

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

1. *Approval of the Minutes for the Commission Meeting of September 14, 2005.*
2. *Old Business*

Rezoning Request – Cherry Road NW

Property Description: A 39.93 acre vacant tract of land located on the south side of Cherry Road NW, between 5th Street NW and 17th Street NW, and consisting of Out Lots 93, 94, and Part of Out Lot 91.

Zone Change From: I-1 Light Industrial

Zone Change To: RM-1 Multiple Family Residential and R-CRD Condominium Residential District

Applicant: bengrisezHomes, Inc.

Proposed Use: Construct 14 4-unit condominium buildings, 31 attached town house senior apartments, and a 96 room independent living facility.

This request has been revised from the original plan submitted at the July 13, 2005 Planning Commission.

2. *Petitions and Requests*

Rezoning Request – 1761 Meadowbrook SW

Property Description: Lot No. 12963 located on the west side of Meadowbrook SW between Carlene Avenue SW and Rondale Avenue SW.

Zone Change From: R-3 Single Family Residential

Zone Change To: O-1 Office

Applicant: Mindi Berlin

Proposed Use: The zone change is being requested to allow the operation of a beauty salon with the applicant's home.

Rezoning Request – 968 Lincoln Way West

Property Description: Out Lot No. 117, Part of Out Lot 118, Lot No. 9762 and Part of Lot No. 9760, an approximate 4.18 acre parcel located on the north side of Lincoln Way West between Orange Street NW and 12th Street NW.

Zone Change From: R-1 Single Family Residential

Zone Change To: RM-1 Multiple Family Residential

Applicant: Rick Camp

Proposed Use: The zone change is being requested to allow the construction of apartment buildings on this property.

Final Plat – Sippo Reserves Allotment Phase 2

Location and Description: Out Lot 783, located on the East side of Manchester Road NW, north of Woodstone Ave. The request is to plat 14 additional lots and the extension of Sippo Reserves Drive NW. The property is zoned R-1 Single Family Residential.

Applicant: David Hayes/Crockett Homes

Replat – 209 26th Street NW

Location and Description: Lots 13233, 13234, 13235; located on the West side of 26th Street NW, north of Chauncy Avenue. The request is to combine the 3 lots into 2 lots, each approximately 62' wide by 133' deep. The property is zoned R-1 Single Family Residential.

Applicant: Elaine Hain

3. Other Business

The Massillon Planning Commission met in regular session on September 14, 2005, in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Susan Gordon
Joseph Luckring

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the August 10, 2005, Commission meeting. Mayor Cicchinelli moved for approval, seconded by Ms. Gordon, motion unanimously carried.

The next item under petitions and requests was a rezoning request presented by Mr. Aaby.

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.

Mr. Aaby explained that this property, which is near Tuslaw High School, and Manchester Road, was annexed approximately one year ago, but wasn't given a zoning classification. Crockett Homes owns the property and would like it zoned R-1 Single Family Residential. The request is being made by the City, which is normal procedure for annexed property. Mr. Johnson then moved for approval, seconded by Ms. Gordon, motion unanimously carried.

The next item presented by Mr. Haines was a lot split and replat.

Lot Split and Replat – 22nd Street SW

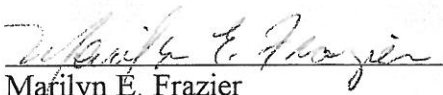
Property description: Out Lot 498 and Lot 12976, located on the south side of Margille Drive SW, at the end of 22nd Street SW. The request is to split a 0.215 acre parcel from Out Lot 498, and combine it with Lot 12976 and a previously split part of Out Lot 498. The property is zoned R-3 Single Family.

Applicant: Ronald Kurzen/Abundant Life Christian Fellowship

Abundant Life Christian Fellowship Church wishes to split off a portion of their property and sell it to a neighbor, Ronald Kurzen. This action will provide frontage on 22nd Street. Mr. Kurzen was present and commented he is interested in acquiring the land and gaining access to 22nd Street. Mayor Cicchinelli moved for approval of the request, seconded by Ms. Gordon, motion unanimously carried.

There being no further business before the Commission , the meeting adjourned at 7:40 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

Rezoning Request – Cherry Road NW

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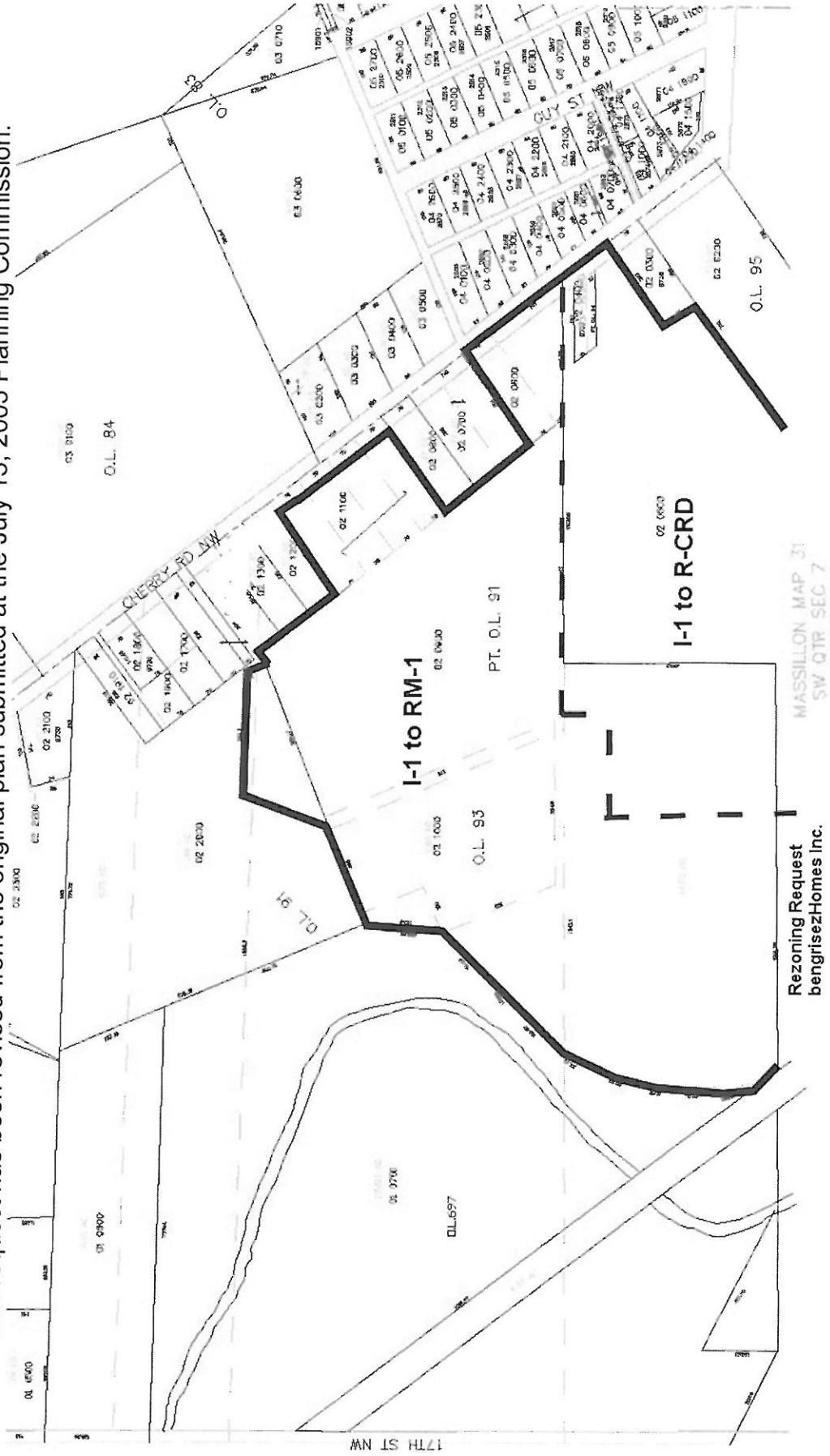
Zone Change From: I-1 Light Industrial

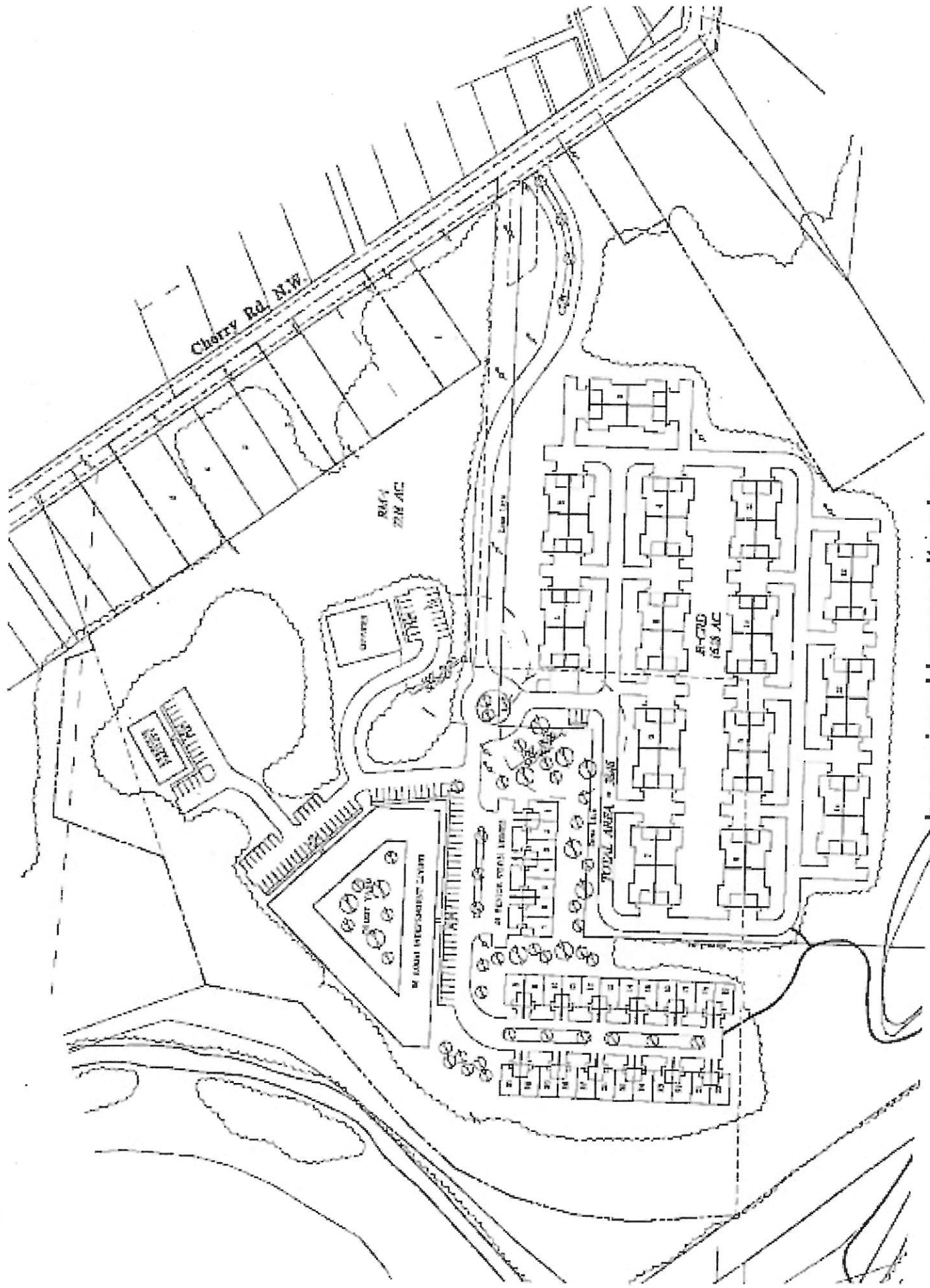
Zone Change To: RM-1 Multiple Family Residential and R-CRD Condominium Residential District

Applicant: bengrizeHomes, Inc.

Proposed Use: Construct 14 4-unit condominium buildings, 31 attached town house senior apartments, and a 96 room independent living facility.

This request has been revised from the original plan submitted at the July 13, 2005 Planning Commission.





bengrizezHomes site plan

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Meadowbrook SW

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12963 located on the west side of
Meadowbrook SW between
Carlene Avenue SW and Rondale
Avenue SW.

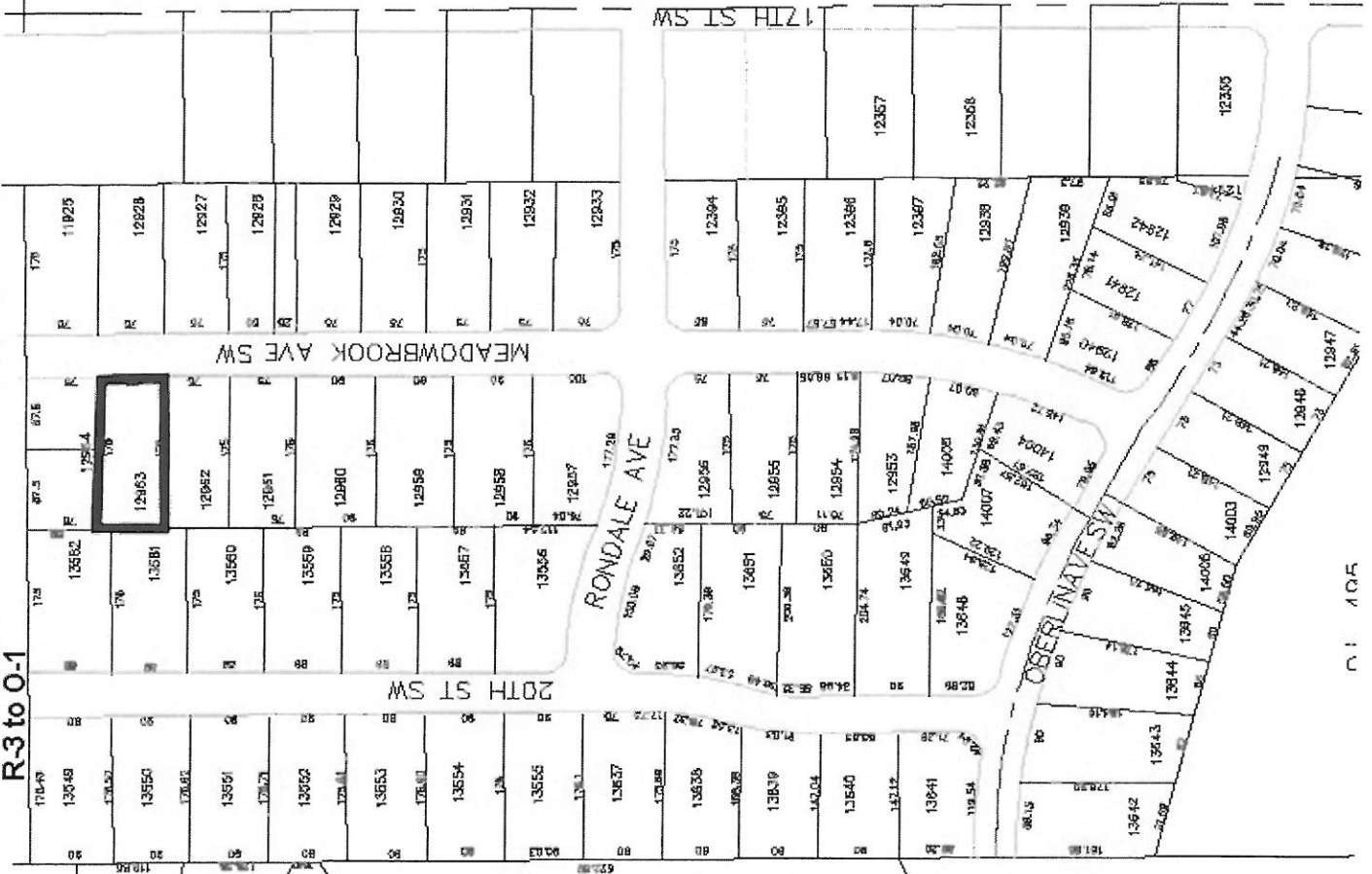
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Zone Change To: O-1 Office

Applicant: Mindi Berlin

Proposed Use: The zone change
is being requested to allow the
operation of a beauty salon with
the applicant's home

Rezoning Request - 1761 Meadowbrook SW
R-3 to O-1



Rezoning Request – 968
Lincoln Way West

Property Description:
Out Lot No. 117, Part of Out Lot 118, Lot No. 9762 and Part of Lot No. 9760, an approximate 4.18 acre parcel located on the north side of Lincoln Way West between Orange Street NW and 12th Street NW.

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Family Residential

Zone Change To: RM-1
Multiple Family Residential

Applicant: Rick Camp

Proposed Use: The zone change is being requested to allow the construction of apartment buildings on this property



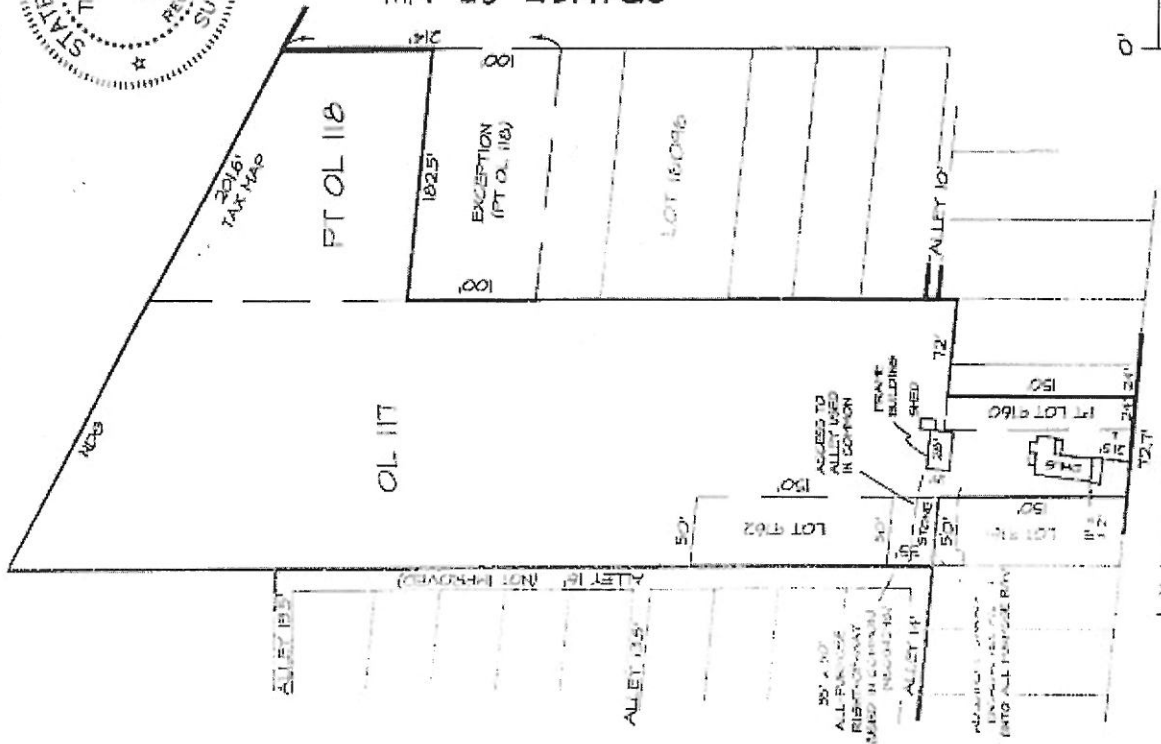
CAMPBELL &
ASSOCIATES, INC.
50004 • Logansport

(352) 455-3787
Fax: (352) 455-5033
130 Dugan Ave., N.W.
Suite 215
Carroll, OH 44702
<http://www.campicals.com>

MORTGAGE LOCATION SURVEY



**Rezoning Request
968 Lincoln Way W
R-1 to RM-1**



LINCOLN WAY W 66

0' 100' 200' JNR
SCALE: 1"=100'

James M. (unclear)

Location and Description: Out Lot 783, located on the East side of Manchester Road NW, north of Woodstone Ave. The request is to plat 14 additional lots and the extension of Sippos Reserves Drive NW. The property is zoned R-1 Single Family Residential.

[illegible]

Replat - 209 26th Street NW

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Applicant: Elaine Hain

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