

A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 14, 2005 4:00 P.M.
MASSILLON CITY COUNCIL CHAMBERS

******* PLEASE NOTE TIME CHANGE TO 4:00 PM *******

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

Street Vacation – Stanton Avenue NW

Description: Approximately 592' section of Stanton Avenue NW, a 40-foot right-of-way, running in an east/west direction between Ford Street NW and Page Street NW; and lying south of Chauncey Avenue NW.

Applicant: Massillon City Schools

Lot Split and Replat – Connecticut Avenue SE

Property Description: Lots 4466, 12363, 12366, and parts of Lot 3691, located on the north side of Connecticut Avenue, west of 26th Street SE. The request is to split a 0.08 acre parcel from lot 3691 and combine it with lot 4466. Plat will also combine previously split parcels. The parcels are zoned R-1 single family residential

Applicant: Wayne & Barbara Hoffner, Autumn Holdings Inc.

Easement Plat - Amherst Village Condominiums

Property Description: Out Lots 868 and 932, located on the east side of 1st Street NE, north of Gail Avenue. The request is to dedicate a 20-foot wide sanitary sewer easement to serve the new condominium development. The parcels are zoned RM-1 Multi-family. This property was approved for rezoning and replatting at the August 2005 Planning Commission meeting.

Applicant: Amherst Real Estate, LLC

- 3. *Other Business***

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

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Safety Service Director Michael Loudiana
Todd Locke
Joseph Luckring
Sheila Lloyd
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business was the approval of the minutes for the Commission meeting of September 14, 2005. Mr. Johnson moved for approval, seconded by Mr. Loudiana, motion carried unanimously.

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

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 Fifth 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:* bengrizezHomes, 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.

This is a 40-acre parcel on the south side of Cherry Road, NW, presently zoned I-1 Light Industrial. Two separate zoning classifications are being requested for the purpose of constructing a 96 room independent living facility for seniors, senior row housing, and 14 4-unit condominium units. The area is comprised of single family housing, senior housing, housing for disabled persons and business use.

Ben Grisez of bengrizezHomes, Inc. was present. He said since he was here, he has eliminated the apartment building which was the issue of debate. He also adjusted the driveway, which is close to the existing house, to provide more of a buffer. He will also include fencing as requested. He mentioned other adjustments he is making to be considerate of neighbors. He also is partnering with an agency that builds housing for seniors.

Gloria Prose, who is affiliated with Heather Ridge, an assisted living facility in North Canton, was present. She said when Mr. Grisez approached her, she saw the opportunity as exciting. David Shew, of Fiber Core, was present and commented the neighbors would like condominiums.

Bob Princehorn, of 999 Cherry NW, was present and commented he's okay with present plan. Earnest Brookfield, of 978 Lincoln Way West, was present and asked about the walking path.

Frank Shew was concerned if residents of the proposed housing would complain about noise coming from the factory.

Sam Daut, of Diversified Glass, agrees with Bob Princehorn that the present plan is a “*better deal.*”

David Shilling, of 959 Lincoln Way West, asked that the driveway be moved additionally.

Mr. Grisez said he’d work with him.

Michael Loudiana voiced concern about noise.

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

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

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.

Mr. Aaby explained that the City allows home occupation, but beauty shops don’t qualify. Mindi Berlin was present. She commented that she currently owns a beauty shop. The overhead is high and she has small children. Her husband’s employment situation is changing soon, therefore, she needs to be more accessible for the children. She added that she has a turn around area and a two-car length driveway.

Mr. Johnson asked about the number of people who would be present at a time. She replied, she’d be the only one working and no more than two customers. Mr. Luckring moved for approval, seconded by Ms. Lloyd, motion carried 4 – 1 with Mr. Locke voting no.

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

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.

There are some legal non-conforming uses in the area, but it is primarily comprised of single family housing.

Rick Camp was present. He commented that he has owned the property for approximately 18 months. He’s open to constructing condominiums or apartments, and would like to attract elderly and middle income residents. Units will have two bedrooms, two bathrooms.

Jerry Roberts, 988 Lincoln Way West, said he is opposed to anything other than single family housing. He’s also concerned about vandalism and decreased property values.

William Loyd, 972 Lincoln Way West, was concerned about lowered property values and the sewer system.

Earnest Brakefield, 978 Lincoln Way West, was also opposed.

Daniel Appleby, 975 Lincoln Way West, expressed opposition.

Richard Ivan, 309 12th Street NW, was concerned about sewers.

Scott Hixenbaugh, 307 Orange Street NW, said everyone maintains their homes and they don't want apartments.

Mr. Locke then commented that lack of available information was a concern. Mr. Johnson agreed. After a brief discussion among Commission members, Mr. Johnson moved for denial, seconded by Mr. Locke, motion to deny unanimously carried.

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

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 Avenue. 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.

This development is across from Tuslaw High School. The cul-de-sac will be extended and a permanent street installed.

David Hayes, of Crockett Homes, was present and commented that construction would start in the Spring. Mr. Locke asked Mr. Hamit if all requirements had been met. The response was "yes." Mr. Locke then moved for approval, seconded by Mr. Loudiana, motion unanimously carried.

The final item for the evening was a replat presented by Mr. Haines.

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

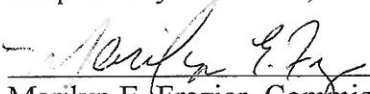
These lots are all owned by the same person. The plan is to build a house on the spare lot. The current garage is to be demolished, but a new one can't be constructed since it would be on a different lot. Mr. Hamit commented that the property meets sufficient setback and other requirements. Lot No. 13233 should be excluded from the request. Lots 13234 and 13235 should be replatted into one to accomplish the purpose. Mr. Locke moved to revise the request to replat lots 13234 and 13235, seconded by Mr. Johnson, motion unanimously carried.

Mr. Locke then moved to approve the revised request, seconded by Mr. Luckring, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 8:55 P.M.

Respectfully submitted,

Approval:


Marilyn E. Frazier, Commission Clerk

MEF/ky

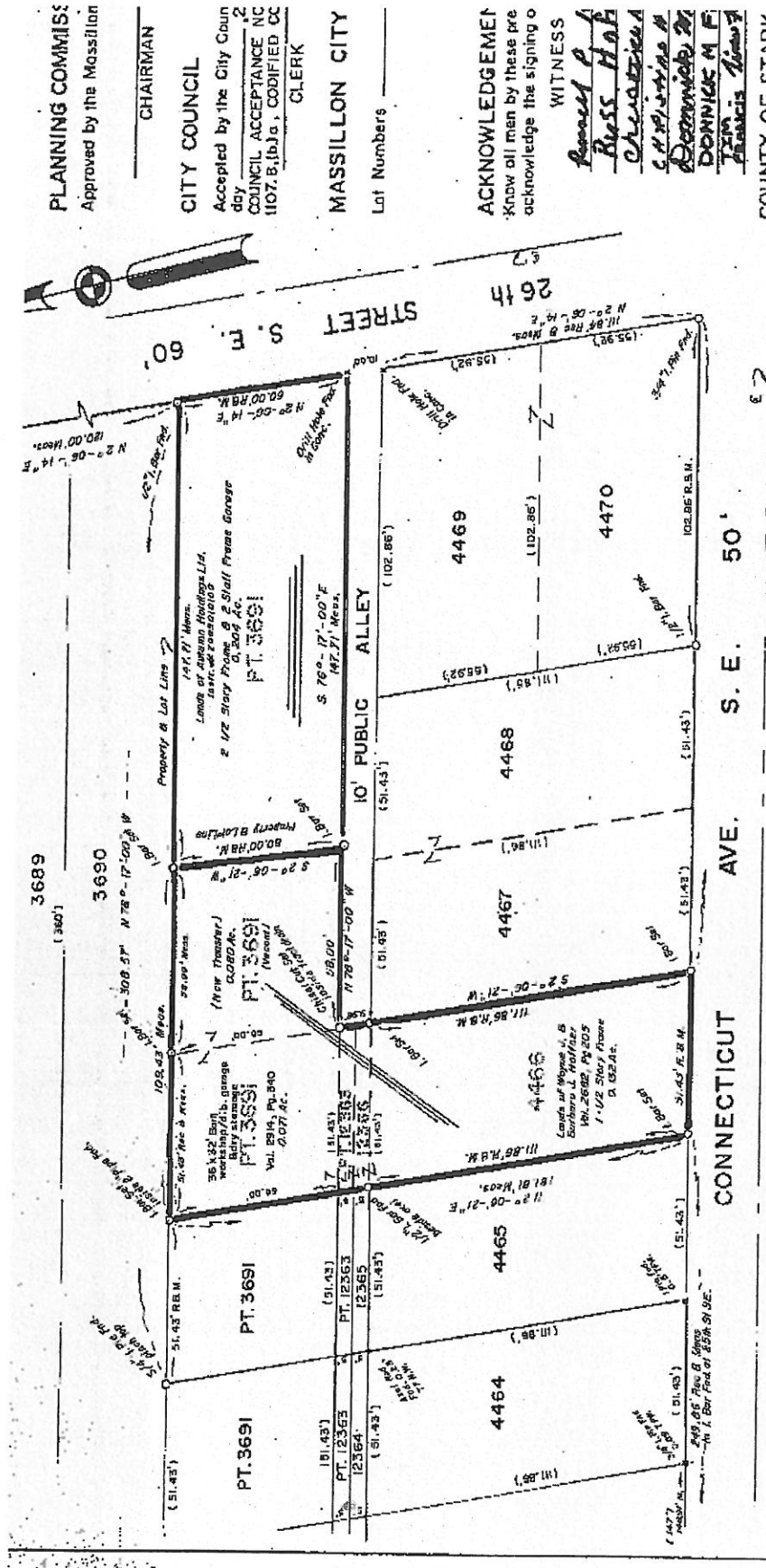
Description: Approximately 592' section of Stanton Avenue NW, a 40-foot right-of-way, running in an east/west direction between Ford Street NW and Page Street NW; and lying south of Chauncey Avenue NW.

[illegible]

Lot Split and Replat - Connecticut Avenue SE

Property Description: Lots 4466, 12363, 12366, and parts of Lot 3691, located on the north side of Connecticut Avenue, west of 26th Street SE. The request is to split a 0.08 acre parcel from lot 3691 and combine it with lot 4466. Plat will also combine previously split parcels. The parcels are zoned R-1 single family residential

Applicant: Wayne & Barbara Hoffner, Autumn Holdings Inc.



COUNTY OF STARK
STATE OF OHIO ss.
Before me, a Notary Public
the signing of the same to be
my hand and seal this 28th
My commission expires .

PLANNING COMMISSION
Approved by the Massillon

CHAIRMAN

CITY COUNCIL
Accepted by the City Council
day
COUNCIL ACCEPTANCE NO.
1107.8(b)(a), CODIFIED CC
CLERK

MASSILLON CITY
Lot Numbers

ACKNOWLEDGEMENT
Know all men by these presents
acknowledge the signing of
WITNESS

Donna P. Hoffner
Barbara Hoffner
Christina Hoffner
Donna Hoffner
Donna Hoffner
Donna Hoffner

REPLAT OF LOT NUMBERS 4466, 12366, PTS. OF LOT NUMBER 3691 & PT. OF LOT NO. 12363.

Easement Plat - Amherst Village Condominiums

Property Description: Out Lots 868 and 932, located on the east side of 1st Street NE, north of Gail Avenue. The request is to dedicate a 20-foot wide sanitary sewer easement to serve the new condominium development. The parcels are zoned RM-1 Multi-family. This property was approved for rezoning and replatting at the August 2005 Planning Commission meeting.

Applicant: Amherst Real Estate, LLC

