

SPECIAL MEETING
MASSILLON PLANNING COMMISSION
FEBRUARY 23, 1994 4:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

Note the time change for this special meeting.

1. Petitions and Requests

Replat - Lots No. 8786, 8822, & 11604

Location: The west side of Wales Road, N.E., between Lennox Avenue, N.E., and Burd Avenue, N.E. The request is to replat Lots No. 8786, 8822, and 11604 into three new lots, as the original lots are irregular in shape, and the property is being sold to three separate owners. This request has been filed by Alfred D. McCallin, attorney for Dr. and Mrs. Donald Wilson, the property owner.

2. Other Business

BURD AVE. N.E. 50'



11668

11667

11666

11665

8783

8786

8785

8784

WALES RD. N.E. 60'

- LEGEND:
- ⊙ INDICATES IRON PIPE FOUND
 - ⊙ INDICATES IRON BAR FOUND
 - ⊙ INDICATES NEW READ MONUMENT FOUND
 - ⊙ INDICATES 1/2" REBAR W/SHISLER & ASSOC. CAP SET
 - () INDICATES RECORD DISTANCE
 - MD. INDICATES MEASURED DISTANCE
 - INDICATES NEW LOT LINES
 - INDICATES EXISTING LOT LINES
 - - - INDICATES OLD LOT LINES TO BE ABANDONED

BASIS OF BEARINGS:
S. 37° 43' 50" W. ON WEST R/W OF WALES AVE.
AS PER PLAT BOOK 19, R42

PERTINENT DOCUMENTS INCLUDE:
PLAT BOOK 19, R42
PLAT BOOK 33, P. 204
PIPER SURVEY 7/19/89
SHISLER & ASSOC. SURVEYS 7/21/75 & 6/16/90
DEED VOL. 2253, P. 171 & P. 172
DEED VOL. 2773, P. 215
DEED VOL. 3012, P. 139

TOTAL NUMBER OF LOTS = 3
TOTAL ACREAGE = 1.5987 ACRES



SCALE 1"=40'

SHISLER & ASSOCIATES
LAND SURVEYING SERVICES
2011 FULTON RD. N.W. CANTON, OHIO 44709
(216) 455-4942

REPLAT OF LOTS 8786, 8822 & 11604 IN THE CITY OF MASSILLON
COUNTY OF STARK, AND STATE OF OHIO

FOR: D.B.J. WILSON

JOB NO. 94-004

DATE: FEB. 2, 1994

F.B. 106 P. 79

AGENDA
MASSILLON PLANNING COMMISSION
FEBRUARY 9, 1994 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of January 12, 1994.

2. Petitions and Requests

Rezoning Request

Location: Lots No. 6108, 6109, 6110, 6111, 6112, 6113, and 6114 located on the south side of Lincoln Way East between 20th and 21st Streets, S.E., and including 2017, 2023, 2027, 2039, 2043, and 2049 Lincoln Way East (along with one vacant Lot - No. 6111). The request is to rezone these properties from RM-1 Multiple Family Residential to R-1 Single Family Residential. This request has been submitted by Scott Renzenbrink.

Rezoning Request

Location: Part of Lot No. 798, a vacant parcel of land located on the south side of Orchard Avenue, N.E., east of Amherst Road, N.E. The request is to rezone this property from R-1 Single Family Residential to B-1 Local Business. The request has been submitted by Carl Oser, who wishes to utilize this property as part of his commercial development located at 930 Amherst Road, N.E.

Replat - Lots No. 14631 and 14632

Location: Reparat of Lots No. 14631 and 14632 located respectively at 1012 Cloverdale Circle, N.E., and 2504 Fallen Oak Circle, N.E. The purpose of the proposed replat is to convey a small portion of Lot No. 14631 to Lot No. 14632 to adjust for the location of a driveway on this property. This request has been submitted by David and Debra Buchanan.

Replat - Lots No. 2405 and 2408

Location: The southeast corner of Maple Avenue, S.E., and 2nd Street, S.E. The request is to replat Lots No. 2405 and 2408 located respectively at 205 Maple Avenue, S.E., and 816 2nd Street, S.E. to convey 30 feet off the south end of Lot No. 2405 to Lot No. 2408. This request has been submitted by Orville R. DeBos, surveyor.

4. Other Business

MASSILLON PLANNING COMMISSION

January 12, 1994

The Massillon Planning Commission met in regular session on this date at 7:30 P.M. in City Council Chambers. The following members were present:

Members

Chairman Fred Wilson
Rev. David Dodson
Mike Loudiana
James Johnson
Mayor Francis H. Cicchinelli, Jr.
Safety-Service Director Al Climer
Thomas Wilson
Barbara Thomas

Staff

Robert Wagoner
Aane Aaby

Also present were Greg Browning, 2nd Ward Councilman, and Don Hendricks, President of Hendricks Vacuum Forming, Inc.

The first item on the agenda was consideration of the Minutes for the Commission Meeting of December 8, 1993. Mayor Cicchinelli made a motion to approve the Minutes as mailed. Seconded by Mr. Loudiana, the motion carried.

Chairman Wilson then introduced and welcomed new Commission member Barbara Thomas, who is President of the City Park Commission.

The next item on the agenda was election of officers for 1994. Mayor Cicchinelli made a motion to re-elect the current officers: Fred Wilson, Chairman, and Rev. David Dodson, Vice-Chairman. Seconded by James Johnson, the motion carried.

Under petitions and requests, the Commission then considered the following rezoning request: Albrecht and Carmont Avenue Annexation Areas, located on the east side of 17th Street, S.W., from Albrecht Avenue, S.W., southerly to U.S. 30, including those properties that were recently annexed to the City as part of the Albrecht Area and U.S. 30/Carmont Area Annexations. The City of Massillon is proposing that these properties be rezoned A-1 Agricultural, R-3 Single-Family Residential, and I-1 Light Industrial.

Mr. Aaby presented this proposal and explained that this area was recently annexed into the City last year. At that time, the Planning Commission had recommended and City Council had approved that this area be zoned I-1 Light Industrial because the area had been zoned industrial in Perry Township and our zoning code requires that annexed properties be given a zoning classification that most closely corresponds to the zoning

prior to annexation. However, the actual land use in this area is mainly residential, and most of the properties are large, being over 1 acre in size. The only business or industrial use along 17th Street, S.W. is Hendricks Vacuum Forming, Inc. During the annexation process the residents of the area had met with the City and expressed their desire to have their properties given residential zoning. The large property owners had requested agricultural zoning. Mayor Cicchinelli explained that the City created the agricultural zoning district to accommodate the annexation of large residential properties used for certain agricultural uses. Mr. Aaby further explained that the affected property owners had been mailed a map indicating the proposed rezoning of this area, and that based on comments received, the map has been revised from what had been submitted to Commission members. The main change had been to change some properties from I-1 to A-1 in accordance with property owner wishes. As indicated on the revised map presented at the meeting, the following properties are proposed for rezoning from I-1 Light Industrial to the following classifications:

OL 658, OL 659, OL 671, OL 672, OL 673, OL 675, OL 678, and OL 683 to be rezoned A-1 Agricultural.

OL 660, OL 661, OL 662, OL 663, OL 664, OL 676, and Lot Nos. 14893, 14894, 14895, 14896, 14897, 14898, and 14965 to be rezoned R-3 Single Family Residential.

OL 677, OL 679, and Lot No. 14899 (Hendricks Vacuum Forming, Inc.) will remain I-1 Light Industrial.

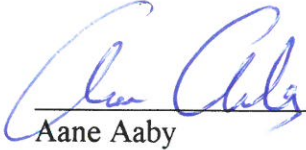
Thomas Wilson made a motion to recommend approval of the above rezoning request. Seconded by Mr. Loudiana, the motion carried.

The next item on the agenda was consideration of the Dedication Plat for Oxford Avenue, N.E. The request involves an existing private road located at the north end of Amherst Park Shopping Center and running in an east-west direction between Amherst Road, N.E., and Keuper Boulevard, N.E. The request is to dedicate this existing private road as Oxford Avenue, N.E. The parcels of land to be dedicated as public right-of-way are Part of Out Lot 159, Part of Lot No. 14814, Part of Out Lot 520, Part of Lot No. 13572, and Part of Lot No. 13774. This request has been submitted by Chet and Mildred Keuper, Citizens Savings Bank, and GMS Management Company.

Mr. Wagoner explained that the above owners of this private street wish to have it dedicated as public right-of-way. There is an existing sanitary sewer running through this street, for which the City has no easement. This street was originally chip and seal and does not currently meet City standards since there is no curb and gutter (or sidewalks). Mayor Cicchinelli stated that the owners should bring this street up to City standards before it is accepted for dedication as public. He requested that Mr. Wagoner meet with the property owners and explain the City's requirements. For this reason, Mayor Cicchinelli made a motion to table this request. Seconded by Rev. Dodson, the motion carried.

There being no further business to come before the Commission, Safety-Service Director Climer made a motion to adjourn. Seconded by Thomas Wilson, the motion carried. The meeting adjourned at 7:45 P.M.

Respectfully submitted,


Aane Aaby

Approved,

Fred Wilson, Chairman

6283	6225
6282	6224
6281	6223
6280	6222
6279	6221
6278	6220
6277	6219

6194	6119
6195	6118
6196	6117

ST. S.E. 20TH 60'

6276	6216
6275	6215
6274	6214
6273	6213
6272	6212
6271	6211
6270	6210
6269	6209
6268	6208
6267	6207

6197	6116
6198	6115
6199	6114
6200	6113
6201	6112
6202	6111
6203	6110
6204	6109
6205	6108
6206	6107

VERMONT 60'

6273	6213
6272	6212
6271	6211
6270	6210
6269	6209
6268	6208
6267	6207

6202	6111
6203	6110
6204	6109
6205	6108
6206	6107

ST. S.E.

4346
4347
4348
4349
4350
4351

4328
4329
4330
4331
4332
4333

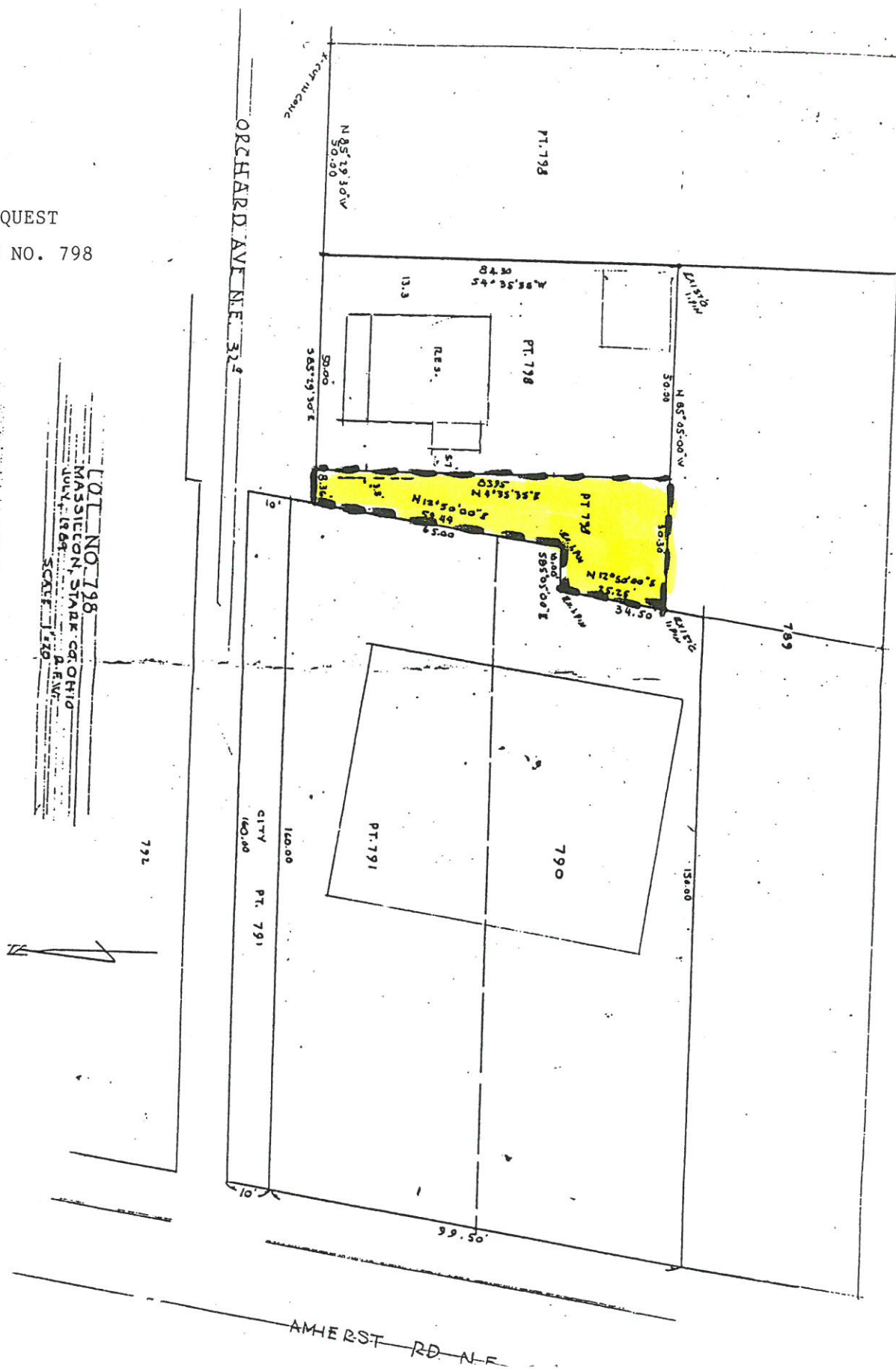
LINCOLN WAY EAST

REZONING REQUEST
 LOTS NO. 6108-6114
 2017-2049 LINCOLN WAY EAST
 RM-1 TO R-1

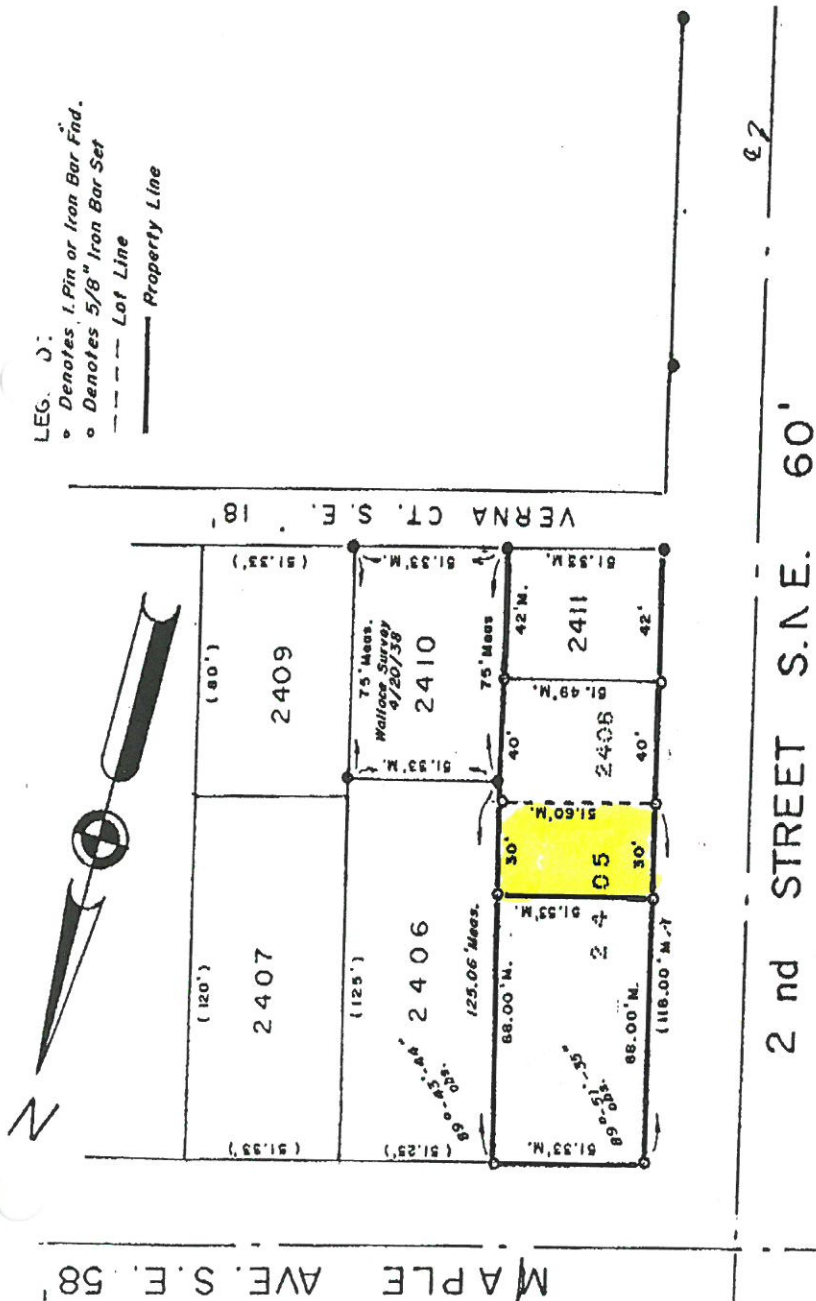
22ND ST.

115.2
 148.5
 179.8
 211.8
 251.2
 293.9
 336.6
 379.3
 422.0
 464.7
 507.4
 550.1
 592.8
 635.5
 678.2
 720.9
 763.6
 806.3
 849.0
 891.7
 934.4
 977.1
 1019.8
 1062.5
 1105.2
 1147.9
 1190.6
 1233.3
 1276.0
 1318.7
 1361.4
 1404.1
 1446.8
 1489.5
 1532.2
 1574.9
 1617.6
 1660.3
 1703.0
 1745.7
 1788.4
 1831.1
 1873.8
 1916.5
 1959.2
 2001.9
 2044.6
 2087.3
 2129.9
 2172.6
 2215.3
 2258.0
 2300.7
 2343.4
 2386.1
 2428.8
 2471.5
 2514.2
 2556.9
 2599.6
 2642.3
 2685.0
 2727.7
 2770.4
 2813.1
 2855.8
 2898.5
 2941.2
 2983.9
 3026.6
 3069.3
 3112.0
 3154.7
 3197.4
 3240.1
 3282.8
 3325.5
 3368.2
 3410.9
 3453.6
 3496.3
 3539.0
 3581.7
 3624.4
 3667.1
 3709.8
 3752.5
 3795.2
 3837.9
 3880.6
 3923.3
 3966.0
 4008.7
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 4179.5
 4222.2
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 7256.8
 7299.5
 7342.2
 7384.9
 7427.6
 7470.3
 7513.0
 7555.7
 7598.4
 7641.1
 7683.8
 7726.5
 7769.2
 7811.9
 7854.6
 7897.3
 7940.0
 7982.7
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 8196.2
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 8409.7
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 8794.0
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 8964.8
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 9050.2
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 9135.6
 9178.3
 9221.0
 9263.7
 9306.4
 9349.1
 9391.8
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 9477.2
 9519.9
 9562.6
 9605.3
 9648.0
 9690.7
 9733.4
 9776.1
 9818.8
 9861.5
 9904.2
 9946.9
 9989.6
 10032.3
 10075.0
 10117.7
 10160.4
 10203.1
 10245.8
 10288.5
 10331.2
 10373.9
 10416.6
 10459.3
 10502.0
 10544.7
 10587.4
 10630.1
 10672.8
 10715.5
 10758.2
 10800.9
 10843.6
 10886.3
 10929.0
 10971.7
 11014.4
 11057.1
 11100.8
 11143.5
 11186.2
 11228.9
 11271.6
 11314.3
 11357.0
 11400.7
 11443.4
 11486.1
 11528.8
 11571.5
 11614.2
 11656.9
 11699.6
 11742.3
 11785.0
 11827.7
 11870.4
 11913.1
 11955.8
 12000.0

LOT NO. 798
MASSILLON, OHIO
JULY, 1969
SCALE 1"=40'



LEG. J:
 • Denotes 1 Pin or Iron Bar Fnd.
 • Denotes 5/8" Iron Bar Set
 --- Lot Line
 --- Property Line



STARK COUNTY RECORDER
 Received for record this _____ day of _____, 19____
 Recorded in Volume _____, Page _____, this _____ day of _____, 19____

STARK COUNTY AUDITOR
 Enter for transfer this _____ day of _____, 19____

STARK COUNTY RECORDER

STARK COUNTY AUDITOR

CERTIFICATION
 I hereby certify the adjacent plat to be correct, as surveyed by me this 2nd day of January, 19____.

Orville R. DeBos
 Orville R. DeBos
 Reg. Surveyor #51

PLANNING COMMISSION
 Approved by the Massillon Planning Commission at a meeting held _____, 19____.

CHAIRMAN
 CITY COUNCIL
 Accepted by the City Council of Massillon, Ohio, by ord. no. _____, passed this _____ day of _____, 19____.

CLERK
 MASSILLON CITY ENGINEER
 Lot Numbers _____ assigned by Massillon City En

ACKNOWLEDGEMENT
 Know all men by these present, that we the undersigned owners of the land delineated hereon, do hereby acknowledge the signing of the same to be an act and deed, and do hereby replat our land.

WITNESS

OWNERS

COUNTY OF STARK
 STATE OF OHIO ss.

Before me a Notary Public, in and for said county, did personally appear, above, who acknowledge the signing of the same to be our free act and deed according to law.

In witness whereof, I hereunto set my hand and seal this _____ day of _____, 19____.

My commission expires _____.

Notary Public
 REPLAT OF LOT NUMBERS 2405 & 2408
 In the City of Massillon, County of Stark, State of Ohio
 SCALE: 1" = 50'
 DATE: Jan. 30, 1999