

A G E N D A
MASSILLON PLANNING COMMISSION
MARCH 12, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of February 13, 2008.*
2. *New Business*

Replat - 255 Warmington Road SW

Location: Out Lots 761, 1045, 1046; located on the south side of Warmington Road SW, west of Commerce Drive. The request is to combine the 3 existing lots into one parcel approximately 15.53 acres. The property is zoned I-2 Industrial.

Applicant: Pepsi-Cola General Bottlers of Mansfield Inc.

Replat – 20 Sixth Street SE

Location: Lots 1456, 1457, 1458; located on the east side of 6th Street SE, south of Lincoln Way East. The request is to combine the 3 existing lots into one parcel approximately 2.19 acres. The property is zoned R-1 Single Family Residential and O-1 Office.

Applicant: First Baptist Church of Massillon

Rezoning – 2400 Block Lincoln Way East

Property Description: Lots No. 3640 (Part), 3641 (Part), 3642 (Part), 3643, 3644, and 3645 (Part), located on the south side of Lincoln Way East between 24th and 25th Streets SE. The total site is approximately 2.5 acres in size.

Zone Change From: RM-1 Multiple Family Residential

Zone Change To: B-3 General Business

Applicant: Massillon Lincoln RA, LLC

Proposed Use: Construction of a Rite Aid Drug Store.

Rezoning – Prophecy Massillon Annexation

Property Description: Prophecy Massillon Annexation Area, an approximate 78.6 acre parcel located on the east side of Erie Avenue SW (State Route 21), north of Lindcrest Street SW

Zone Change From: Perry Township

Zone Change To: I-1 Light Industrial District

Applicant: City of Massillon

Proposed Use: To give this recently annexed property, which is an existing light manufacturing, warehousing and distribution facility, a zoning district classification under the Massillon City Zoning Code.

Massillon Planning Commission

February 13, 2008

The Massillon Planning Commission met in regular session on February 13, 2008, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Vice Chairman Todd Locke
Susan Saracina
Sheila Lloyd
Loren Matey
Frank Cilona

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the Commission meeting of January 9, 2008. Mrs. Saracina moved for approval, seconded by Mr. Cilona, motion unanimously carried.

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

Replat – Harmony Street NW

Location: Out Lot 926; located on the east side of Harmony Street NW, north of Raynell Avenue. The request is to split the existing property to create one (1) lot with an existing residence and one (1) new building site. Both lots to have frontage on Harmony Street NW. The property is zoned R-3 Single Family Residential.

Variance request: Section 1177.01, minimum lot frontage for R-3 Zoning. Applicant is requesting an 8.5' variance for the lot frontage along Harmony Street. 90' frontage is required; applicant has 81.5' of frontage for lot with existing home. Other lot meets the zoning requirements.

Applicant: Joseph and Charlene Glick

This is in the vicinity of 29th Street NW and Greendale, north of State Route 241, and consisting of approximately one acre. The buyer of the existing house doesn't want the entire tract of land. By replatting, at least one additional house can be built. Prior to the meeting, the neighbors were contacted and all six have signed a statement that they have no objections to the request.

Mr. Glick was present and added that at the present time he doesn't own the land necessary to have 265' frontage as indicated in the variance request, but he is purchasing a 10-foot strip which will give him that amount. Mrs. Saracina moved for approval, seconded by Mr. Matey, motion unanimously carried.

The next item was under Old Business and a replat and dedication presented by Mr. Haines.

Replat and Dedication Plat – 29th Street NW

Location: Lots 13450 and 13451; located on the east side of 29th Street NW, south of Gordon Avenue. The request is to combine the existing lots into two (2) new lots to create new building sites. The Engineering Department will also require the dedication of existing 29th Street right-of-way areas. The property is zoned R-2 Single Family Residential.

Variance request: Section 1177.01, minimum lot frontage for R-2 Zoning. Applicant is requesting a 5' variance for the lot frontage along 29th Street. 80' frontage is required; applicant has 75' of frontage each for two(2) lots.

Applicant: Derek Shanklin

This item was tabled at the January meeting due to the fact the applicant(s) didn't own the property. He/they have since purchased it. This is just a little north of the site of the previous request. There are three (3) 50-foot lots and the request is to replat the property into two (2) lots. A variance is needed since there is only 150 feet available frontage for both lots.

Derek Shanklin and Kid Shaklin were present and commented that since the last meeting, they have purchased the property and will be demolishing the existing house in the near future. Mr. Cilona moved for approval, seconded by Mrs. Saracina, motion unanimously carried. There being no further business before the Commission, the meeting adjourned at 7:50 P.M.

Respectfully submitted,



Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

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Applicant: First Baptist Church of Massillon



Rezoning – 2400 Block Lincoln Way East

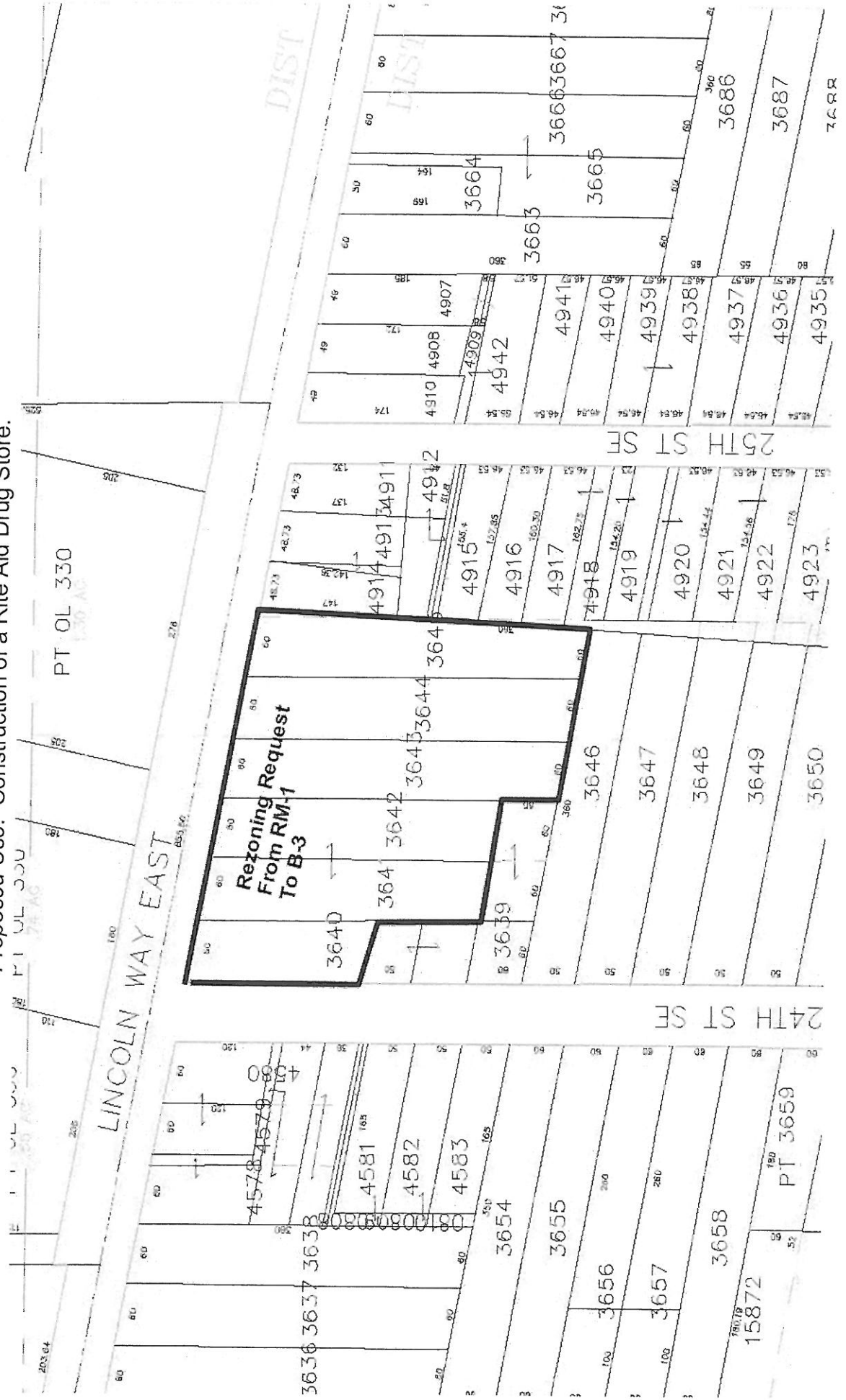
Property Description: Lots No. 3640 (Part), 3641 (Part), 3642 (Part), 3643, 3644, and 3645 (Part), located on the south side of Lincoln Way East between 24th and 25th Streets SE. The total site is approximately 2.5 acres in size.

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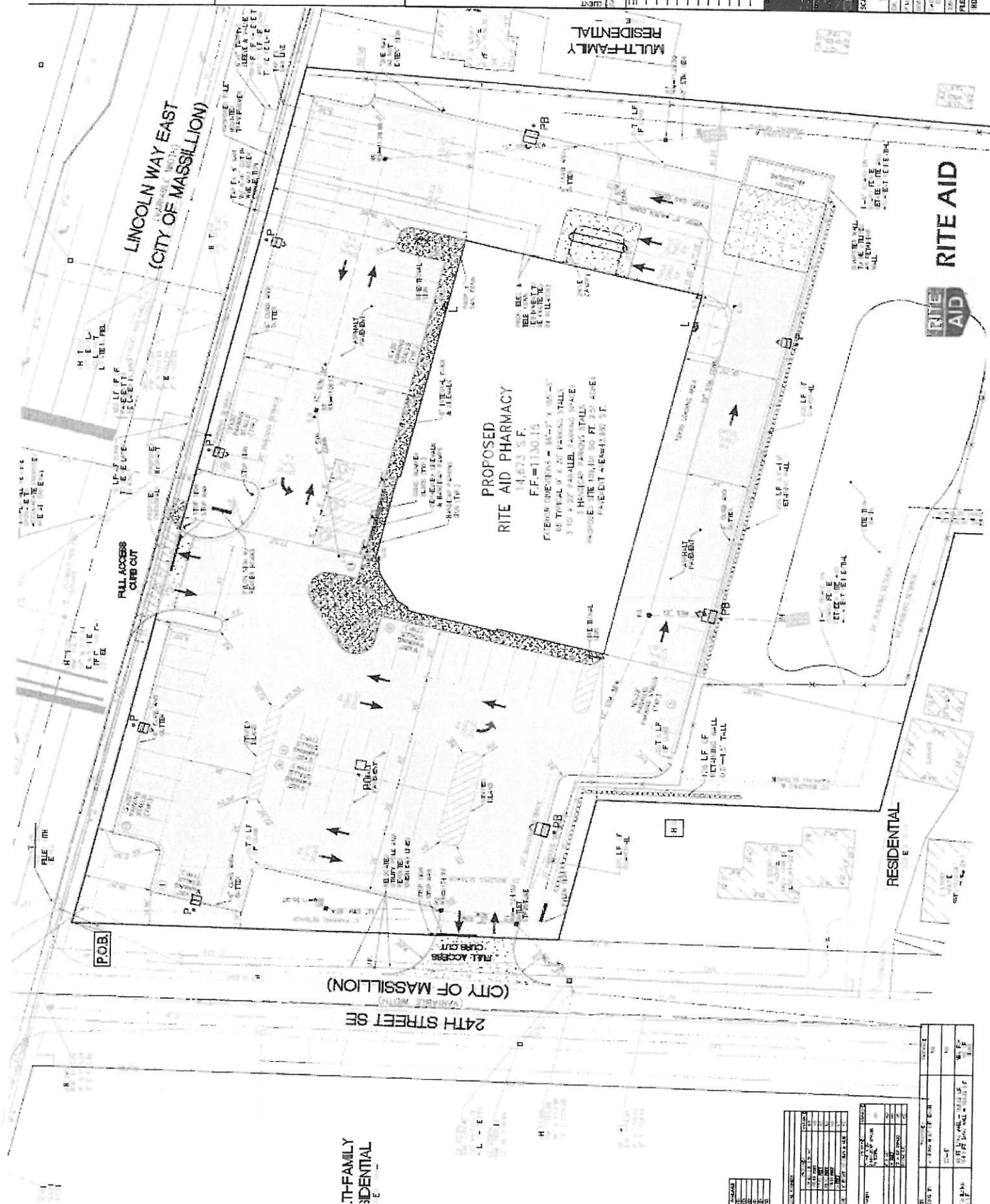
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Applicant: Massillon Lincoln RA, LLC

Proposed Use: Construction of a Rite Aid Drug Store.







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Zone Change From: Pery Township

Zone Change To: I-1 Light Industrial District

Applicant: City of Massillon

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