

A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 14, 2011 7:30 P.M.**
CITY COUNCIL CHAMBERS
**** Please note meeting time****

1. *Approval of the Minutes for the Commission Meeting of October 12, 2011.*

2. *New Business*

Rezoning – Affinity Medical Center

Applicant: Affinity Medical Center

Location: 875 Eighth Street NE

Zone Change:

From: R-1 One Family Residential, RM- Multiple Family Residential, O-1 Office, and B-1 Local Business

To: O-2 Office

Proposed Use: To provide for expansion of the medical center emergency department.

Replat – 875 Eighth Street NE

Description: Affinity Medical Center: Out Lot 376, Lots No. 767, 768, Part of 769, 770, 771, 2040-2055, 2057, 13699, 14224-14226, 14955-14958, and 14973-14984. The request is to replat these properties into one new lot, 13.06 acres in size.

Applicant: Affinity Medical Center

Replat – Federal Avenue NE

Description: Lots No. 76, 77, 78, 79, 80, 83, and 84. The request is to replat these properties into two new lots, 0.304 acres and 0.598 acres in size. This area is part of a proposed off-street parking lot improvement for the Grand Mill Centre office building.

Applicant: Lincoln & Mill LLC / F&M Properties

3. *Other Business*

TO THE PLANNING COMMISSION:

We, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested and in support of the Application, the following facts are shown: (Complete either 1 or 2)

1. The property is part of a recorded plat. The property sought to be rezoned is located at

875 Eighth Street NE, Massillon, OH 44646

between Williams Ave NE Street and Commonwealth Ave NE on the

West side of the street, and is known as Lot(s) Number 767-770 and

2037-2045. The property to be rezoned has a frontage of 1019

feet and a depth of 703 feet.

2. The property is in acreage, and is not therefore, a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also.)

3. The property sought to be rezoned is owned by:

Name: Affinity Medical Center

Address: 875 Eighth Street NE

City/State/ZIP: Massillon/OH/44646

Owner's Signature: 

4. It is desired and requested that the foregoing described property is rezoned as follows:

From: RM1, R1, O1, B1

To: O2

5. It is proposed that the property, once rezoned, will be put to the following use:

Hospital

6. It is proposed that the following building(s) will be constructed on the property:

- One story medical center emergency department

7. Attach a statement to indicate why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof.
8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" = 100' showing the lot or parcel in question and all adjacent and abutting property lines, public right-of-ways and existing zoning.
9. The applicant shall submit and attach, as part of this application for zone change either one of the following submission requirements:
- (i) A Petition for Zone Change signed by a majority of the owners of real estate lying within 300 feet of any part of the area sought to be changed.
- OR--
- (ii) Evidence that the applicant has held a meeting with neighboring property owners and/or residents to review and discuss the proposed zone change. Items to be submitted as documentation for such meeting(s) shall include the following:
- A copy of the meeting notice listing the date, time, place, and purpose of the meeting.
 - A listing of those persons, businesses, and organizations, receiving notice of said meeting.
 - A copy of the sign-in sheet from said meeting.
 - Copies of any documents, hand-outs, and other materials distributed at said meeting.

9. Applicant's Name: Littlejohn Engineering Associates

Address: 1935 Twenty-First Ave. South

City/State/ZIP: Nashville/TN/37212

Telephone Number: 615-355-4144

Applicant's Signature: Adam Crunk Adam Crunk
Project Manager

Applicant's basis of representation regarding the property for which rezoning is being requested (e.g., owner, legal representative, holder of valid option or purchase agreement)

Consultant

Statement of Rezoning

As required by the rezoning request application, it is our opinion that the zoning change is necessary for the preservation and enjoyment of substantial property rights and the change will not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof. This rezoning request involves the rezoning of fourteen small adjacent lots. The lots currently host the Affinity Medical Center campus and are zoned as a mixture of RM1, R1, O1, and B1; it is being requested that they are all rezoned to O2. The O2 zoning classification, which allows for "facilities for human care", seems the most appropriate for this site because the hospital is the current use. The hospital would like to have all of the adjacent lots on site to have the same zoning classification for simplification purposes. Rezoning these lots to O2 classification will not affect the property of other persons located in the vicinity, as their zoning classifications will remain unchanged and the actual use of the property will remain the same.



Close to you.

A neighborhood meeting was conducted on Thursday, November 17th at 6:00 p.m. in Conference Room 1 at Affinity Medical Center (AMC) to discuss the upcoming Emergency Department (ED) project and to answer any questions or concerns attendees may have.

Mr. Bierman welcomed those present and expressed his gratitude for the support AMC has received from this community.

To provide some background information the ED at AMC is on pace to accommodate 29,000 visits per year and the sixteen bed unit is currently out of date. When patient visits are annualized AMC experiences a higher than average patient per bed ratio that does not flow well. AMC's current average length of stay is 2.5 hours which is measured from the time the patient hits the bed, receives treatment and is released.

Emergency departments do not function on a first come first serve basis and patients are treated in regards to how sick they are, which is called the acuity level. Seventy percent of all patients admitted to AMC come through the ED.

Pertaining to the design philosophy, AMC solicited input from the physicians and various individuals from the ED to ensure the design meets the need. As a result a one story addition will occur in front of the current ED. With the new ED, AMC will offer twenty-four beds which allows for a 25% to 30% increase in the number of visits. Sixty parking spaces will also be added as a result of this project.

The hospital is also pursuing the rezoning of the hospital site due to the fact that some multi family residential zoning exists that needs to be changed.

The former school of nursing will be demolished and construction is scheduled to begin in March of 2012. It is expected that this project will last approximately 18 months.

The following accomplishments of AMC were noted:

- Heart program started 2 years ago
- Heart program is rated 3 Star by STS
- AMC is ranked in the top 13% of all programs nationwide for minimally invasive heart surgery
- Accredited Chest Pain Center
- Level III Trauma Center
- Implemented a dedicated orthopedic and spine center

At this time Mr. Bierman introduced Brad Lipsky and Adam Cronk with LittleJohn Engineers who explained the various illustrations of the project.

Question and Answer Session

Would the long wait times in the ED be better solved by increasing staffing? Mr. Bierman stated that we do follow staffing matrixes, but by having additional beds it will help with getting people back and treated quicker. Hospital staffing is based on need, volume and seasonality.

How did we decide to increase by 8 beds instead of 10 or 12 beds?

Mr. Bierman stated that the national average is 1200-1500 patients, per bed, per year. By increasing the ED by 8 beds it allows AMC to stay within this guideline and continue to grow. Additionally, we had to plan the expansion according to the budget parameters defined for the project. Last time this facility had a major renovation to the ED was in 1979 which increased the ED to 12 beds. In 2008, 4 additional beds were added when the two hospitals merged.

Inquiry was made as to the potential to expand in the future and purchase neighboring homes. Mr. Bierman said that we do not have plans to expand in that direction or to purchase additional homes at this time.

When heavy or large equipment is brought on site, will it impede the traffic flow? Currently these specifics are being developed.

Are you going to cut down all of the trees?

Mr. Bierman stated that the majority will be removed, but the new design does include a green space.

Will rezoning impact current residential properties on the block?

Mr. Bierman stated that any rezoning changes will only affect the hospital property.

What will occur from now until construction begins?

We will continue to work on zoning, funding has been secured and as far as we can tell we do not see any hurdles occurring.

What impact has been realized on comparable construction projects and how did it affect property values? The appropriate data to adequately answer this question has not been compiled or analyzed.

Are there issues with ambulance noise on Commonwealth? Response is that the squads do not engage their sirens on Commonwealth. The feeling is that the renovation will afford for a quieter, more controlled environment. Mr. Yund stated that AMC receives 6,000-7,000 squad visits per year. Suggestion was made that when the squads are leaving from the new ED, that lights be engaged but not the sirens. A

concern was expressed regarding the diesel fumes from squads that are kept running. Ms. Annen stated that due to various medications that are kept on the squads, oftentimes the squads need to remain running so that the temperature can be regulated properly.

Can you speculate on the hospital growth in the next 10 to 20 years?

Mr. Bierman stated that it is very hard to predict with many variables. If a guess had to be rendered, there is probably 10% growth potential over the next ten years.

Inquiry was made as to the projected life span of the new ED.

It is hard to predict, but the last major ED renovation that occurred was in 1979. It was noted that AMC will have the ability to add a second floor on the new ED. It was noted that AMC offers all the services as our competitors and the reason we are Trauma Level III instead of Trauma Level II is that we do not offer neurosurgery. An attendee inquired when we planned to add neurosurgery and the response is that we do not plan to add it.

Several attendees inquired what happens if their property is damaged by one of the contractors. Mr. Bierman stated that as in the past, these items will be handled appropriately.

Several attendees were concerned about the noise levels during construction and stressed the importance of the hospital being a good neighbor.

Mr. Bierman stated that he will discuss with the contractors the neighbors concerns about business being conducted during appropriate hours. AMC will conduct numerous meetings with the contractors and Mr. Bierman is committed to the time sensitivity issues and stated that if there comes a day when something has occurred that a neighbor finds upsetting to please feel free to stop in or call Administration to discuss the issue.

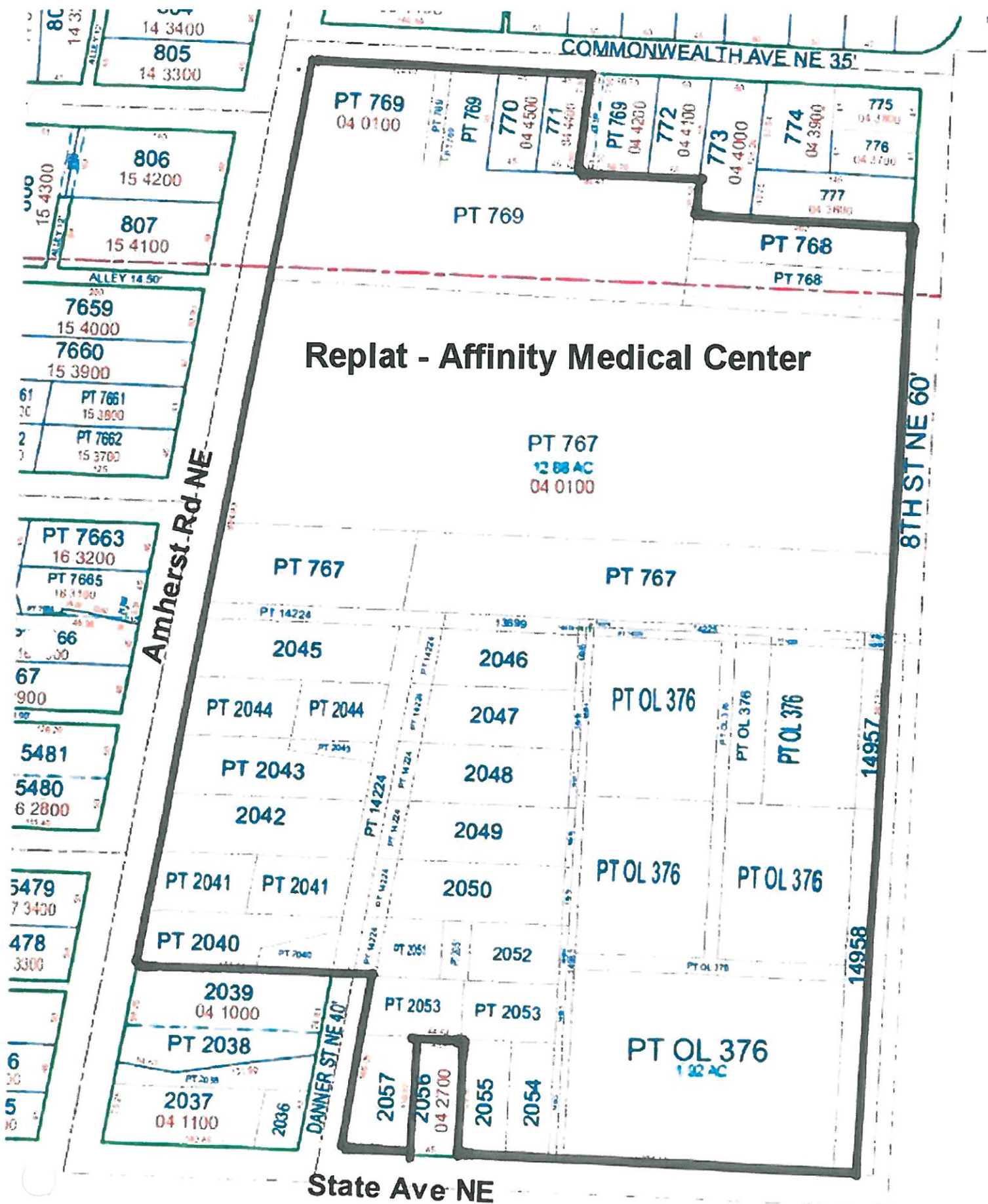
Inquiry was made as to the dust and debris that will be generated from this project and how it may affect neighboring residences. Ron stated that we will make every effort to keep the level as low as we possibly can but due to the natural elements in play we cannot guarantee that dust will not be carried in the wind.

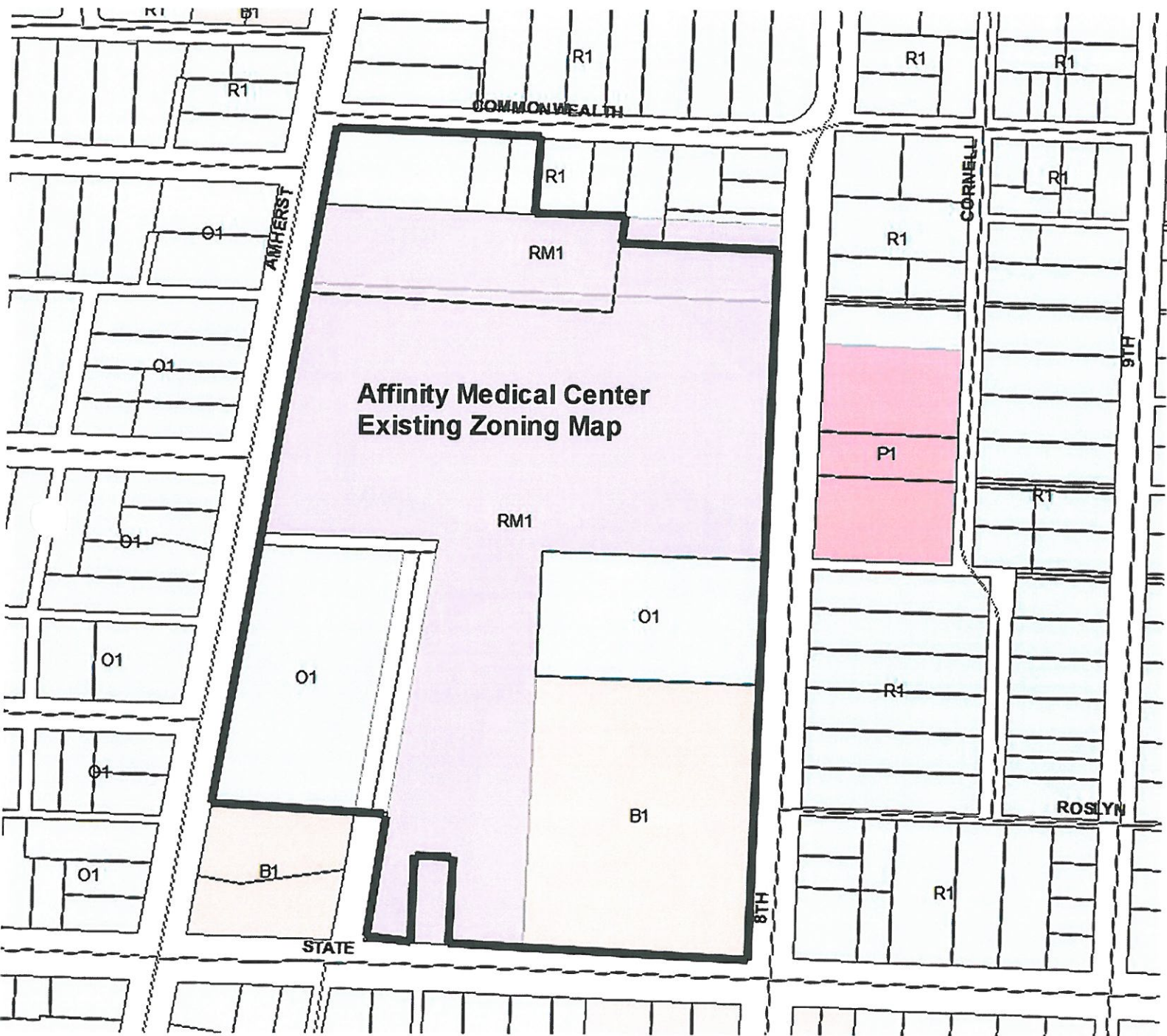
What effect would a larger ED have on the discomfort and morbidity of patients?

Mr. Bierman stated that with a larger ED, patients will be able to be placed in treatment rooms quicker enabling them to receive treatment sooner.

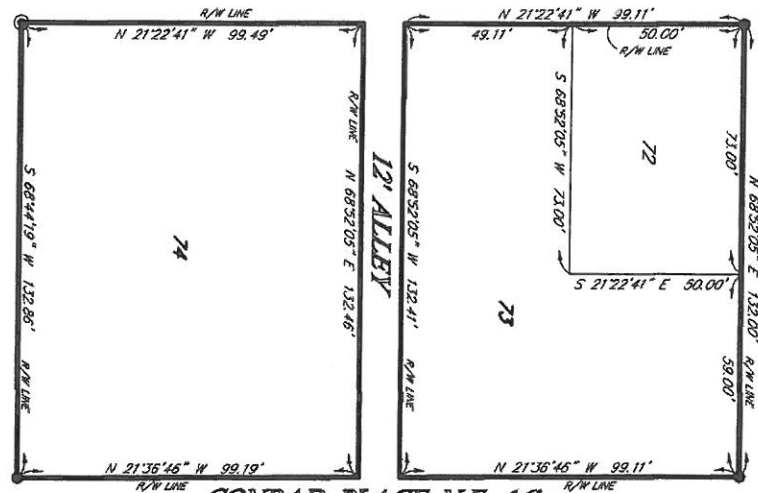
How does AMC plan to communicate with the neighbors about the timeline of when things are occurring (demolition, etc.) so that homeowners can take the appropriate precautions. Suggestion was made to update the website with current information.

A resident who lives on Orchard stated that our security vehicle will occasionally drive down the road and the resident expressed their appreciation.

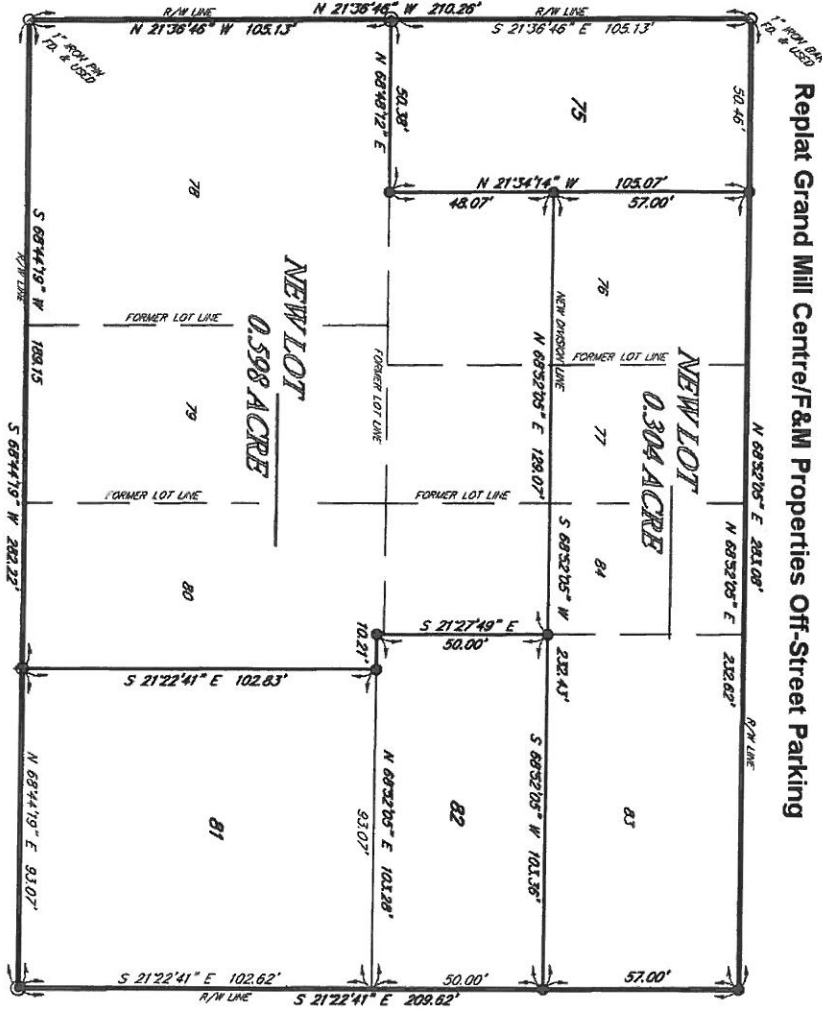




CENTERLINE N 21°22'41" W 276.67'



CONRAD PLACE N.E. 16'



Replat Grand Mill Centre/F&M Properties Off-Street Parking

NORTH AVENUE N.E. 66'

FEDERAL AVENUE N.E. 66'

SECOND STREET N.E. 66'

S 21°22'41" E 275.55'



The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., Mayor
330.830.1700

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

Community Development Department
Aane A. Aaby
Community Development Director
330.830.1721 • Fax 330.830.1786

NOTICE OF PLANNING COMMISSION MEETING TO REVIEW REZONING REQUEST

Notice is hereby given that the Massillon City Planning Commission is scheduled to meet in public session on Wednesday, December 14, 2011, at 7:30 P.M., in Massillon City Council Chambers, 2nd Floor, Municipal Government Center, One James Duncan Plaza, to review the following rezoning request:

Applicant: Affinity Medical Center

Location: 875 Eighth Street NE

Zone Change: From: R-1 One Family Residential, RM- Multiple Family Residential, O-1 Office, and B-1 Local Business

To: O-2 Office

Proposed Use: To provide for expansion of the medical center emergency department.

Any person interested in commenting upon the zone change request is invited to attend the Planning Commission meeting. The purpose of the Planning Commission meeting is to review the proposed rezoning request and make a recommendation to City Council.

Once it receives the Planning Commission recommendation, either for approval or disapproval of the zone change, City Council will then schedule its own public hearing, with separate notice given, to review the proposed zone change. City Council has the final decision regarding whether or not the zone change is approved. The Planning Commission's role in zone change requests is advisory only.

A copy of the Application for Zone Change is open for public inspection in the office of Community and Economic Development Department, located on the Second Floor of the Municipal Government Annex, 151 Lincoln Way East, Massillon, Ohio 44646. Office hours are Monday – Friday, 8:30 A.M. to 4:30 P.M., Telephone No. 330-830-1721, and Fax No. 330- 830-1786.

Massillon Planning Commission October 12, 2011

The Massillon Planning Commission met on October 12, 2011 at 4:45 p.m. in Mayor Cicchinelli's office. The following were present:

Members

Todd Locke, Chairman
Susan Saracina, Vice-Chairman
Mayor Francis H. Cicchinelli, Jr.
Safety-Service Director Mike Loudiana
Frank Cilon

Staff

Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of September 14, 2011. Mayor Cicchinelli moved for approval, seconded by Mr. Cilon.

The next item under new business was a request to replat property located on Erie Street South, presented by Mr. Haines.

Replat – Erie Street South

Location: Part of Out Lot 39 and Part of Lot 13803, located on the southwest corner of Erie Street and South Avenue. The request is to replat these properties into two new lots. The new lots will contain the existing buildings and some buildings will be razed. The properties are zoned B-3 General Business.

Applicant: Kato Business Enterprises

Representing the property owner, Kato Business Enterprises, was Mr. Todd Collins, 346 11th Street SE, Massillon, Ohio.

Mr. Haines stated that these properties involve an entire block and are located south of South Street SW between Erie Street South and 1st Street SW, previously owned by the Brown Lumber Company. The replat involves two lots, Part of Out Lot 39 and Lot 13803 which was formerly canal land. The replat will split these lots east/west, creating two new lots, one lot to the north, the other lot to the south.

Mr. Collins stated that the brick building located on the northeast corner will remain. Mr. Collins also stated that Ohio Edison has dropped poles to provide new service and ensure that four (4) tenants will have their own service.

Mr. Locke confirmed that there would be three (3) building demolished on the north property, and that all the buildings on the south property will remain intact. Mr. Locke then asked Mr. Haines if there was anything out of the norm in regard to this replat to which Mr. Haines stated that there was not.

Mr. Collins stated that currently only one address, 405 1st Street SW, is used for that property and that each tenant will require their own address. Mayor Cicchinelli was assured that 9-1-1 services are currently available for all the structures. Jason replied that after the survey is completed, new lot numbers and addresses will be assigned.

Mr. Collins stated that the buildings will be refaced to give them a more commercial appearance. Mr. Cilon inquired as to what companies will be located on these properties. Mr. Collins stated that they are all Massillon businesses relocating to this site.

With no further comments or questions, Mrs. Saracina moved for approval, seconded by Director Loudiana, the motion unanimously carried.

The next item under new business was a request to replat property located on Lincoln Way West, presented by Mr. Haines.

Replat – Lincoln Way West

Location: Lots 412, 413, 414, located on the northwest corner of Lincoln Way West and 1st Street NW. The request is to replat the (3) existing lots into (1) new building lot, approximately 0.522 acres in size. The property is zoned B-2 Central Business.

Applicant: First Merit Bank

Representing First Merit Bank was Mr. Adam Urbanski of Domokur Architects, 4651 Medina Road, Copley, Ohio.

Mr. Haines stated that these properties are located on the northwest corner of Lincoln Way West and 1st Street NW currently owned by First Merit Bank and being used as a parking lot. The replat would combine three (3) lots into one, and would be less than a half-acre in size. This will be the first step required in the process to relocate the bank to this lot.

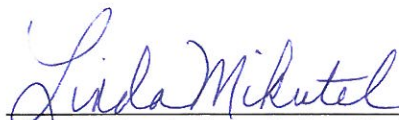
Mr. Urbanski stated that although there are no final plans to submit on the new building, the bank would like to build a stand-alone structure with two (2) drive-thru lanes.

Mr. Locke inquired as to what will happen to the current First Merit Building. Mayor Cicchinelli replied that Walgreens has expressed an interest to acquire it, demolish the current building and construct a Walgreens at that location. Mayor Cicchinelli also stated that since the First Merit building is located in the downtown historical district, Walgreens will need approval and must meet standards so that the new building will conform to the area.

Mr. Haines stated that those issues will be addressed during the site plan review.

There being no further business, Director Loudiana moved to adjourn the meeting, seconded by Mr. Cilona, the motion unanimously carried. The meeting adjourned at 5:00 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

Massillon Planning Commission

Wednesday, December 14, 2011 at 7:30 p.m.

Council Chambers

Sign in Sheet

Name:

Address and/or organization

BOB HOOVER

HOOVER & ASSOC. INC.

Adam Czynik

Little John Engineering

Elizabeth H

Affinity Medical Center

JOHN MUNGO

AFFINITY MEDICAL CENTER

Kim Schumacher

SCHUMACHER CONST. CO.

Math Rink

The Independent

Todd Shunk

Schlumberger Const. Co.

David Buttermore

731 Commonwealth

Lord Hanson

723 Cammowood

Massillon Planning Commission

Use cell phones only in an emergency

Mayor Francis H. Cicchinelli, Jr.
(Jan. 1988)
(Home: 832-3373) W: 830-1700

Mike Loudiana
Safety Service Director
Home: 832-9986 Cell: 353-1800

Frank Cilona
2345 Xavier Drive SE
Massillon, Ohio 44646
330-834-3113 - buckeye1@sssnnet.com
*Cell - 330-353-0332

Susan Saracina, Vice-Chairman
504 Lincoln Way East
Massillon, Ohio 44646
330-209-8515

Todd Locke, Chairman
1525 Valerie Avenue NE
Massillon, Ohio 44646
*Cell - 936-2055
(ctlocke@wrladv.com)
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: 12/14/11 @ 7:30

Sheila Lloyd
707 Eighth Street, S.W.
Massillon, Ohio 44647
*Work at Home: 833-2834
Sheila50@sssnnet.com
Home - 833-8591
Fax - 833-8592

Elaine Campbell
2540 Fallen Oak Circle NE
Massillon, Ohio 44646
330-837-2720 (02/09-6yrs.)
330-430-6986 - work
*330-327-7530 - cell

Robert Maurer
747 14th Street SE
Massillon, OH 44646
*330-316-8697

Tim Muzi
2535 Linda Lane S.W.
Massillon, Ohio 44647
*He wants us to use: 330-418-8820
Not home - 330-832-9296

Aane, Jason, Keith, AAA's book:

Get copies of everything

City Council/ AGENDA only

Make 11 - 1 EXTRA for Mary

Beth (15 extra copies w/sign in sheet)

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

Julie Poole
Dodge
1175 Dublin Road
Columbus, Ohio 43215.9596

Special Notes: Be sure to call newspapers
and radio station with any time change in
meeting. Also call WHBC.