

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 14, 2009 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of November 12, 2008.*

2. *New Business*

Rezoning – Manson Area Annexation

Property Description: Manson Annexation Area, an approximate 9.977 acre parcel located on the east side of 27th Street NW, south of the Sippo Valley Trail.

Zone Change From: Tuscarawas Township (No Zoning)

Zone Change To: A-1 General Agricultural District

Applicant: City of Massillon

Proposed Use: To give this recently annexed property Massillon City Zoning classification.

3. *Other Business*

Election of Officers for 2009

Massillon Planning Commission

November 12, 2008

The Massillon Planning Commission met in regular session on Wednesday, November 12, 2008, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman James Johnson
Vice Chairman Todd Locke
Frank Cilona
Joseph Luckring
Sheila Lloyd
Susan Saracina

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business for the evening was approval of the minutes for the meeting of October 18, 2008. Mr. Cilona moved for approval, seconded by Mr. Luckring, motion unanimously carried.

The next item under New Business was a replat

Replat – Weirich Blvd. NW

Location: Lot 10 and part of Lot 11, located on the south side of Tommy Henrich Blvd. NW and east of Weirich Blvd. The request is to replat the existing lots into two (2) new lots. Both new lots would be corner lots and are currently zoned B-3 General Business.

Applicant: CDC Realty/Attorney Thomas Ferrero

Mr. Haines explained that this property is in the vicinity of Yund's Car Wash and Great Escape Movie Theatre. It is presently the site of the parking lot for Amvets Post 6. Attorney Thomas Ferrero was present representing CDC Realty, who is negotiating the sale of Amvets. He explained that the pending buyer is interested in the building and not this property. Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously carried.

The next item was an easement plat.

Easement Plat – Wales Road NE

Location: Out Lot 508, located on the east side of Wales Road NE, just north of Hills and Dales Road. The request is to grant an easement of variable width to Aqua Ohio Water Company for the placement of new and existing water lines. The property is zoned B-1 Local Business.

This property is owned by the City of Massillon and abuts Walgreens Drug Store. Since there are a lot of existing utilities in the area, it's necessary to shift the water line to this publicly owned property.

Don Snyder from Aqua Ohio, was present and commented that Jason Haines had presented an excellent description, therefore, he had no additional comments, but would answer questions. Mr. Luckring moved for approval, seconded by Mr. Cilona, motion unanimously carried.

The next item was a rezoning presented by Mr. Aaby.

Rezoning – Lincoln Way East

Property description: Lot No. 10407, located at 1815 Lincoln Way East

Zone change from: RM-1 Multiple Family Residential

Zone change to: B-1 Local Business

Applicant: Roseman Building Co., LLC

Proposed use: Construction of a parking lot for Superior Savings Credit Union, which has also acquired the adjacent property at 1807 Lincoln Way East (zoned B-1 Local Business).

This property is on the south side of Lincoln Way East. Superior Credit Union purchased Lots No. 10406 and 10407, and intends to raze the existing house on Lot No. 10407, which will be used for parking. The building (Lot No. 10406), which is the former Glass Craft, is zoned B-1 Local Business and will be the site of their office. A petition was circulated and has over 50% of the signatures of area property owners. Mr. Aaby commented that since Lot No. 10407 will be used for parking only, P-1 Parking is an option.

Sean Roseman, of Roseman Building Company, was present and stated that Superior Credit Union would be remodeling the building.

Mr. Locke asked Mr. Aaby if P-1 parking would be acceptable. The answer was "yes."

Carl Oser, 8201 Kellydale NW, was present and expressed his objection to the rezoning because no one else has gotten property rezoned in the area. He added others have been turned down multiple times. He said neither of the abutting property owners on the east or west have signed the petition. He also asked if the applicant was going to use it for parking, why did he ask for B-1 Local Business.

Charles Dovbish, 1823 Lincoln Way East, was present and expressed concern about fumes and noise coming through the windows of his home, and the effect this would have on his wife's health. He thinks the Commission should reject the request. He also said rezoning this property would cause difficulty in selling his house.

Mr. Johnson asked if changing the request would mean it had to be re-submitted. Mr. Aaby stated it could be done at this time. Mr. Locke moved to change the request from B-1 Local Business to P-1 Parking, Mr. Luckring seconded the motion which passed unanimously.

Mr. Locke then moved to approve a motion to recommend approval of rezoning Lot No. 10407 from RM-1 Multiple Family Residential to P-1 Parking, Mr. Locke seconded the motion. The motion passed 4-1, with Mrs. Saracina voting against the motion to recommend the rezoning.

There being no further business before the Commission, the meeting adjourned at 7:55 P.M.

Respectfully submitted,

Approval:


Marilyn E. Frazier, Commission Clerk

This map is compiled, calculated, and drawn from available deeds of record, record plats, and other documents obtained from the official records maintained by the various offices of Stark County, Ohio. A boundary survey was not performed on any properties.

Sign in Sheet

Address and/or organization[illegible]



The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., Mayor
330.830.1700

Michael J. Loudiana
Dir. of Public Safety & Service
330.830.1702

Housing Department

Marilyn E. Frazier, Director
330.830.1717

January 15, 2009

Mr. Carl Oser
8201 Kellydale N.W.
Massillon, Ohio 44646

RE: Massillon Planning Commission minutes November 12, 2008

Dear Mr. Oser:

At last night's Planning Commission meeting, the November minutes were approved with the following correction:

A motion to recommend rezoning Lot No. 10407 was moved by Todd Locke, seconded by Joseph Luckring, and passed 4 – 1, with Susan Saracina voting against the motion. (A copy of the corrected minutes is enclosed).

The minutes contained an error with Mr. Locke's name instead of Mr. Luckring. I apologize for any inconvenience this may have caused. If you should have any questions, feel free to contact my office at 330.830.1717.

Sincerely,


Marilyn E. Frazier, Commission Clerk

MEF/ky

enclosure