

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 9, 2005 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 12, 2005.*
2. *Petitions and Requests*

Rezoning Request – 2323 Nave Road SE

Property Description: Out Lot 564, a 3.61 acre parcel located at 2323 Nave Road SE
Zone Change From: O-1 Office
Zone Change To: I-1 Light Industrial
Applicant: MSS Investments (Seifert Engineering, Inc.)
Proposed Use: Construct a new building behind the existing company office for use as an assembly floor for automation machinery and equipment.

Replat / Lot Split – Oak Avenue SE

Location and Description: Lots 1004, 1005, and 1006; located on the North side of Oak Avenue SE, West of 2nd Street SE. The request is to replat the 3 existing lots into two new building lots each approximately 85'x 80'. The property is zoned B-2 Central Business.
Conditional Land Use Request : Due to the Business Zoning, the property owner is requesting a **Conditional Use Permit** from the Planning Commission to construct 2 duplex units on the above parcels.

Applicant: Ubaldo Nonno

Replat / Lot Split – 26th Street NW

Location and Description: Lots 13187, 13188, and 13189; located on the East side of 26th Street NW, North of Stanton Avenue. The request is to replat the 3 existing lots into two new building lots each approximately 63'x133'. The property is zoned R-1 Single Family Residential

The property owner is requesting a variance of Section 1177.01, 63' frontage for a R-1 zoned lot.

Applicant: MD Northeast Development / Larry Kolic

Replat / Lot Split – 14th Street SE

Location and Description: Lot 16363; located on the West side of 14th Street SE, South of Walnut Road. The request is to replat the lot into two new building lots each approximately 66'x152'. The property is zoned R-1 Single Family Residential.

Applicant: Massillon Homes, LLC

Replat / Lot Split – 11th Street SE

Location and Description: Part of OutLot 145; located on the West side of 11th Street SE, North of Arch Avenue. The request is to replat the lot into two new building lots each approximately 63x180'. The property is zoned R-1 Single Family Residential.

The property owner is requesting a variance of Section 1177.01, 62.77' frontage for a R-1 zoned lot.

Applicant: Massillon Homes, LLC

Replat / Dedication Plat – Hankins Road NE

Location and Description: Part of Outlot 933, located on the North side of Hankins Road NE, West of Valerie Avenue. The request is to split this 5.76 acre lot into 7 new lots each approximately 0.75 acres. This plat also includes additional right-of-way dedication for Hankins Road and Valerie Avenue. The property is zoned R-3 Single Family Residential.

Applicant: Providence Development Corp.

The Massillon Planning Commission met in regular session on January 12, 2005, in Massillon City Council Chambers at 7:30 P.M. The following were present:

Members

Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Michael Loudiana
Susan Gordon
Sheila Lloyd
Todd Locke
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit

The first item of business for the evening was the minutes of the December 8, 2004, meeting. Mrs. Gordon moved to approve the minutes, seconded by Mr. Locke, motion unanimously carried.

Rev. Dodson then asked for a motion to change the order of the agenda moving the item under Old Business, which was a rezoning request tabled from last month, to first place on the agenda. Mayor Cicchinelli moved to change the agenda, seconded by Mrs. Gordon, motion unanimously carried.

Mr. Aaby then presented the rezoning request.

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

The property lies between Shriver SE and Pearl SE, east of Erie South. An undedicated portion of Glenwood, SE runs through the property. Tri-County Community Partnership Corporation (TCCP) has an option and intends to build senior housing on the site. Stephen Pressley, Vice President of TCCP, was present and commented that he would answer any questions the Commission may have. He added that the staff was present to answer any technical questions. Mr. Locke then moved for approval, seconded by Ms. Lloyd, motion unanimously carried by roll call vote:

Vincent Pedro – yes	Michael Loudiana – yes
Todd Locke - yes	Mayor Cicchinelli – yes
Sheila Lloyd - yes	
Susan Gordon – yes	6 yes 0 no

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

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.

The City is the applicant. Originally, the property was zoned Industrial because it was the Perry Township zoning. However, a court order mandates that it be developed as Single Family Residential. The property is presently for sale. Mayor Cicchinelli moved for approval, seconded by Mrs. Gordon, motion unanimously carried.

The next item was an alley vacation presented by Mr. Hamit.

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

This alley vacation was approved previously by the Commission. Mrs. Herron was present and requested this previously approved vacation be modified. She added that the vacation of a portion of the alley would eliminate a needed buffer zone. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mrs. Gordon, motion unanimously approved.

The next item was a lot split/re-plat presented by Mr. Hamit.

Lot Split/Re-plat – 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' x 118'. 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

The property fronts on Elizabeth SE and runs north and south between Harsh SE and Lincoln Way East. A new house will be constructed. Mr. Alpeter was present and said he intends to sell a portion which will become the site of a new house. After a brief discussion, Mr. Locke moved for approval, seconded by Mr. Pedro, motion unanimously carried.

The next item was also a lot split/re-plat presented by Mr. Hamit.

Lot Split/Re-plat – 30th Street NW

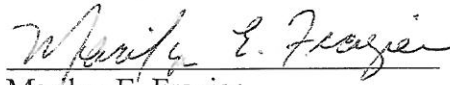
Location and Description: Out Lot 655, located on the north side of 30th Street NW, west of Hemlock Street. The request is to split this lot into two new lots each approximately 1.5 acres. The north half of the lot will be combined with Lot 11087 on Hemlock Street. The property is zoned R-2 Single Family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

Larry Kolich of M & D Northeast Construction was present. He commented that he built Castle West subdivision. Construction is pending on this property, depending on the outcome of the lot split. Mrs. Gordon then moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

Rev. Dodson then relinquished the Chair to Mr. Aaby, who conducted the election of officers. Mayor Cicchinelli moved to retain Rev. Dodson as Chairman and James Johnson as Vice Chairman, seconded by Mr. Locke, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 7:55 P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Marilyn E. Frazier", written over a horizontal line.

Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

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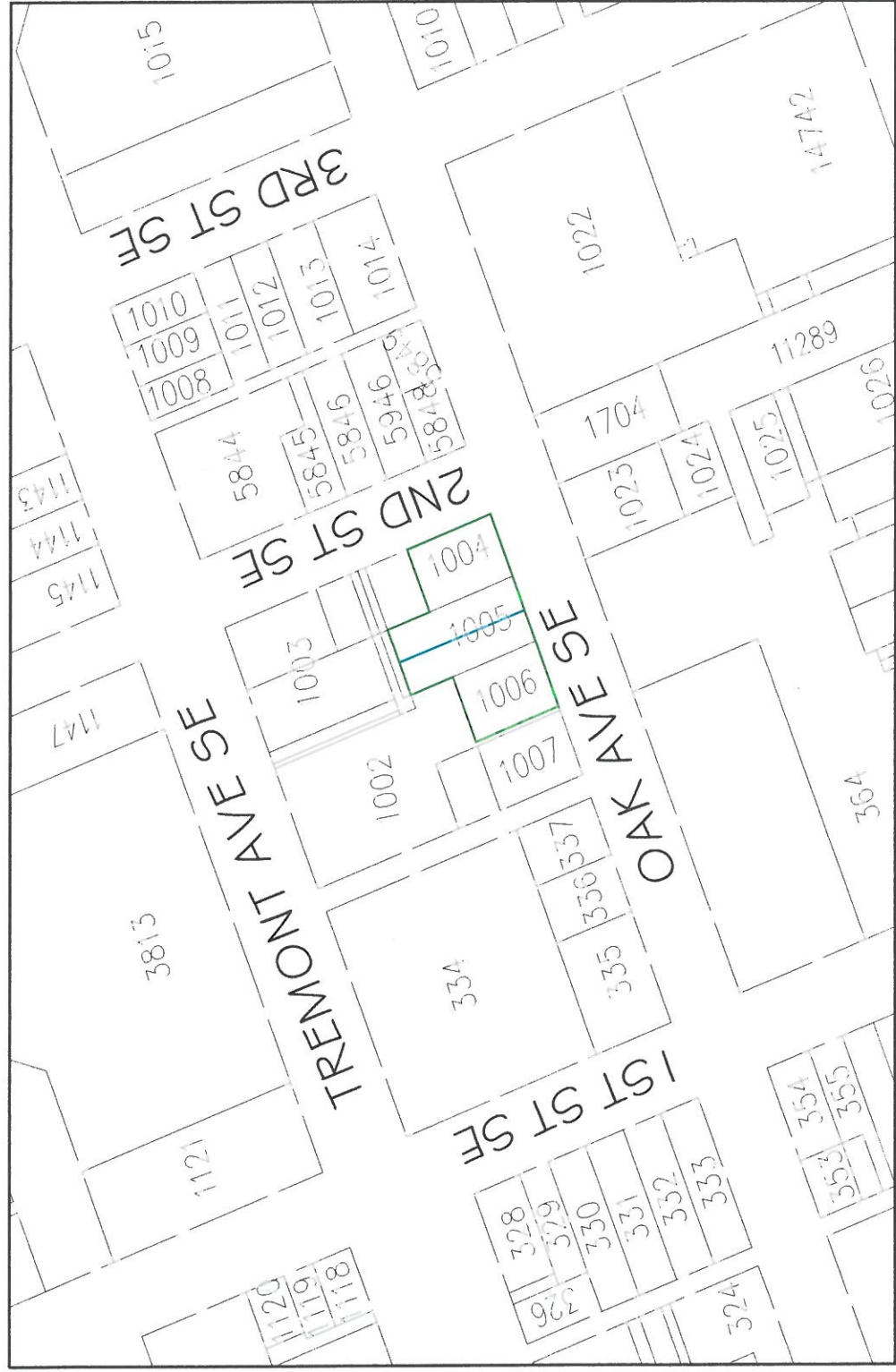


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Applicant: Massillon Homes, LLC



ACKNOWLEDGMENTS

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OREGON PER CHAPTER 145-107 OF THE OREGON REVISED CODE.

ROBERT P. HOGGER - OREGON REG. NO. 6155

OWNER: PROGRESS DEVELOPMENT COMPANY, L.P.

WITNESSES: _____

PRINT WITNESS NAME: _____

PRINT WITNESS NAME: _____

STATE OF OREGON }
COUNTY OF STARK } ss
ROBERT P. HOGGER, Surveyor, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they did so for the purposes and consideration therein expressed.

IN TESTIMONY WHEREOF, I HAVE HERETOFORE SUBSCRIBED MY HAND AND AFFIRMED MY OFFICIAL SEAL, AT _____, OREGON, THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC

DATA USED

STARK COUNTY RECORDS, INSTRUMENT NO. 10055, 10172, 10173, 10174, 10175, 10176, 10177, 10178, 10179, 10180, 10181, 10182, 10183, 10184, 10185, 10186, 10187, 10188, 10189, 10190, 10191, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10200, 10201, 10202, 10203, 10204, 10205, 10206, 10207, 10208, 10209, 10210, 10211, 10212, 10213, 10214, 10215, 10216, 10217, 10218, 10219, 10220, 10221, 10222, 10223, 10224, 10225, 10226, 10227, 10228, 10229, 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237, 10238, 10239, 10240, 10241, 10242, 10243, 10244, 10245, 10246, 10247, 10248, 10249, 10250, 10251, 10252, 10253, 10254, 10255, 10256, 10257, 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10265, 10266, 10267, 10268, 10269, 10270, 10271, 10272, 10273, 10274, 10275, 10276, 10277, 10278, 10279, 10280, 10281, 10282, 10283, 10284, 10285, 10286, 10287, 10288, 10289, 10290, 10291, 10292, 10293, 10294, 10295, 10296, 10297, 10298, 10299, 10300, 10301, 10302, 10303, 10304, 10305, 10306, 10307, 10308, 10309, 10310, 10311, 10312, 10313, 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10327, 10328, 10329, 10330, 10331, 10332, 10333, 10334, 10335, 10336, 10337, 10338, 10339, 10340, 10341, 10342, 10343, 10344, 10345, 10346, 10347, 10348, 10349, 10350, 10351, 10352, 10353, 10354, 10355, 10356, 10357, 10358, 10359, 10360, 10361, 10362, 10363, 10364, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373, 10374, 10375, 10376, 10377, 10378, 10379, 10380, 10381, 10382, 10383, 10384, 10385, 10386, 10387, 10388, 10389, 10390, 10391, 10392, 10393, 10394, 10395, 10396, 10397, 10398, 10399, 10400, 10401, 10402, 10403, 10404, 10405, 10406, 10407, 10408, 10409, 10410, 10411, 10412, 10413, 10414, 10415, 10416, 10417, 10418, 10419, 10420, 10421, 10422, 10423, 10424, 10425, 10426, 10427, 10428, 10429, 10430, 10431, 10432, 10433, 10434, 10435, 10436, 10437, 10438, 10439, 10440, 10441, 10442, 10443, 10444, 10445, 10446, 10447, 10448, 10449, 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475, 10476, 10477, 10478, 10479, 10480, 10481, 10482, 10483, 10484, 10485, 10486, 10487, 10488, 10489, 10490, 10491, 10492, 10493, 10494, 10495, 10496, 10497, 10498, 10499, 10500, 10501, 10502, 10503, 10504, 10505, 10506, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, 10517, 10518, 10519, 10520, 10521, 10522, 10523, 10524, 10525, 10526, 10527, 10528, 10529, 10530, 10531, 10532, 10533, 10534, 10535, 10536, 10537, 10538, 10539, 10540, 10541, 10542, 10543, 10544, 10545, 10546, 10547, 10548, 10549, 10550, 10551, 10552, 10553, 10554, 10555, 10556, 10557, 10558, 10559, 10560, 10561, 10562, 10563, 10564, 10565, 10566, 10567, 10568, 10569, 10570, 10571, 10572, 10573, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10581, 10582, 10583, 10584, 10585, 10586, 10587, 10588, 10589, 10590, 10591, 10592, 10593, 10594, 10595, 10596, 10597, 10598, 10599, 10600, 10601, 10602, 10603, 10604, 10605, 10606, 10607, 10608, 10609, 10610, 10611, 10612, 10613, 10614, 10615, 10616, 10617, 10618, 10619, 10620, 10621, 10622, 10623, 10624, 10625, 10626, 10627, 10628, 10629, 10630, 10631, 10632, 10633, 10634, 10635, 10636, 10637, 10638, 10639, 10640, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10648, 10649, 10650, 10651, 10652, 10653, 10654, 10655, 10656, 10657, 10658, 10659, 10660, 10661, 10662, 10663, 10664, 10665, 10666, 10667, 10668, 10669, 10670, 10671, 10672, 10673, 10674, 10675, 10676, 10677, 10678, 10679, 10680, 10681, 10682, 10683, 10684, 10685, 10686, 10687, 10688, 10689, 10690, 10691, 10692, 10693, 10694, 10695, 10696, 10697, 10698, 10699, 10700, 10701, 10702, 10703, 10704, 10705, 10706

Replat / Dedication Plat – Hankins Road NE

Location and Description : Part of Outlot 933, located on the North side of Hankins Road NE, West of Valerie Avenue. The request is to split this 5.76 acre lot into 7 new lots each approximately 0.75 acres. This plat also includes additional right-of-way dedication for Hankins Road and Valerie Avenue. The property is zoned R-3 Single Family Residential.

Applicant: Providence Development Corp

PROVIDENCE DEVELOPMENT CORP.
5126 BIRDALE ST. N.W.
CANTON, OHIO 44708

PRELIMINARY RE-PLAT TRACT NO. 3
OF OUTLOT 933, MASSILLON, OHIO
NEW LOTS #1 THRU #47

ROBIN WARSTLER	330 479 8000
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LOTS 14-2 FRONT ON VALENT AVENUE N.E.
LOTS 3-7 FRONT ON HAWKINS ROAD N.E.

