

A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 13, 2006 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of November 8, 2006.*
2. *New Business*

Preliminary Plat - Ballinger Estates Phase 2

Property Description: Out Lot 303, located on the west side of 16th Street SE, south of Gibson Avenue. The request is to dedicate an extension of 15th Street and create 14 single family lots. The parcels are zoned RM-1 Multi-family.

Variance Request: Section 1109.03 (e) Horizontal Alignment; for a 100' radius curve in place of the required 250' radius curve

Applicant: Massillon Homes LLC

Lot Split and Replat – Virginia Street SE

Property Description: Lots 6959, 6960, and 17177, located on the west side of Virginia Street SE, north of Harsh Avenue. The request is to split the properties into (2) new lots; one with an existing home and one for a new building site. This property contains a portion of the previously vacated Harold Avenue. The parcels are zoned R-1 single family residential.

Variance Request: Section 1177.01, minimum square footage of lot in R-1 District

Applicant: Ray Wood

Alley Vacation and Replat – 6th Street SW

Property Description: An unnamed 15' wide alley, lying between Tremont Avenue SW and Lincoln Way West and running in an east/west direction between 6th Street SW and 5th Street SW. The request is to vacate that portion from 6th Street SW easterly approximately 156'. This property will be divided equally amongst the petitioners and replatted into the adjoining lots.

Applicant: Jessica McCune / Faith Evangelical Church

Rezoning Request – Rite Aid Drug Store

Location: Part of Out Lot 347 and Part of Out Lot 571, an approximate 1.5 acre vacant parcel of land located on the southeast corner of the intersection of Wales Road NE and Hills & Dales Road. The subject parcel is currently part of property owned by St. John's Lutheran Church of Massillon, 1900 Wales Road NE.

Zone Change: From: R-3 Single Family Residential
To: B-1 Local Business Residential

Proposed Use: Construct a Rite Aid Drug Store on this property.

Applicant: Newton, Oldacre, McDonald LLC (Attorney Scott Miller, Agent)

Rezoning Request – Bella Villas

Location: Lots No. 17112 – 17117, a total of 5.022 acres of vacant land, located on the northwest corner of Hankins Road NE and Valerie Avenue NE.

Zone Change: From: R-3 Single Family Residential
To: R-CRD Condominium Residential District

Proposed Use: Construct a total of 16 single family, Villa-style homes.

Applicant: Gino & Louisa Perciballi, Debbie Ferrante

Rezoning Request – Cottrill Annexation

Location: an approximate 76 acre parcel located on the west side of Kenyon Avenue NW, south of Wooster Street.

Zone Change: From: Tuscarawas Township (No Zoning)
To: A-2 General Agricultural District

Proposed Use: Natural Resources Conservation Area Parkland

Applicant: City of Massillon

3. Old Business

***Massillon Planning Commission
November 8, 2006***

The Massillon Planning Commission met in regular session on November 8, 2006, at 4:00 P.M. in the office of the Mayor, Massillon, Ohio. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Michael Loudiana
Susan Saracina
Todd Locke
Sheila Lloyd

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item on the agenda was the minutes for the Commission meetings of September 13, and October 25, 2006. Mr. Locke moved for approval of both, seconded by Mrs. Saracina, motion unanimously carried.

The next item under old business was an item tabled at the September 13, 2006, meeting due to the lack of representation. The easement plat request was presented by Mr. Haines.

Easement Plat – Cherry Road NW

Location and description: Out Lot 697, located on the east side of 17th Street NW, south of Cherry Road NW. The request is to dedicate a sanitary sewer easement for an existing sewer on this property. Said sewer is to serve the future development on the property to the east. (Cherry Springs) An easement plat for that property will be submitted in the future. The property is zoned I-1 Light Industrial and RM-1 Multi Family Residential.

This item was tabled at the September 13, 2006, meeting.

Applicant: Ben Grisez/FiberCorr Mills Inc.

The sewer was constructed for the prior industrial usage. It will be used for the proposed condominium development. Rev. Dodson asked Mr. Haines about the condition of the sewer. Mr. Haines replied that it is sufficient. Mr. Grisez added that it had been tested last year. He also commented that he didn't realize he was to attend the September meeting. Mayor Cicchinelli then moved for approval, seconded by Mrs. Saracina, motion unanimously carried.

The next item under new business was a replat presented by Mr. Haines.

Replat – Cherry Road NW

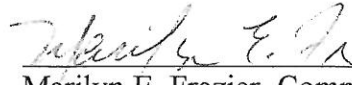
Location and description: Lots 2947, 2946, 2945, and part of Lot 2944; located on the north side of Cherry Road NW, west of Fourth Street NW. The request is to replat the 4 existing lots into 2 new building lots. The property is zoned R-1 Single Family Residential.

Applicant: Bob Miller

Mr. Miller intends to construct 2 new houses on the property. Mr. Miller was present and commented that the survey revealed the available property is less than he thought. Rev. Dodson asked if variances would be required. Mr. Haines said a request may be submitted to the Building Department. After a brief discussion, Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 4:10 P.M.

Respectfully submitted,



Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

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Applicant: NRP Group Inc.

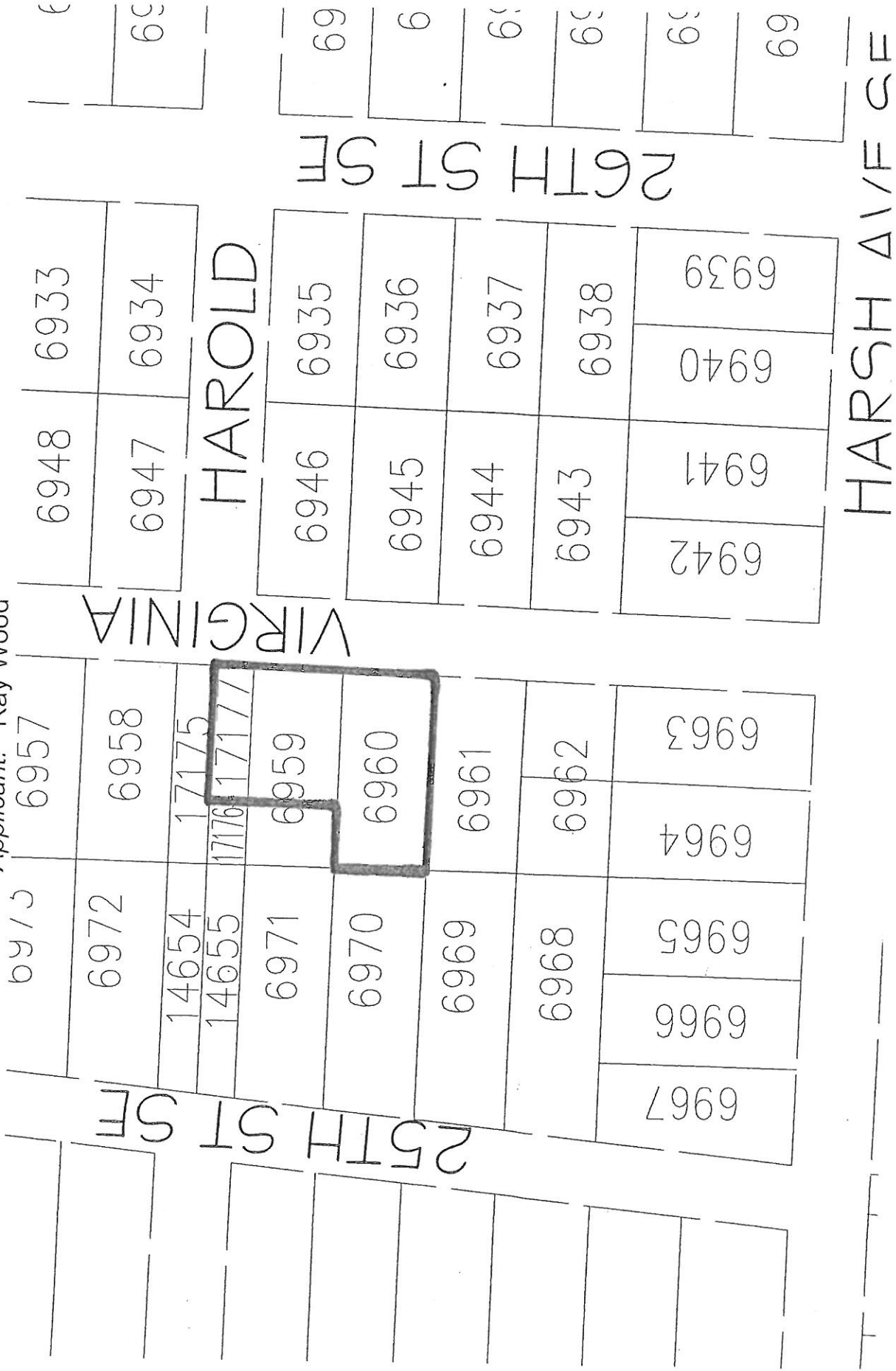


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CHAIRMAN

CITY COUNCIL
Accepted by the City C
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COUNCIL ACCEPTANCE
1107.8(b)(a), CODIFIED
CLERK

MASSILLON CIT
Lot Numbers

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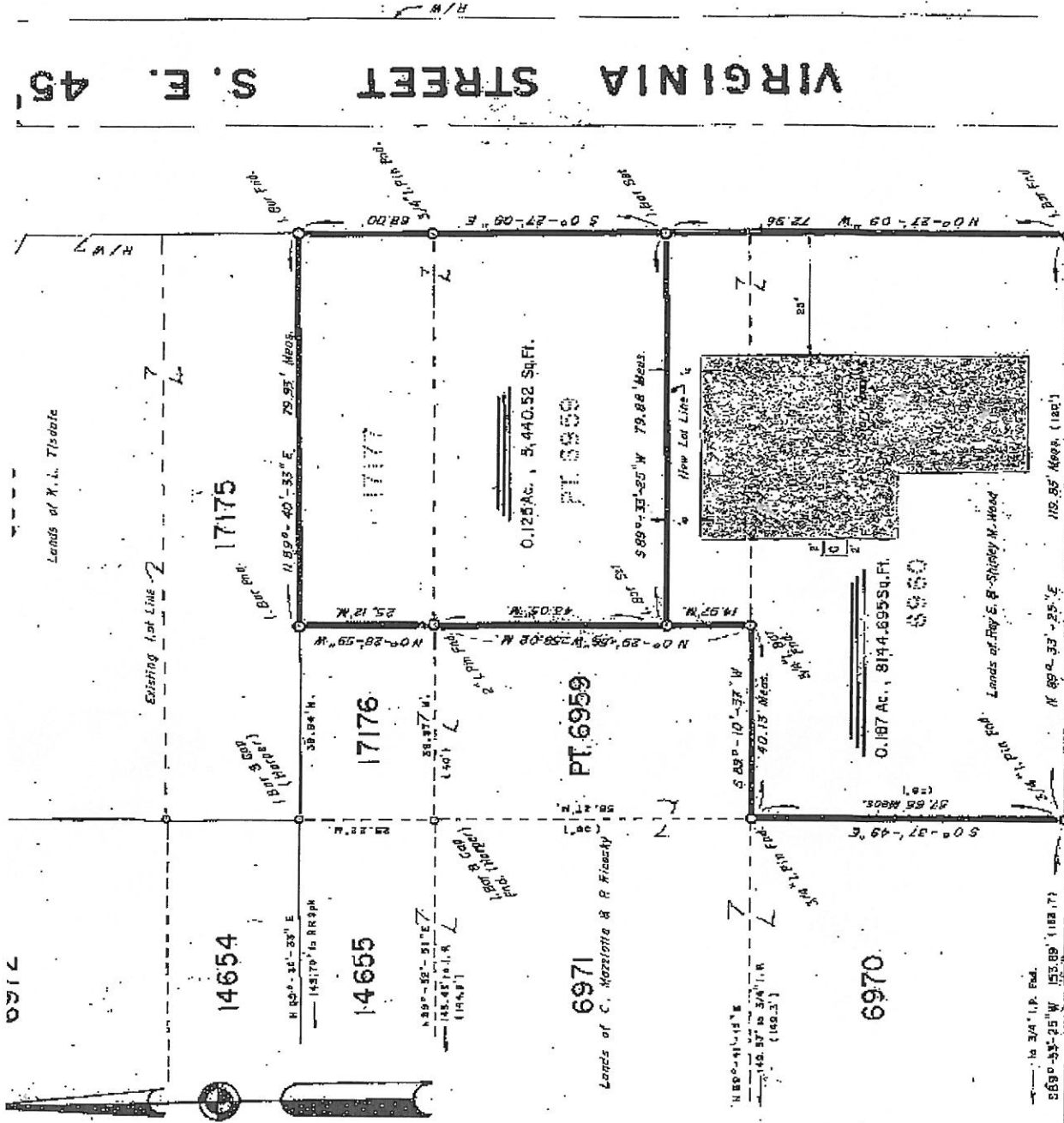
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BRVILLE R. 2

COUNTY OF STA
STATE OF OHIO
Before me, a Notary I
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My commission expir



REPLAT OF LOT NUMBERS 6960, 6961, 6962, 6963, 6964, 6965, 6966, 6967, 6968, 6969, 6970, 6971, 6972, 6973, 6974, 6975, 6976, 6977, 6978, 6979, 6980, 6981, 6982, 6983, 6984, 6985, 6986, 6987, 6988, 6989, 6990, 6991, 6992, 6993, 6994, 6995, 6996, 6997, 6998, 6999, 7000

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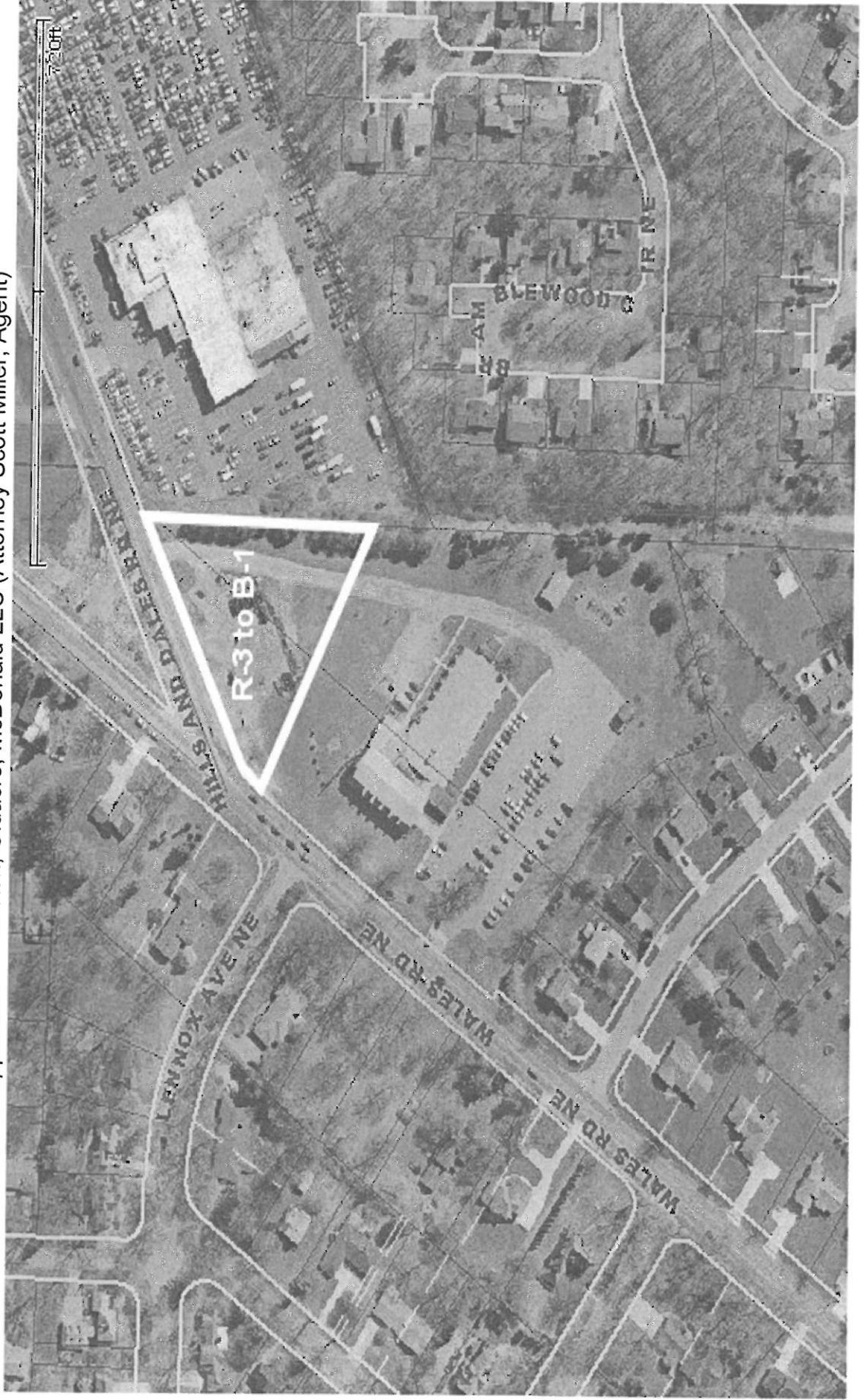


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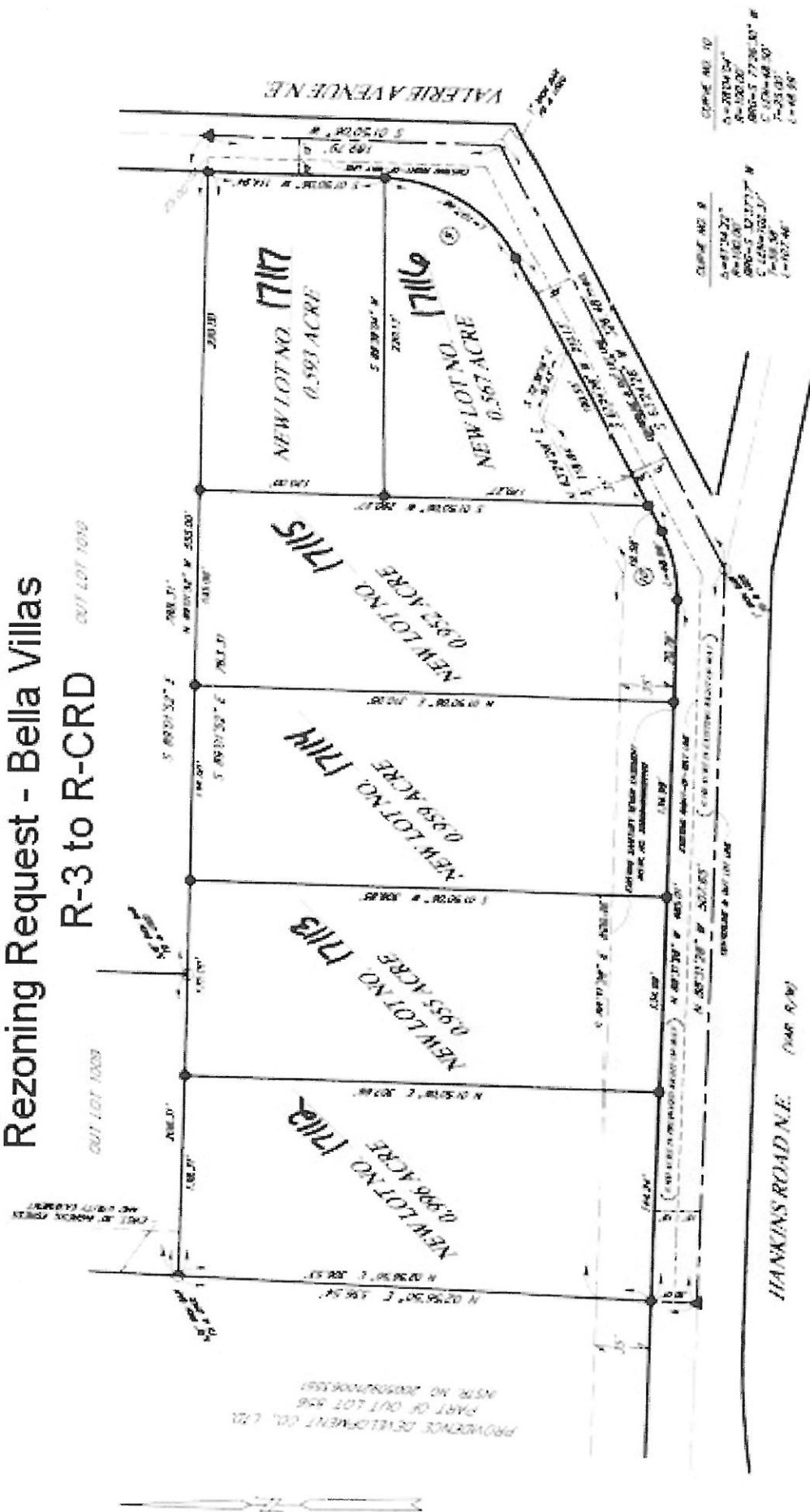
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R-3 to R-CRD



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