

A G E N D A
MASSILLON PLANNING COMMISSION
August 13, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of July 9, 2008.*
2. *New Business*

Street Vacation Plat – Sweetleaf Circle NW

Location: Part of Sweetleaf Cir. NW, a 50-foot wide right-of-way, located on the North side of Sippo Reserves Dr. NW, East of Manchester Road. The request is to vacate that portion from the north side of Sippo Reserves Drive approximately 115' in a northerly direction. Said vacated property will be re-platted with the adjoining lots on either side of the street. A 50-foot wide utility easement will remain on the property planned for vacation.

Applicant: Nathan & Tig Held / David & Jennifer Jaquay

Replat – Overlook Ave. SW / Lowell St. SW

Location: Lots 8262, 8263, 8272, 8273, 8274, located on the southwest corner of Overlook Ave. SW and Lowell Place SW. The request is to replat the (6) lots into (2) new lots, with (1) containing the existing home and (1) new building lot. The property is zoned R-1 Single Family Residential.

*****This item was tabled at the July 9, 2008 meeting and has since been revised*****

Applicant: Helen Stavrakis / Eldon Glick

Easement Plat – Erie St. South / Nave Road SE

Location: Out Lot 542, located on the southwest corner of Erie St. South and Nave Road SE intersection. This is the site of the existing Genshaft Park property. The request is to dedicate a sanitary sewer easement approximately 40' in width along the existing and proposed sanitary sewers. The property is zoned I-1 Industrial.

Applicant: City of Massillon

Massillon Planning Commission
July 9, 2008

The Massillon Planning Commission met in regular session on Wednesday, July 9, 2008, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman James Johnson
Vice Chairman Todd Locke
Sheila Lloyd
Joseph Luckring
Loren Matey

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the June 11, 2008, Planning Commission meeting. Mr. Locke moved to approve the minutes, seconded by Mr. Luckring, motion unanimously carried.

Mr. Johnson then read a thank you card from Ben Bradley's family for the flowers sent from the Commission.

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

Replat – Rose Avenue SE

Location: Lots 1449 and 1452, located on the south side of Rose Avenue SE, east of Albright Street. The request is to combine the lots together to create one (1) new building site approximately 0.11 acres. The property is zoned R-1 Single Family Residential.

Variance required: Section 1177.01, minimum lot area for R-1 Zoning Lot.

Applicant: Habitat for Humanity

This site is north of Penn Avenue and west of Third Street SE. Habitat for Humanity has acquired two lots to build a new house. All of the lots with existing houses in this area are small, but don't conform to the current code. Even by combining the two lots, there's a need for a variance. Mr. Matey asked if houses had previously been on these lots. Jason replied that there had been houses, but since a new lot is being created, it must conform to current regulations.

Bob Maurer, property coordinator for Habitat for Humanity, was present and commented that replatting the lots into one and building a new house will improve the area. Mr. Luckring moved for approval, seconded by Mr. Locke, motion unanimously carried.

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

Replat – Overlook Avenue SW

Location: Lots 4760, 4761, 4762, located on the north side of Overlook Avenue SW, east of 15th Street SW. The request is to combine the three existing lots into two new building lots with frontage on Overlook Avenue. The property is zoned R-1 Single Family Residential.

Applicant: Joseph Glick

This replat was previously considered under different ownership. However, since the survey wasn't completed and ownership has changed, it must be reconsidered. Mr. Glick was present. Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously carried.

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

Lot Split and Replat – 15th Street NW

Location: Out Lots 1032, 1033, 1034, located on the east side of 15th Street NW, south of Cherry Road. The request is to transfer several small pieces of property between neighbors and replat with the main lots. No new building lots will be created with this plat. The property is zoned R-2 Single Family Residential.

Applicant: Attorney Vincent Matecheck

Mr. Haines commented that this property located at 15th and Cherry NW, consists of three large parcels. One of the owners, Jack Jenkins, 810 15th Street NW, was present. He added that when his son's home was constructed, the electric transformer was put on his (Jack Jenkins) property. This lot split and replat will correct that situation. After a brief discussion, Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously carried.

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

Lot Split and Replat – Seneca Street NE

Location: Parts of Lot 1240, located on the northwest corner of State Avenue NE and Seneca Street NE. The request is to split a portion of the vacant property away from the exiting house and combine it with the existing corner lots. The property is zoned R-1 Single Family Residential.

Applicant: Lindsay Trust/Kathy Somers

Originally, the owners of the Lindsay's Sweeper Mart intended to create a separate lot, but found they couldn't do that, so they are requesting a Lot Split and Replat.

Kathy Somers was present and added that the owners of the Sweeper Mart bought the house at Sheriff Sale, and wish to sell the house, but keep a small portion of the lot which will help with parking. Mr. Luckring moved for approval, seconded by Mr. Matey, motion unanimously carried.

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

Replat – Autumn Avenue NW

Location: Lot 16457, located on the northeast corner of 29th Street NW and Autumn Avenue NW. The request is to split a lot into two parcels, one containing the existing house and the other containing the storm water detention pond. The property is zoned R-2 Single Family Residential.

Applicant: DWP Inc./Dave Daugherty

The plan is for the detention pond to be under the control of the homeowner's association. Mr. Haines said the City Engineer has reviewed the request and agreed to the lot split with the stipulation that the homeowner's association acquire and maintain the pond.

Mr. Locke then moved to approve the request pending acquisition of the portion containing the storm water detention pond by the homeowner's association. Mr. Luckring seconded the motion, which passed unanimously.

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

Replat – Overlook Avenue SW/Lowell Street SW

Location: Lots 8260, 8261, 8262, 8263, 8272, 8273, 8274, located on the southwest corner of Overlook Avenue SW and Lowell Place SW. The request is to replat the seven lots into four new lots, with two containing existing houses and two new building lots. The property is zoned R-1 Single Family Residential.

Applicant: Helen Stavrakis/Eldon Glick

The owner, Helen Stavrakis, lives on lot 8262, and is considering selling some of her property. Mr. Glick is considering purchasing some to build two new houses. The new lots would require variances since they don't meet R-1 Single Family zoning requirements. Mr. Haines reported that the City Engineer would like the utilities to be on Lowell Street, which presently isn't completely finished.

Mr. Glick was present and commented that the request is preliminary, but wanted an indication that the request would be approved later. He was informed that due to the preliminary status of the request, the Commission cannot provide approval. Mr. Locke then moved to table the request, seconded by Mr. Luckring, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 8:40 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

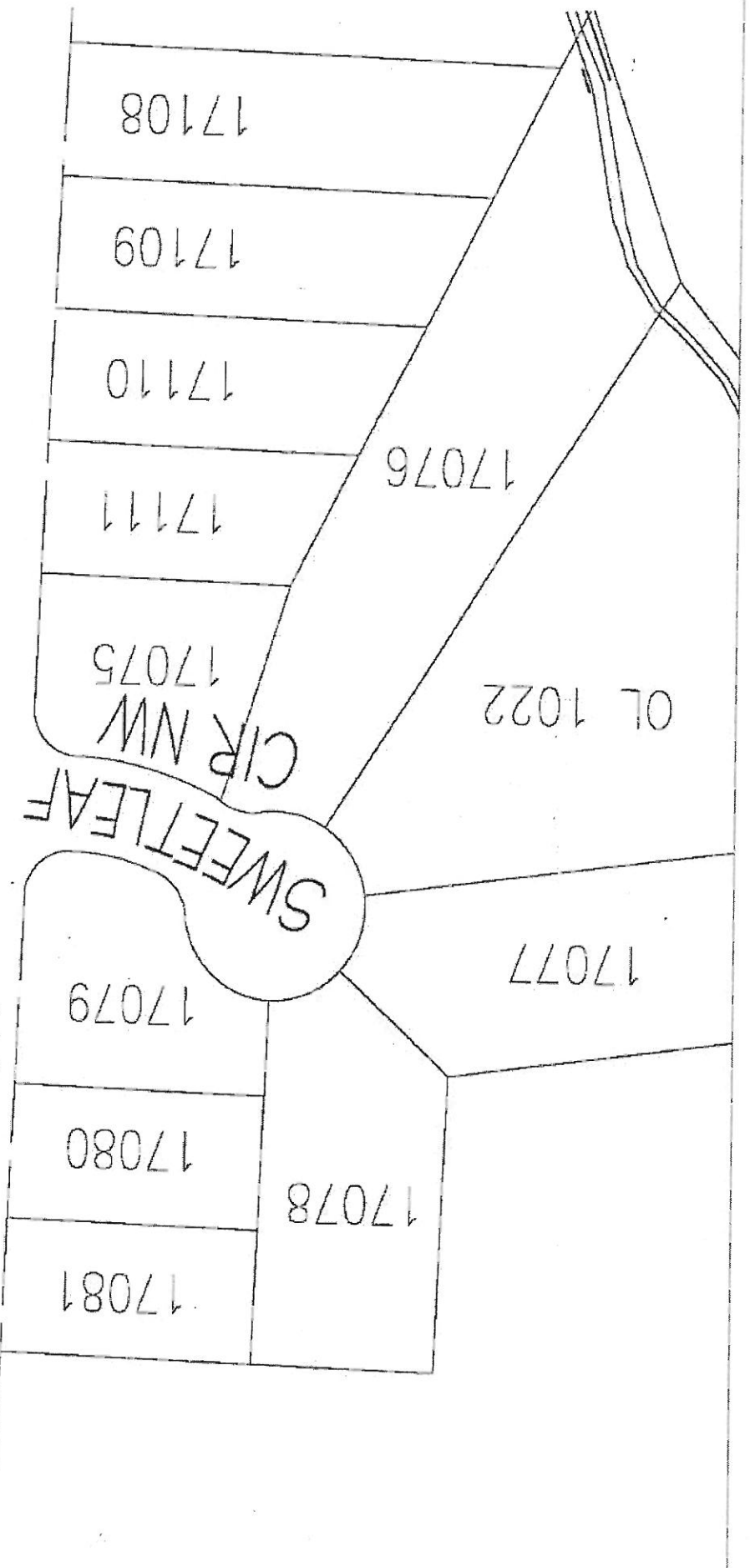
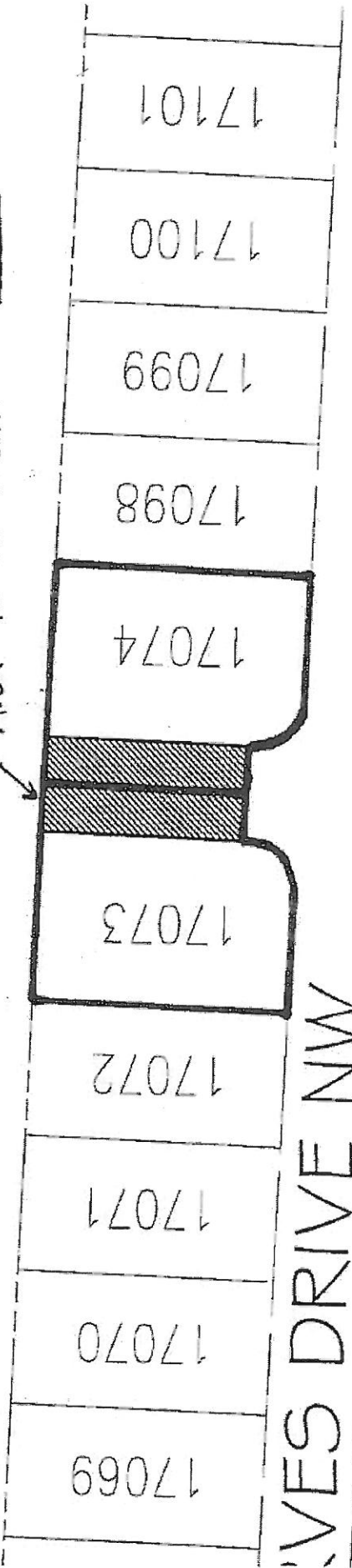
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Area to be vacated

17061 17062 17063 17064 17065 17066 17067 17068 17069 17070 17071 17072 17073 17074 17075 17076 17077 17078 17079 17080 17081 17082 17083 17084 17085 17086 17087 17088 17089 17090 17091 17092 17093 17094 17095 17096 17097 17098 17099 17100 17101 17102 17103 17104 17105 17106 17107 17108 17109 17110 17111 17112 17113 17114 17115 17116 17117 17118 17119 17120 17121 17122 17123 17124 17125 17126 17127 17128 17129 17130 17131 17132 17133 17134 17135 17136 17137 17138 17139 17140 17141 17142 17143 17144 17145 17146 17147 17148 17149 17150 17151 17152 17153 17154 17155 17156 17157 17158 17159 17160 17161 17162 17163 17164 17165 17166 17167 17168 17169 17170 17171 17172 17173 17174 17175 17176 17177 17178 17179 17180 17181 17182 17183 17184 17185 17186 17187 17188 17189 17190 17191 17192 17193 17194 17195 17196 17197 17198 17199 17200 17201 17202 17203 17204 17205 17206 17207 17208 17209 17210 17211 17212 17213 17214 17215 17216 17217 17218 17219 17220 17221 17222 17223 17224 17225 17226 17227 17228 17229 17230 17231 17232 17233 17234 17235 17236 17237 17238 17239 17240 17241 17242 17243 17244 17245 17246 17247 17248 17249 17250 17251 17252 17253 17254 17255 17256 17257 17258 17259 17260 17261 17262 17263 17264 17265 17266 17267 17268 17269 17270 17271 17272 17273 17274 17275 17276 17277 17278 17279 17280 17281 17282 17283 17284 17285 17286 17287 17288 17289 17290 17291 17292 17293 17294 17295 17296 17297 17298 17299 17300 17301 17302 17303 17304 17305 17306 17307 17308 17309 17310 17311 17312 17313 17314 17315 17316 17317 17318 17319 17320 17321 17322 17323 17324 17325 17326 17327 17328 17329 17330 17331 17332 17333 17334 17335 17336 17337 17338 17339 17340 17341 17342 17343 17344 17345 17346 17347 17348 17349 17350 17351 17352 17353 17354 17355 17356 17357 17358 17359 17360 17361 17362 17363 17364 17365 17366 17367 17368 17369 17370 17371 17372 17373 17374 17375 17376 17377 17378 17379 17380 17381 17382 17383 17384 17385 17386 17387 17388 17389 17390 17391 17392 17393 17394 17395 17396 17397 17398 17399 17400 17401 17402 17403 17404 17405 17406 17407 17408 17409 17410 17411 17412 17413 17414 17415 17416 17417 17418 17419 17420 17421 17422 17423 17424 17425 17426 17427 17428 17429 17430 17431 17432 17433 17434 17435 17436 17437 17438 17439 17440 17441 17442 17443 17444 17445 17446 17447 17448 17449 17450 17451 17452 17453 17454 17455 17456 17457 17458 17459 17460 17461 17462 17463 17464 17465 17466 17467 17468 17469 17470 17471 17472 17473 17474 17475 17476 17477 17478 17479 17480 17481 17482 17483 17484 17485 17486 17487 17488 17489 17490 17491 17492 17493 17494 17495 17496 17497 17498 17499 17500 17501 17502 17503 17504 17505 17506 17507 17508 17509 17510 17511 17512 17513 17514 17515 17516 17517 17518 17519 17520 17521 17522 17523 17524 17525 17526 17527 17528 17529 17530 17531 17532 17533 17534 17535 17536 17537 17538 17539 17540 17541 17542 17543 17544 17545 17546 17547 17548 17549 17550 17551 17552 17553 17554 17555 17556 17557 17558 17559 17560 17561 17562 17563 17564 17565 17566 17567 17568 17569 17570 17571 17572 17573 17574 17575 17576 17577 17578 17579 17580 17581 17582 17583 17584 17585 17586 17587 17588 17589 17590 17591 17592 17593 17594 17595 17596 17597 17598 17599 17600 17601 17602 17603 17604 17605 17606 17607 17608 17609 17610 17611 17612 17613 17614 17615 17616 17617 17618 17619 17620 17621 17622 17623 17624 17625 17626 17627 17628 17629 17630 17631 17632 17633 17634 17635 17636 17637 17638 17639 17640 17641 17642 17643 17644 17645 17646 17647 17648 17649 17650 17651 17652 17653 17654 17655 17656 17657 17658 17659 17660 17661 17662 17663 17664 17665 17666 17667 17668 17669 17670 17671 17672 17673 17674 17675 17676 17677 17678 17679 17680 17681 17682 17683 17684 17685 17686 17687 17688 17689 17690 17691 17692 17693 17694 17695 17696 17697 17698 17699 17700 17701 17702 17703 17704



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Replat - Overlook Ave. SW / Lowell St. SW

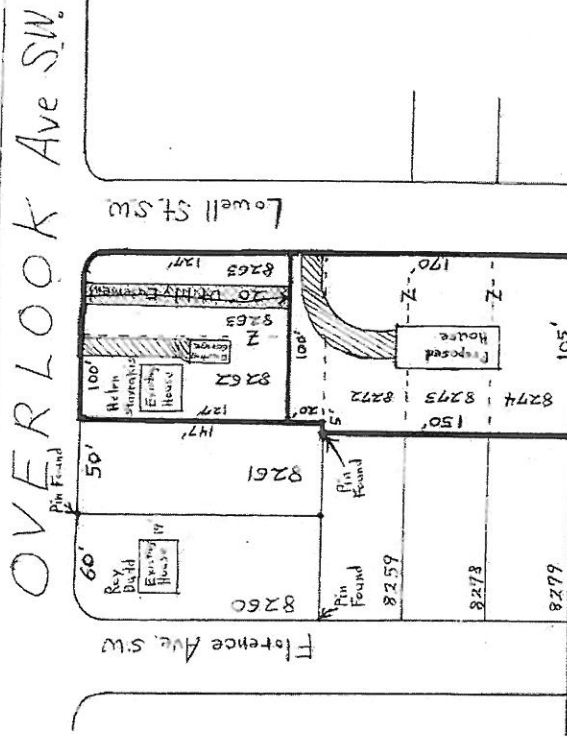
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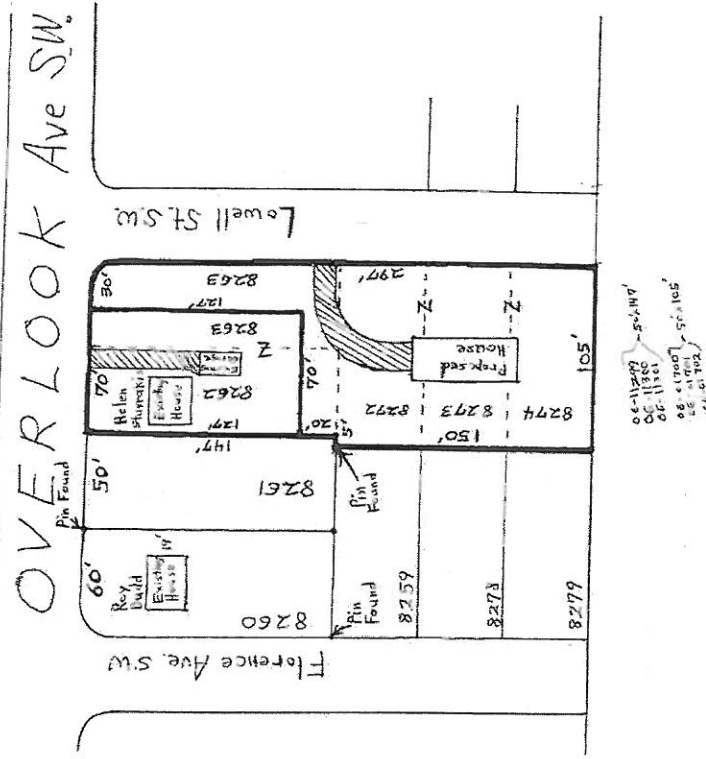
Plan A

Proposed Replat for Preliminary Approval.



Plan B

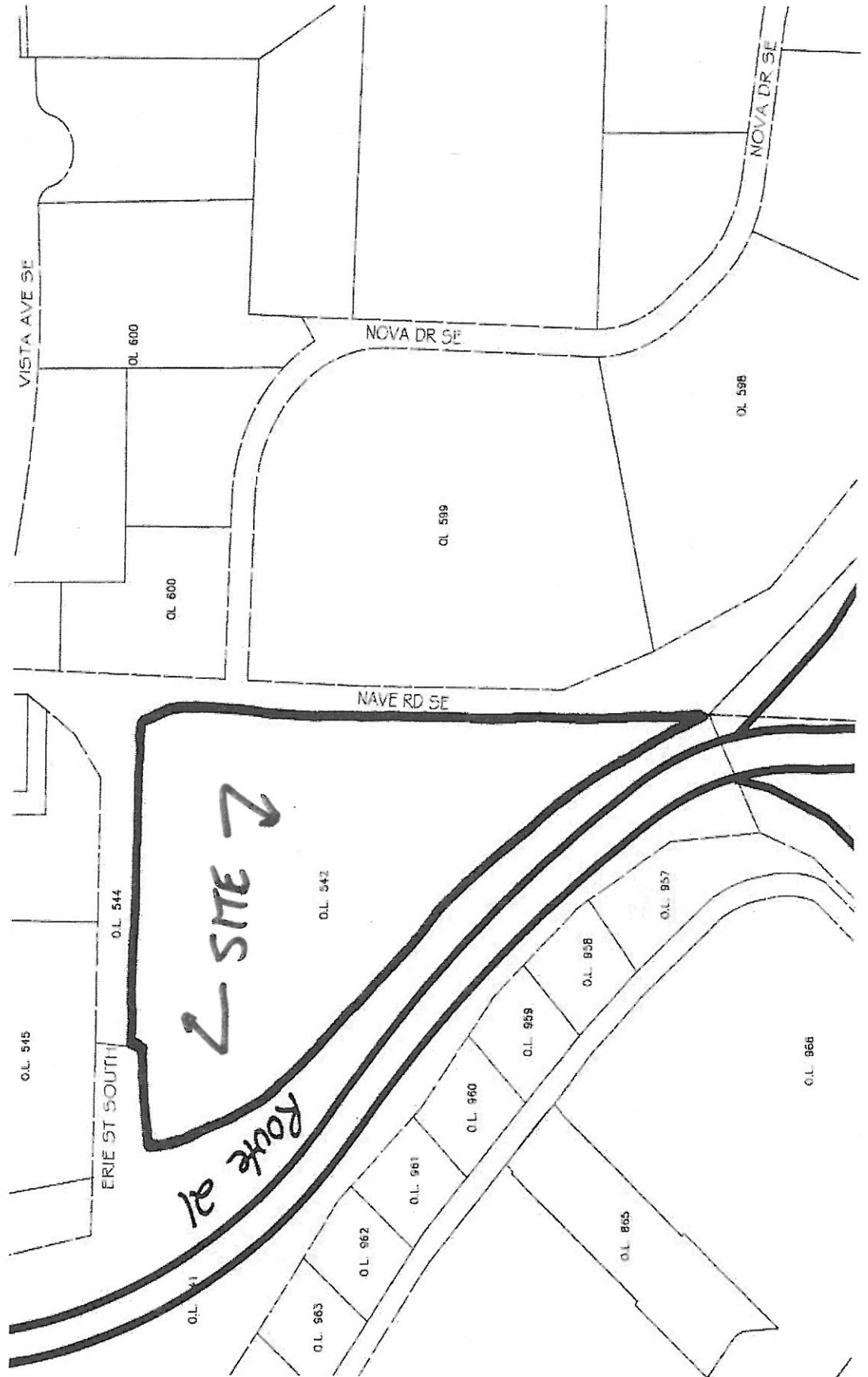
Proposed Replat for Preliminary Approval.



Easement Plat – Erie St. South / Nave Road SE

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