

A G E N D A
MASSILLON PLANNING COMMISSION
SEPTEMBER 14, 2005 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of August 10, 2005.*
2. *Petitions and Requests*

Rezoning Request – Sippo Reserves Annexation

Property Description: Out Lot 1019, a 2,127 acre parcel located on the north side of the intersection of Woodstone NW and Woodforest NW. This parcel was annexed to the City from Tuscarawas Township

Zone Change From: Tuscarawas Township (no zoning)

Zone Change To: R-1 Single Family Residential

Applicant: City of Massillon

Proposed Use: The area being rezoned is part of the Sippo Reserves residential allotment, the balance of which is zoned R-1 Single Family Residential.

Lot Split and Replat – 22nd Street SW

Property Description: Out Lot 498 and Lot 12976, located on the South side of Margille Drive SW, at the end of 22nd Street SW. The request is to split a 0.215 acre parcel from Out Lot 498, and combine it with Lot 12976 and a previously split part of Out Lot 498. The property is zoned R-3 single family.

Applicant: Ronald Kurzen / Abundant Life Christian Fellowship

3. *Other Business*

The Massillon Planning Commission met in regular session on August 10, 2005, at 7:40 P.M. in Massillon City Council Chambers. The meeting was delayed due to a lack of a quorum. The following were present:

Members

Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Susan Gordon
Todd Locke
Sheila Lloyd

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business was the minutes for the Commission meeting of July 13, 2005. Ms. Gordon moved for approval of the minutes, seconded by Mr. Locke, motion unanimously carried.

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

Rezoning Request – Amherst Village

Property description: An approximate 0.73 acre parcel located on the east side of First Street NE south of Amherst Meadows Care Facility, and consisting of Part of Out Lots 868.

Zone change from: R-2 Single Family Residential

Zone change to: RM-1 Multiple Family Residential

Applicant: Atwell-Hicks, consultants for Amherst Real Estate Holdings, LLC

Proposed use: The area being rezoned will be replatted with existing RM-1 property to provide a 2.19 acre site for the construction of 13 attached single-family owner-occupied housing units (3 three-unit and 2 two-unit structures).

This property is in the area of Gail Avenue NE and First Street NE. The plan is to build condominiums.

Matt Bryant, of Atwell-Hicks, was present representing the Amherst Real Estate Holdings, LLC, the owners of the property. Mr. Bryant commented that the housing is intended for family of residents who would like to live in the vicinity of Amherst Meadows Care Facility.

Ann Smith of 1518 First Street NE, was present and was concerned about a buffer. The plans for providing a buffer were explained.

Jack Stevenson of 1340 Concord NE, who owns property at 1505 Janice NE, was present and commented he is comfortable with the proposal.

Karl Paulik of 1551 First Street NE, was present and expressed concern about sewer capability and the condition of the street.

Mayor Cicchinelli asked about the price range of the homes. The reply was \$135,000 to \$140,000. He then asked about the concerns expressed by Mrs. Smith. Mr. Bryant said they would provide a buffer which meets Mrs. Smith's satisfaction.

Mr. Locke then moved for approval, seconded by Ms. Gordon, motion unanimously carried.

The next item was a replat also presented by Mr. Aaby.

Replat – Amherst Village

Location and Description: Out Lot 868 and Part of Out Lot 932, located on the east side of First Street NE south of Amherst Meadows Care Facility. The request is to replat these parcels into one new lot, with a new area of 2.19 acres.

Applicant: Atwell-Hicks, consultants for Amherst Real Estate Holdings, LLC.

Mr. Aaby referred to this item as a companion to the previous request. This property sits on two parcels. This procedure would combine the two parcels into one. Mr. Bryant, the owners' representative, commented that this procedure would "clean up" the property. Mr. Hamit added the dedication of the First Street NE right-of-way should be included in the motion. Mayor Cicchinelli then moved to approve the replat and dedication of First Street NE, seconded by Ms. Gordon, motion unanimously carried.

The next item, which was presented by Mr. Haines, was a replat.

Lot Split/Replat - 1875 Harsh Avenue SE

Location and Description: Out Lot 455, located on the south side of Harsh Avenue SE, west of Kaymont Street. The request is to split a narrow strip of land off the south edge of the property, with frontage on the unimproved Kaymont Street. The remainder of the property would be replated.

Applicant: Ansell Healthcare, LLC

This is the site of the former Ansell Perry Rubber Company. There is a prospective buyer for the property. The current owners wish to retain a narrow strip.

Valerie Tolbert, Attorney on behalf of Ansell Perry Rubber Company and Washington Products, was present and commented that this was the only way to retain the portion needed by the present owners. Richard Reichel, one of the owners of the prospective buyers, Washington Products, was also present. He commented that Washington Products would occupy approximately 30,000 square feet of space and the remainder would be divided among industrial and office tenants. The structure is approximately 33,000 square feet. The lease at their current site expires soon. The property being retained by the current owner will provide ingress and egress. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The next item on the agenda was a replat.

Replat – Wright State Drive SE

Location and Description: Lots 16029 and 16867, located on the south end of Wright State Drive SE. The proposal is to split a 20' strip of land from Lot 16867 and combine it with Lot 16029 to make one buildable lot. All sewer and drainage easements will remain in place.

Applicant: PRMDC/Fred Tobin

A letter written by Fred Tobin requesting the request to replat the property be withdrawn, was read by the Clerk. Mr. Locke moved for approval of the request for withdrawal, seconded by Ms. Gordon, motion unanimously carried.

The next item was an alley vacation and replat presented by Mr. Haines.

Alley Vacation and Replat – 11th Street SE

Location and Description: Lots 10095 and 15674; located on the east side of 11th Street SE, north of Arch Avenue. The request is to vacate an 18' alley running east from 11th Street approximately 153.56', and combine the vacated portion with the adjoining parcels.

Applicant: Wayne Cecil

This is south of Walnut Road and north of Arch Avenue. It is one of many "on paper" alleys that was never improved. Mr. Cecil owns the property on both sides. Mr. Cecil was present and added that he wishes to construct a garage. Mayor Cicchinelli moved for approval, seconded by Ms. Gordon, motion unanimously carried.

The next item was a variance request presented by Mr. Haines.

Variance Request: Gray Ridge Estates

Location and Description: Gray Ridge Estates, a proposed single-family allotment located on the east side of 27th Street SE, south of Harsh Avenue. This project is currently in the design stages and the owner has requested the following variances of section 1111.07 and 1111.08 for the 27th Street improvements:

- 1.) Lane width of 10' 6" instead of 13' lanes
- 2.) Type 6 straight curbs instead of standard curb and gutters
- 3.) No sidewalk along 27th Street improvements

In addition, a variance is requested of Section 1111.09 as follows:

- 4.) No sidewalk along all interior street of the allotment

Applicant: Barrington Mortgage/Ron Duplain

A preliminary plat for this development was presented a few months ago. Mr. Hamit commented that he is concerned about storm water and prefers the lanes be wider. Mike Kendall, of CBC Design, was present and commented that even with the variance, this would be an improvement over most streets in the area. A discussion about sidewalks followed. Mayor Cicchinelli moved for approval, seconded by Ms. Gordon, motion carried 3 – 1 with Mr. Locke voting no.

Mayor Cicchinelli - yes
Ms. Gordon - yes
Ms. Lloyd - yes

Mr. Locke - no

There being no further business before the Commission, the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Approval:



Marilyn E. Frazier, Commission Clerk

MEF/ky

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Zone Change To: R-1 Single Family Residential

Woodstone NW and Woodforest NW. This parcel was annexed to the City from Tuscarawas Township

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