

CITY OF MASSILLON, OHIO

Site Plan Review Committee Meeting Minutes March 30, 1998

The Massillon City Site Plan Review Committee met in continuing session on Monday, March 30, 1998, at 11:15 A.M., in the Mayor's Conference Room. Present were Mayor Francis H. Cicchinelli, Jr.; Community Development Director Aane Aaby; Chief Building Official James Witherspoon, City Engineer Jim Benekos, and Gary Slinger from the City Fire Department.

The purpose of the meeting was to review the site plan for The Condominiums of St. Andrews, a housing development to be located on the north side of Nave Road, S.E., between University Drive, S.E., and Veterans Boulevard, S.E. Ray Hanley from the A. R. Lockhart Development Co. and Sean Roseman from Roseman Construction were present at the meeting. The following items were discussed during the plan review:

1. Mr. Hanley explained that this development will include both condominiums as well as apartments. However, this site plan only involves the condominium portion of the project. The condominiums will be constructed on the northern end of the parcel, on 12.0934 acres. A total of 42 condominium units will be constructed. Each condominium unit will have a two-car garage. All streets in the development will be private streets.
2. Mr. Aaby stated that the Zoning Board of Appeals has granted a variance for the setback of the units from the property lines, as well as a variance for the distance between buildings.
3. Mr. Benekos asked about drainage plans. Mr. Hanley replied that they are currently being prepared and will be provided.
4. Mr. Witherspoon asked about ADA requirements. Mr. Hanley replied that ADA provisions will be met for the proposed apartments, but that these regulations do not apply to the condominium portion of the project.
5. Mayor Cicchinelli asked whether street lights will be provided. Mr. Hanley replied that gas lights will be provided. Some street lights may be installed in the future if warranted, especially for the apartments.
6. Mr. Slinger requested that the developers provide the Fire Chief with the location of any proposed fire hydrants.

7. Mayor Cicchinelli asked whether any sidewalks will be provided either within the site or to connect the site with the adjoining residential development, St. Andrews Golf Estates. Mr. Roseman replied that sidewalks within the development would eliminate too much of the front yard area and bring the condominiums too close to the street. Mr. Hanley responded that providing a sidewalk to St. Andrews should not be his responsibility.

Mr. Benekos made a motion to approve this site plan, subject to review of the storm drainage calculations. Seconded by Mr. Aaby, the motion carried. No further business appearing before the Committee, the meeting adjourned at 12:00 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aane Aaby', written in a cursive style.

Aane Aaby, Clerk