

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

1. *Approval of the Minutes for the Commission Meeting of September 8, 2009.*

2. *New Business*

Request for Approval of Permitted Use Subject to Special Conditions – Salvation Army

Location: Lot No. 580, a 3.5 acre parcel bounded by 5th Street NE, 6th Street NE, North Avenue NE, and Chestnut Avenue NE

Existing Zoning: R-1 One Family Residential

Request: The Massillon Salvation Army is proposing to construct a new facility on this property, pursuant to Section 1153.03(a) of the Massillon City Zoning Code. (Principal Uses Permitted in an R-1 District Subject to Special Conditions – Churches and other facilities).

Applicant: The Salvation Army / Hettler Engineering

3. *Other Business*

Massillon Planning Commission
September 9, 2009

The Massillon Planning Commission met on September 9, 2009, at 4:00 P.M. in the office of the Mayor, Massillon Municipal Government Annex Building. The following were present:

Members

Chairman James Johnson
Vice Chairman Todd Locke
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Michael Loudiana
Susan Saracina
Frank Cilona
Tim Muzi

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was approval of the minutes for the Commission meeting of July 8, 2009. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The next item under new business was a replat presented by Mr. Aaby and Mr. Haines.

Replat – 117 1st Street SW

Description: The request is to replat lots 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 14218, 14219, 14220, 14221, 14222, and 14223, located at the northwest corner of Tremont Avenue SW and 1st Street SW. These parcels will be combined into one (1) new out lot of approximately 1.4654 acres. This is the site of the proposed NRP Senior Apartments development.

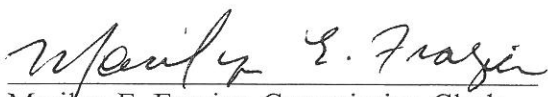
Applicant: NRP Group / Neff Design

Mr. Aaby explained that the NRP Group of Cleveland has provided a proposal to the City to build a senior housing complex at the former site of The Eagles. In July, the State approved an application for the Low Income Tax Credit Program (LITC) for the proposed development. Mr. Haines added that the City Engineer's office will require the replat prior to a site plan review. However, NRP is proceeding ahead of the required time frame. Sean Pietrowski, of M Neff Design Group, was present representing NRP Group. He explained that the complex will consist of a 4-story building with fifty-two (52) two (2) bedroom units. The plan is to start construction in February or March, 2010. Mayor Cicchinelli moved for approval, seconded by Mr. Locke, motion unanimously carried.

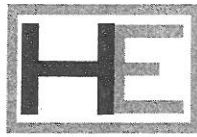
There being no further business before the Commission, the meeting adjourned at 4:15 P.M.

Respectfully submitted,

Approval:


Marilyn E. Frazier, Commission Clerk

MEF/ky



Hettler
Engineering LLC
Civil & Construction Consultants

October 6, 2009

City of Massillon
Community Development Department
Municipal Government Annex
Administrative Building
151 Lincoln Way East
Massillon, Ohio 44646

Attn: Aane A. Aaby
Community Development Director

Re: Proposed Building and Site Plan
For the Salvation Army

Dear Mr. Aaby:

The Salvation Army is proposing to construct a new facility on approximately 3.551 acres of land bounded by 6th Street N.E., 5th Street N.E., North Avenue N.E., and Chestnut Avenue N.E. in the City of Massillon. This parcel is zoned as an R-1 One-Family Residential District. It is our understanding that the proposed facility is allowed as a Principal Use Permitted in this type of district subject to Special Conditions (Section 1153.03 (a)) and the approval of the Planning Commission. We are asking for the Planning Commission to review the enclosed Site Plan and approve construction of the above referenced facility for the Salvation Army in the specified R-1 One-Family Residential District.

The final proposed site plan required two (2) variances from the Planning and Zoning Code. These variances were presented to the Massillon Zoning Board of Appeals on September 10, 2009 and approved. An appeal(s) were filed and the Massillon City Council voted to uphold the variances as granted at their meeting on October 5, 2009.

Variance One: The allowable height of a building in an R-1 zone is twenty-five (25) feet. The building height varies across the proposed facility with the highest portion of the building being the sanctuary. The ridge height of the sanctuary is forty-five (45) feet and the adjacent eave height is twenty-three (23) feet. Therefore the average sanctuary height is thirty-four (34) feet. A nine (9) foot variance was requested and granted (Section 1177.01).

Variance Two: The front building setback is thirty-four (34) feet based upon the building height. Per the code, parking is not permitted within the front building setback. The proposed site plan shows approximately fifteen (15) parking spaces partially within the front setback. A variance for parking within the front building setback was requested and granted. Approximately two (2) feet of the proposed parking spaces are within the front setback.

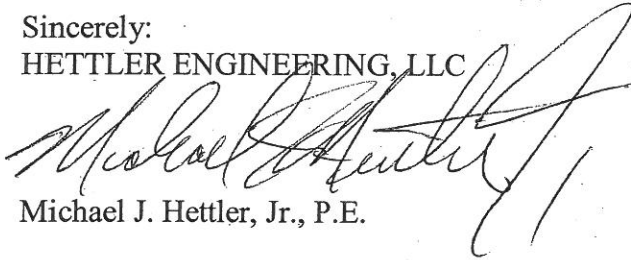
Please note that the original site plan also required side and a rear building setback variances but the site plan was revised and the building altered in order to move the proposed building within the required setbacks.

We have enclosed copies of the proposed site plan for your use.

We appreciate your consideration of this request. If you have any questions regarding this subject or require additional information please do not hesitate to contact us.

Sincerely:

HETTLER ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Michael J. Hettler, Jr.", written over the printed name.

Michael J. Hettler, Jr., P.E.

Enclosures

File

THE CITY OF MASSILLON, OHIO

Internal Correspondence

To: City Planning Commission

Date: October 8, 2009

From: Aane Aaby, Community Development Director



Subject: Massillon Salvation Army Project

The Massillon Salvation Army is proposing to construct a new facility on a 3.5 acre parcel located at the northwest corner of 6th Street NE and North Avenue NE. This project is subject to review and approval by the City Planning Commission and is being placed on the Agenda for the October 14, 2009 Commission Meeting.

The project site is zoned R-1 One Family Residential. The project is being submitted for Planning Commission approval subject to Section 1153.03 (a) of the City Zoning Code as follows:

1153.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

(a) Churches and other facilities normally incidental thereto subject to the following conditions:

(1) Buildings of greater than the maximum height allowed in Section 1177.01 may be allowed provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.

(2) All access to the site shall be in accordance with Section 1187.11.

REVIEW COMMENTS

The building plans for the facility include a Sanctuary, thus the facility is a church. In regards to Condition (1), the Salvation Army has already been granted a variance from the Zoning Board of Appeals for the building height, which was calculated as 34 feet. In accordance with Condition (1) the required building setback in this case is now 34 feet. The proposed building meets this conditional setback requirement.

In regards to Condition (2), Section 1187.11 requires that vehicular access to the facility be provided from a collector street. The City Subdivision Code (Section 1109.03(c)) states that collector streets shall have a minimum right-of-way width of 60 feet. Vehicular access to the Salvation Army site is being provided from 6th Street NE, which is a 66 foot wide right-of-way, and therefore, is classified as a collector street.

Massillon Planning Commission
October 14, 2009 - 7:30 P.M.
City Council Chambers

Sign in Sheet

Name:

Address and/or organization

KIM SCHUMACHER

SCHUMACHER CONST.

MIKE Bushman

Schumacher Construction

Michael Hettler

Hettler Engineering

Jenny Bauer-Benders

The Salvation Army

Kevin Benders

The Salvation Army

RICHARD LOTZ

LAWRENCE & DYKES ARCHITECTS

Massillon Planning Commission
(updated:06/24/09)

Cell phones for MEF's purposes only)

Mayor Francis H. Cicchinelli, Jr. *NO*
(Jan. 1988)
(Home: 832-3373) W: 830.1700

Mike Loudiana *IF Needed*
Safety Service Director
Home: 832.9986 Cell: 353.1800

Frank Cilona *yes*
2345 Xavier Drive SE
Massillon, Ohio 44646
330-834-3113

Susan Saracina *yes*
504 Lincoln Way East
Massillon, Ohio 44646 *is Abstaining*
330.209.8515 (02/08/06 *from voting*
OK w/ MEF said still a Quorum)

Todd Locke, Vice Chairman *yes*
1525 Valerie Avenue NE
Massillon, Ohio 44646
car: 936.2055 (495.9358 "don't use")
Work: 493.8866 Ext. 119

Newspapers, radio, etc.
Only get copy of agenda:

Robert McCune (Doug Staley left 10/06)
The Independent
50 North N.W. (833.2634 #81124)
Massillon, Ohio 44647

Benjamin Duer 12/13/04
The Repository (580-8300 #8567)
500 Market Avenue South
Canton, Ohio 44702

ESPN 990
P. O. Box 608 (837-9900)
Massillon, Ohio 44648

Account Relations Dept.
East Ohio Gas
4725 Southway Street SW
Canton, Ohio 44706.1936

Prepare sign-in sheet

Date: 10/14/09

Sheila Lloyd (Jan.2000)
707 Eighth Street, S.W.
Massillon, Ohio 44647
Home: 833-2834 works at
home 833.8591 (9/15/05) fax: 833.8592 *yes*

Elaine Campbell *NO Response*
2540 Fallen Oak Circle N.E.
Massillon, Ohio 44646 *Sent her*
330-837-2720 (02/09-6yrs.) *note to call*

James E. Johnson, Chairman *yes*
320 Taggart N.E.
Massillon, Ohio 44646
Home: 832-2233 *He Knows*
Quorum

Tim Muzi *NO*
2535 Linda Lane S.W.
Massillon, Ohio 44647
He wants us to use: 330.418.8820
Not home #330.832.9296

MEF, Aane, Jason, Keith, AAA's book:
Get copies of everything
City Council/ AGENDA only
Make 11 - 1 EXTRA for Mary
Beth

Mail minutes & agenda each month with
envelope they provide:

Vin Core, LLC
1133 Bonnie Lane
Mayfield Hts. Ohio 44124 (Vince Russo)

Pinnacle Financial Group
P. O. Box 31561
Cleveland, Ohio 44131.9602
Attn: Daniel A. Rose

Claire Khalid, Pre-bid Reporter
The Builders Exchange
9555 Rockside Rd. #300
Cleveland, Ohio 44125

Julie Poole
Dodge
1175 Dublin Road
Columbus, Ohio 43215.9596

All American Energy Cooperative Asso. Inc.
P. O Box 640
Malvern, Ohio 44644

Special Notes: Be sure to call newspapers
and radio station with any time change in
meeting. Also call WHBC.
A staff member usually will open door. If
not, contact Jerry H. 330-919-5741 pgr
Home: 837.1303