

A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 10, 2007 4:00 P.M.
MAYOR'S OFFICE

****PLEASE NOTE THE TIME & MEETING ROOM CHANGE****

1. Approval of the Minutes for the Commission Meeting of September 12, 2007.

2. New Business

Alley Vacation – 1st Street NE

Description:

- 1.) A 15-foot wide alley, lying between First Street NE and Second Street NE, running in a north/south direction between McCadden Avenue NE and Willow Avenue NE, extending approximately 208 feet south of McCadden Avenue.
- 2.) A 15-foot wide alley lying between McCadden Avenue NE and Willow Avenue NE, and running in an east/west direction between First Street NE and Meiner Court NE. That part to be vacated begins approximately 5' west of Meiner Court and extends westerly approximately 153 feet.

A 15-foot wide utility easement will remain on the property planned for vacation.

Applicant: National Land Company LLC (Michael & Rochelle Farina)

3. Old Business

Massillon Planning Commission

September 12, 2007

The Massillon Planning Commission met in regular session in Massillon City Council Chambers on September 12, 2007. Chairman Dodson called the meeting to order at 7:30 P.M. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Todd Locke
David Hersher
Susan Saracina
Joseph Luckring

Staff

Aane Aaby
Marilyn Frazier

The first item of business was the minutes for the meeting of August 8, 2007. Vice Chairman Johnson stated that during the discussion regarding the **Replat – Warwick Avenue N.W.**, Jason Haines of the Engineering Department was asked if the existing foundations could be used. The response from Mr. Haines was that the existing foundations could not be used. Mr. Johnson added that this clarification was not included in the minutes. Mr. Locke moved to approve the minutes with the correction, that during the discussion regarding the item **Replat – Warwick Avenue N.W.**, Mr. Haines of the Engineer's office stated that according to the Building Department, the existing foundations on Lots 3540 and 3541 cannot be used. Mrs. Saracina seconded the motion, which was unanimously carried.

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

Rezoning – 2622 Lincoln Way West (Rear)

Property description: Part of Out Lot No. 174, located at the rear of 2622 Lincoln Way NW, on the north side of Lincoln Way NW, east of 27th Street NW.

Zone change from: R-2 One Family Residential

Zone change to: B-1 Local Business

Applicant: Timothy and Linda Martin

Proposed use: Future commercial development

The zoning map shows there are business uses in this area, including a gas station, car wash and oil change facility, and a convenience store. The property in question is a part of Out Lot 174. The convenience store is on the front portion of the out lot. The rear portion, 2622 Lincoln Way West (rear), is zoned residential, which is consistent with the residential uses on the streets behind Lincoln Way West. Presently, a large commercial-type building is on the property.

Tim Martin, 3112 Lincoln Way, West, owner of the property under consideration for rezoning, was present and stated the property is useless for residential purpose. He added, "I would like to use the property."

Tom Tully, 2608 Lincoln Way, N.W., asked, "What business do you intend to put there?" The response was "presently there are no plans." Mr. Tully commented that he would like more information.

Peggy Conley, 554 27th Street, N.W., has lived in the area for thirty-one years and doesn't want commercial uses.

Robert Conley, 554 27th Street, N.W., commented their property's value has been affected by the trailer park, and feels commercial zoning would ruin his property's value.

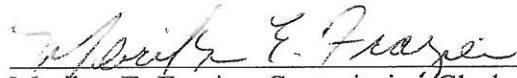
Kathryn Schaller, 618 27th Street, N.W., was present and expressed her opposition.

Harvey Thornberry, 610 27th Street, N.W., was present and expressed concern about water run-off.

Mr. Locke questioned how this situation of creating an island occurred. Under single family zoning, the property isn't accessible. Mr. Aaby commented that when zoning was created, the zoning line was established. Rev. Dodson then suggested tabling the item. He advised the applicants to meet with the Engineer's office about concerns which have been expressed and any other matters concerning the property. He also recommended holding a meeting with the residents. Mr. Hersher moved to table the request to give the applicant the opportunity to meet with the Engineer's office and the residents. The motion was seconded by Mr. Locke, and unanimously carried.

There being no further business before the Commission, Mr. Hersher moved to adjourn the meeting at 7:50 P.M., seconded by Mrs. Saracina, motion unanimously carried.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

1196 1196 1196 26 265 265 2661 2663 2665 2667 2672 2673 2675 2677 2680 2681 2682 2690 2689 2688 2687

11969 11970 11971 12291 12292 12293 12294 12295 7802 7803 7804 14704 14703 14702 14701 2668 2669 2670 2671 15434 15435 2678 2683 2684 2685 2686

MCCADDEN ST.

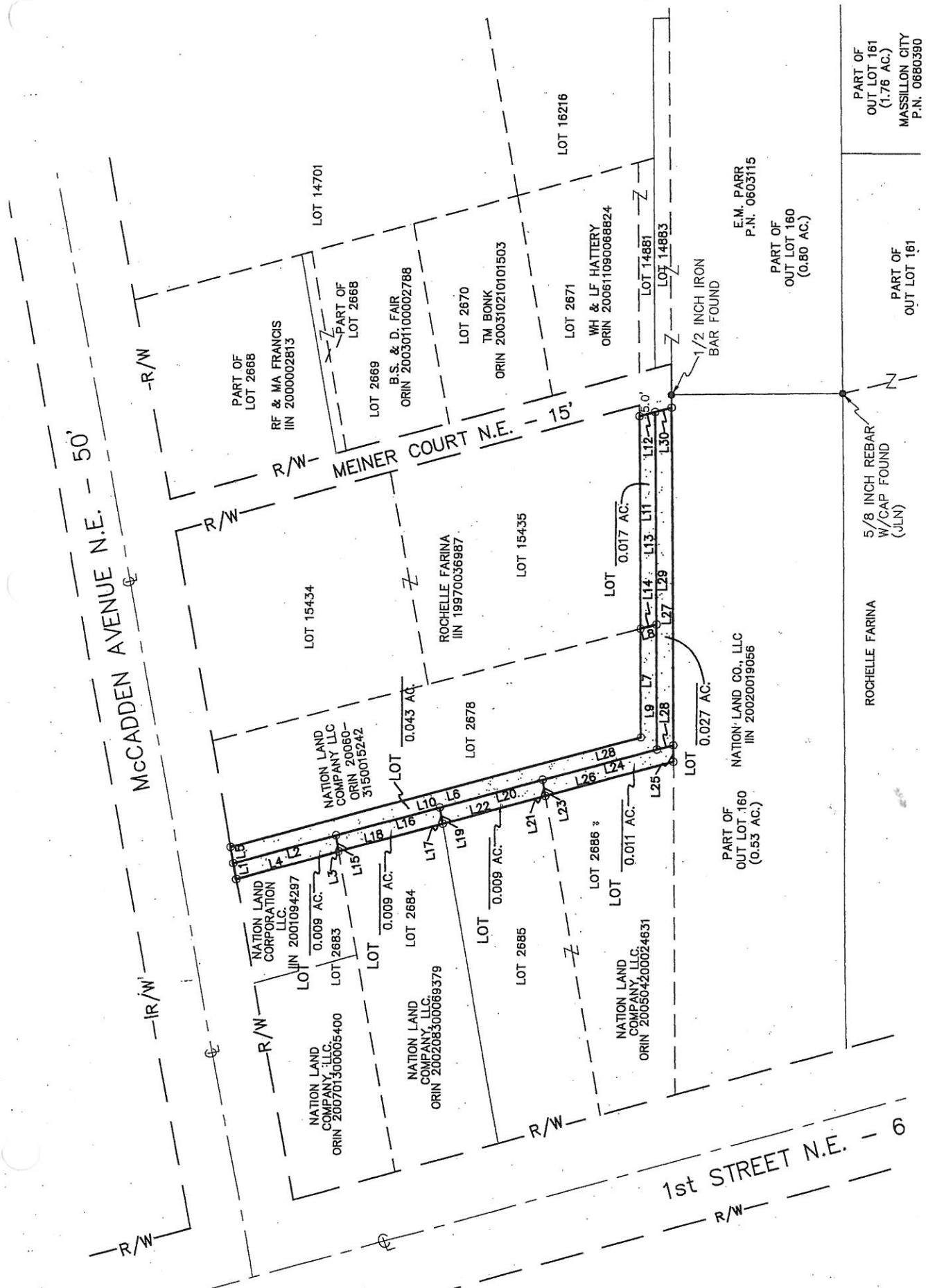
1ST ST NE

O.L. 160 O.L. 160 10153 O.L. 161 10152

WILLOW AVE.

9695 9696 9697 9698 9663 7805 7806

ST NE



APPROVED BY _____

CHAIRMAN _____

APPROVED BY _____

MASSILLON CIT _____

PART OF
OUT LOT 161
(1.76 AC.)
MASSILLON CITY
P.N. 0860390

PART OF
OUT LOT 161

5/8 INCH REBAR
W/CAP FOUND
(JLN)

ROCHELLE FARINA

E.M. PARR
P.N. 0603115

PART OF
OUT LOT 160
(0.80 AC.)

NATION LAND CO., LLC
IN 20020019056

PART OF
OUT LOT 160
(0.53 AC.)

NATION LAND
COMPANY, LLC
ORIN 200504200024631

LOT 2686
0.011 AC.

LOT 2685

NATION LAND
COMPANY, LLC
ORIN 200208300069379

LOT 2684
0.009 AC.

NATION LAND
COMPANY, LLC
ORIN 200701300005400

LOT 2683
0.009 AC.

NATION LAND
CORPORATION
LLC
IN 2001094297

NATION LAND
COMPANY LLC
ORIN 20060-
3150015242

LOT 15434

ROCHELLE FARINA
IN 19970036987

LOT 15435

LOT 2670
TM BONK
ORIN 200310210101503

LOT 2669
B.S. & D. FAIR
ORIN 200301100002788

PART OF
LOT 2668
RF & MA FRANCIS
IN 2000002813

LOT 16216

LOT 2671
WH & LF HATTERY
ORIN 200611090068824

LOT 14881
LOT 14883

1/2 INCH IRON
BAR FOUND