

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 11, 2009 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 14, 2009.*
2. *New Business*

Request for Approval of Conditional Land Use – Massillon Senior Housing

Location: 117 1st Street SW, located on the west side of 1st Street SW, between David Canary Dr SW and Tremont Avenue SW.

Existing Zoning: B-2 Central Business District

Request: To construct a 52-unit apartment building for senior age 55 and older, pursuant to Section 1165.04(g) of the Massillon City zoning code.

Applicant: Massillon Senior LLC / The NRP Group

Replat – 1807-1815 Lincoln Way East

Location: Lots No. 10406 and 10407, located on the south side of Lincoln Way East. The request is to replat these two existing lots into one new lot to provide for expansion of the existing parking lot for Superior Savings Credit Union.

Applicant: Superior Savings Credit Union

Rezoning – Columbia Heights Neighborhood

Area Description: The City of Massillon is considering changing the zoning classification of a portion of the Columbia Heights neighborhood bounded by Anthony Avenue SW on the north, by Duncan Street SW on the west, and by the railroad on the southeast and east.

Zone Change From: I-1 Light Industrial

Zone Change To: R-1 Single Family Residential

Applicant: City of Massillon

Proposed Use: The City of Massillon is proposing this zone change to single family residential in order to promote the revitalization and redevelopment of the Columbia Heights neighborhood.

3. *Other Business*

Massillon Planning Commission

January 14, 2009

The Massillon Planning Commission met in regular session on January 14, 2009, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman James Johnson
Vice Chairman Todd Locke
Michael Loudiana
Sheila Lloyd
Susan Saracina

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the Commission meeting of November 12, 2008. Mr. Johnson noted an error in the minutes under Rezoning Lincoln Way East. The motion was seconded by Mr. Luckring, not Mr. Locke as stated in the minutes. The motion to approve the minutes as corrected was properly moved, seconded and unanimously approved.

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

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 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

This property has one owner and one house. The owner would like the zoning to be A-1 General Agricultural because of his intended use. Mrs. Saracina moved to recommend approval of the request, seconded by Mr. Locke, motion unanimously carried.

The next item was the election of officers for 2009. Mr. Johnson then relinquished the Chair to Aane Aaby to conduct the election. Mr. Locke moved and Mrs. Saracina seconded to nominate Mr. Johnson as Chairman. No one else was nominated. The motion was unanimously approved.

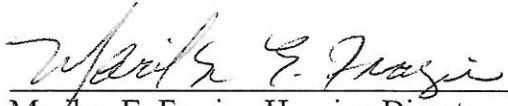
Mr. Loudiana then moved and Mrs. Saracina seconded to nominate Mr. Locke as Vice Chairman. No one else was nominated. The motion was unanimously carried.

Mr. Aaby informed the Commission that City Council will be passing a resolution requesting the Planning Commission to research and make a recommendation for a zoning change of the Columbia Heights area at the February meeting. This area is currently zoned Industrial. Habitat for Humanity has acquired lots and wishes to construct housing. A well attended community meeting was held with those in attendance being supportive.

Mr. Johnson thanked the Commission members and staff for coming out in tonight's inclement weather conditions.

There being no further business before the Commission, the meeting adjourned at 7:40 P.M.

Respectfully submitted,


Marilyn E. Frazier, Housing Director

Approval:

MEF/ky

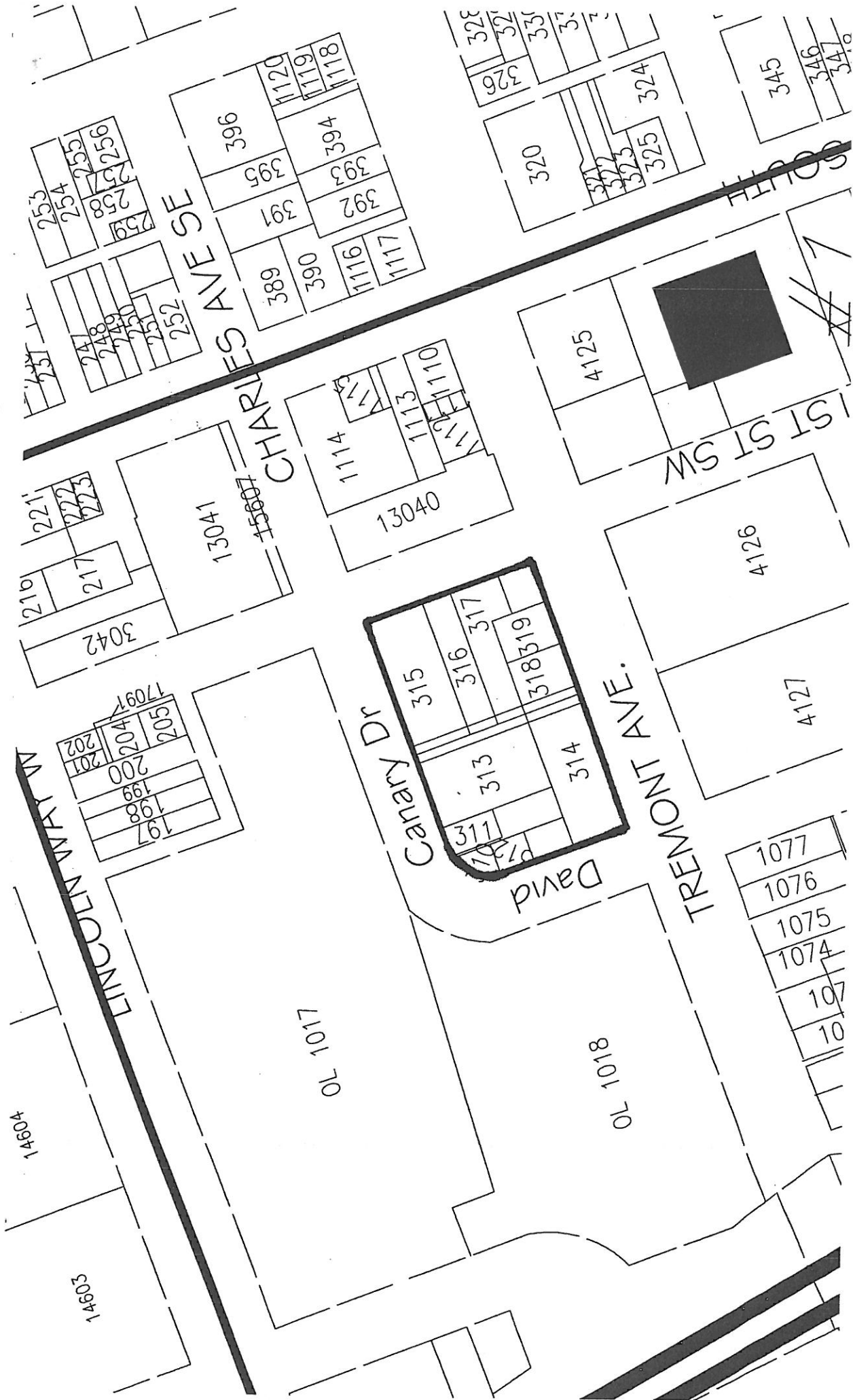
Request for Approval of Condition Land Use – Massillon Senior Housing

Location: 117 1st Street SW, located on the west side of 1st Street SW, between David Canary Dr SW and Tremont Avenue SW.

Existing Zoning: B-2 Central Business District

Request: To construct a 52-unit apartment building for senior age 55 and older, pursuant to Section 1165.04(g) of the Massillon City zoning code.

Applicant: Massillon Senior LLC / The NRP Group



Massillon Senior LLC

5309 Transportation Blvd. • Cleveland, Ohio 44125 • *ph* (216) 475-8900 • *fax* (216) 475-6101

January 21, 2009

City of Massillon Planning Commission
C/o Aane Aaby
Community Development Director
151 Lincoln Way East
Massillon, Ohio 44646

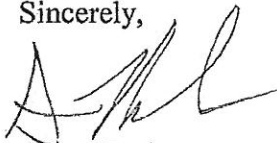
Re: **Massillon Senior**

Dear Aane:

This letter is to request the consideration of the Planning Commission for property located at 117 1st Street SW, Massillon Ohio to be approved as a Conditional Use under the B2 zoning. Massillon Senior LLC plans to develop a 52-unit apartment building for seniors age 55 and older. The enclosed site plan outlines the proposed 52-unit apartment building, which may also include up to 6,000 square feet commercial space, fronting on 1st Street SW.

If you require any additional information prior to the February 11, 2009 meeting, please contact me and I will be happy to provide it to the Commission.

Sincerely,



Aaron Pechota
Development Vice President
The NRP Group LLC

Enc.

DATE: JANUARY 20, 2009

CLERK: MARY BETH BAILEY

MASSILLON CITY COUNCIL
CITY OF MASSILLON, OHIO
GLENN E. GAMBER, PRESIDENT

COUNCIL CHAMBERS

LEGISLATIVE DEPARTMENT

RESOLUTION NO. 1 - 2009

BY: COMMUNITY DEVELOPMENT COMMITTEE

TITLE: A RESOLUTION urging the Planning Commission to consider rezoning the Columbia Heights neighborhood.

WHEREAS, city officials met with Columbia Heights residents and property owners to discuss possible zone changes to this neighborhood.

WHEREAS, this rezoning would help promote revitalization and redevelopment of Columbia Heights as a residential neighborhood.

WHEREAS, during this meeting the residents and property owners of the affected Columbia Heights neighborhood were receptive to the zone change and the possibility of having their neighborhood progress residentially.

Now, therefore be it resolved that Massillon City Council urges the Planning Commission to consider rezoning the Columbia Heights neighborhood to help promote revitalization and redevelopment of this area of the City of Massillon.

PASSED THIS 20th DAY OF January 2009

ATTEST: Mary Beth Bailey
MARY BETH BAILEY, CLERK OF COUNCIL

Glenn E. Gamber
GLENN E. GAMBER, PRESIDENT

APPROVED: January 21, 2009

Francis H. Cicchinelli, Jr.
FRANCIS H. CICCHINELLI, JR., MAYOR



The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., *Mayor*
330.830.1700

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

November 18, 2008

Dear Property Owner:

You are invited to attend a meeting to discuss the possible rezoning of a portion of the Columbia Heights neighborhood, from I-1 Industrial to R-1 Single-family residential. This rezoning is being considered by the City in order to promote revitalization and redevelopment of the Columbia Heights neighborhood.

The specific part of Columbia Heights being proposed for rezoning is bounded by Anthony Avenue SW on the north, by Duncan Street SW on the west, and by the railroad on the southeast and east.

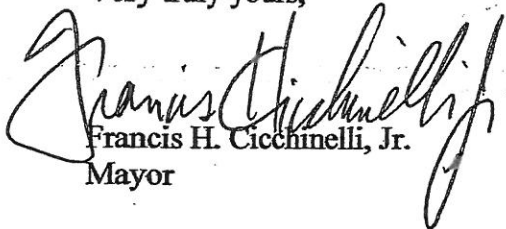
**COLUMBIA HEIGHTS NEIGHBORHOOD
PUBLIC MEETING TO DISCUSS
REZONING TO RESIDENTIAL USE**

**MONDAY, DECEMBER 8, 2008, 7:00 PM
BOYS AND GIRLS CLUB OF MASSILLON
730 DUNCAN STREET, SW**

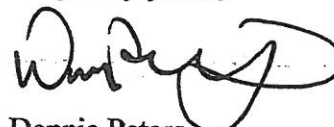
**HOSTED BY:
CITY OF MASSILLON
&
WARD COUNCILMAN DONNIE PETERS**

This is an informational meeting being held by the City of Massillon Community Development Department and Ward Councilman Donnie Peters. Maps and other information will be available at this meeting. Your attendance is not required, but it is hoped that you will attend in order to ask any questions you may have and to tell us your opinions.

Very truly yours,


Francis H. Cicchinelli, Jr.
Mayor

Very truly yours,


Donnie Peters
Ward 5 Council-Member

**Proposed Zone Change
Columbia Heights Area
From I-1 Light Industrial
To R-1 One Family
Residential**

