NEAL F. KELLEY

B. & S. BRACKEN

B. & S. BRACKEN

J. & K. SHERRILL

J. & K. SHERRILL

T. & J. BLANC

T. & J. BLANC

27TH STREET

ELIZABETH AVE.

COOPER AVE. S

BERNADINE AVE.

JACKSON AVE S.W. (30')

CITY OF MASSILLON EXISTING CORP. LINE

SOUTHERN RAILROAD

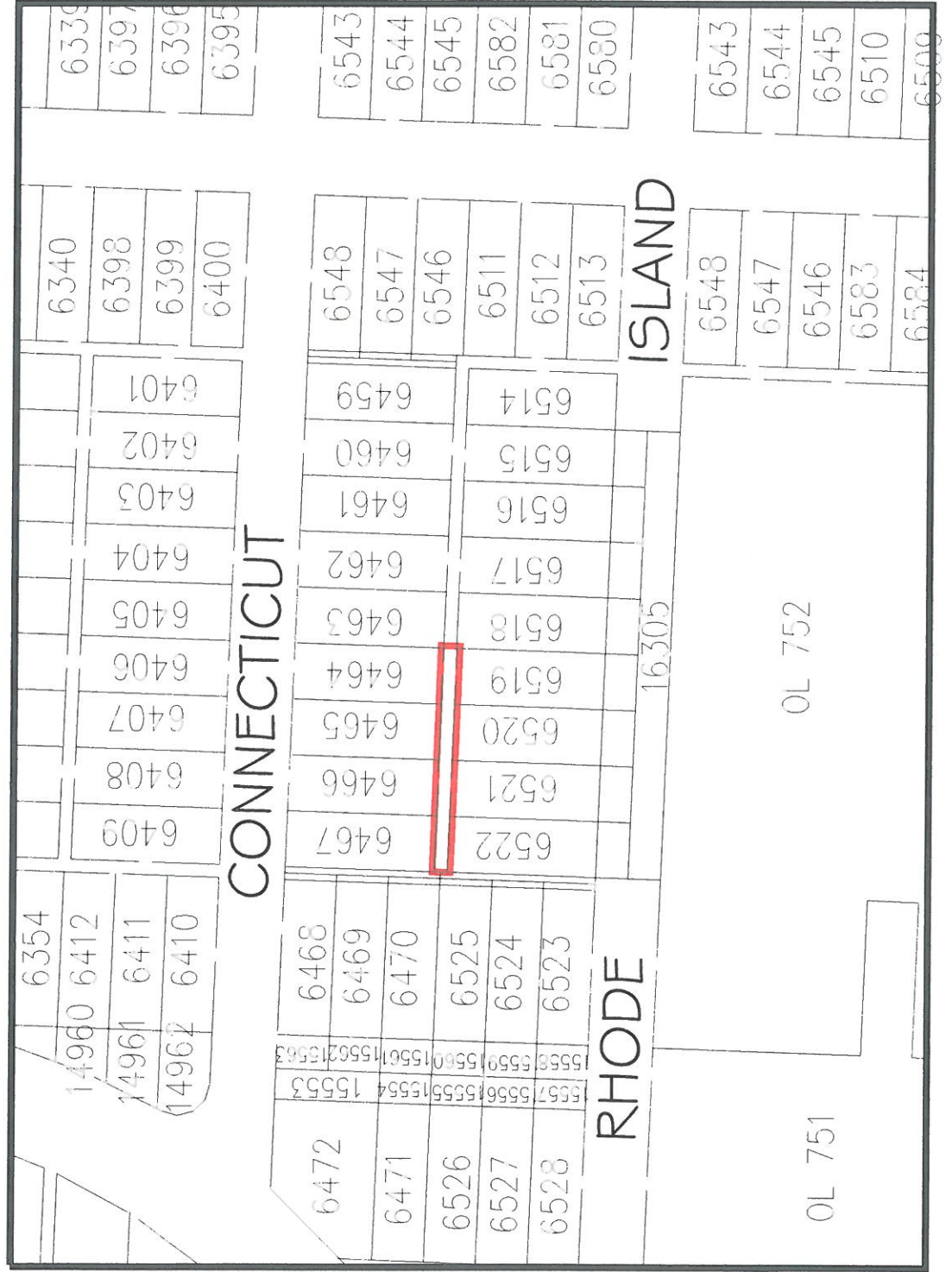
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L=378.61'
C=378.55'
D. Box = N70°23'31"W

PERTINENT DOCUMENTS

Alley Vacation -- Connecticut Avenue SE

Location and Description: A portion of a 10-foot wide public alley lying between Connecticut Avenue SE and Rhode Island Avenue SE, and running in an east-west direction between Russell Boulevard SE and 20th Street SE. The request is to vacate that portion of this alley from the southwest corner of Lot 6467 easterly approximately 347 feet to the southeast corner of Lot 6460

Applicants: Anna Huffman



Lot Split / Replat - Harsh Avenue SE / Elizabeth Avenue

Location and Description: Out Lot 319, located on the North side of Harsh Avenue SE, West of Elizabeth Avenue. The request is to split this lot into two new lots each approximately 110'x118'. This property is both in the City of Massillon and in Perry Township. The property is zoned R-1 Single

Family Residential.

Applicant: Dale Alpeter



ELIZABETH

CORP LINE

220'

110'

110'

54.3'

118'

63.8'

OL 319

OL 319

OL 319

OL 319

OL 320

OL 318

MASSILLON

PERRY

27TH ST SE

6908

16265

6920

6910

6919

6911

6918

6912

6917

6913

6916

6914

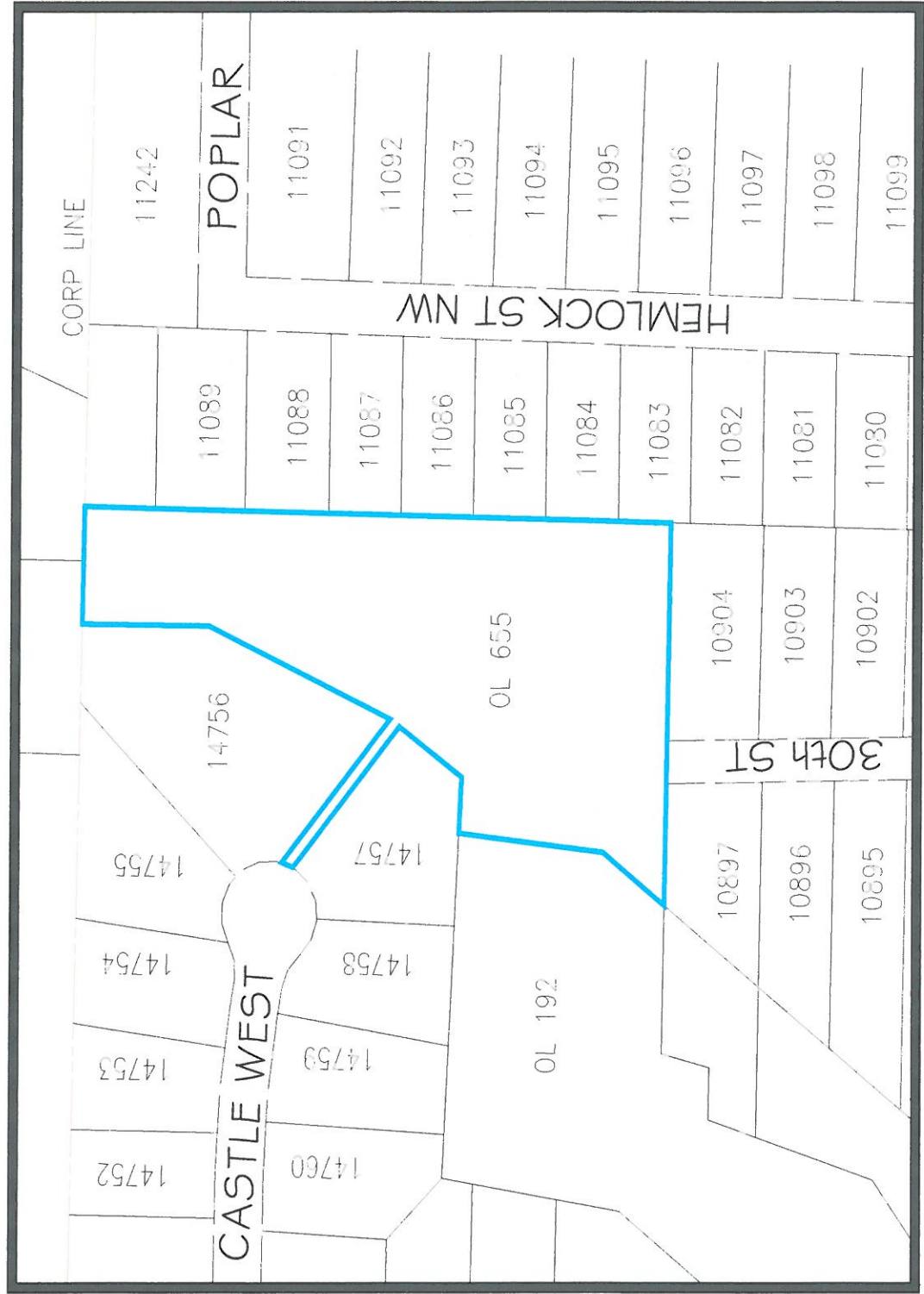
6915

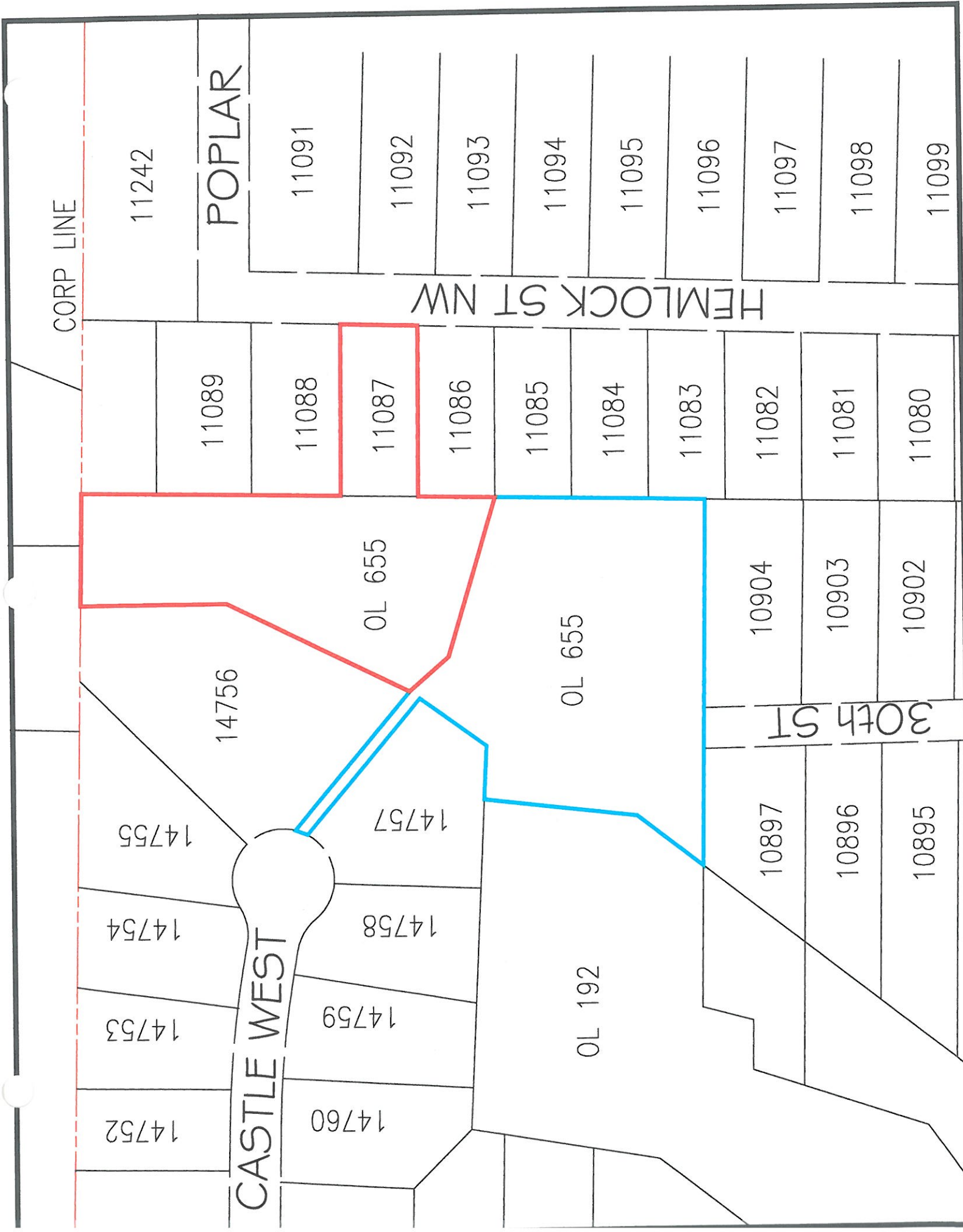
OL 317

Lot Split / Replat – 30th Street NW

Location and Description: Out Lot 655, located on the North side of 30th Street NW, West of Hemlock Street. The request is to split this lot into two new lots each approximately 1.5 acres. The North half of the lot will be combined with Lot 11087 on Hemlock Street. The property is zoned R-2 Single Family Residential.

Applicant: M&D Northeast Development





Rezoning Request - Part of Out Lot 153
From R-1 to RM-1
Applicant: Tri County Community Partnership Corp.
Purpose: Construction of 32 unit senior citizen apartment.

