

AGENDA
MASSILLON PLANNING COMMISSION
AUGUST 10, 1994 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meetings of July 13, 1994.
2. Petitions and Requests

Replat - Korman Heights Addition No. 4

Location: Part of Lot 800 and Part of Lot No. 801, located on the south side of Sheffield Avenue, N.E., west of Amherst Road, N.E. This plat would create 12 new lots, zoned R-1 Single Family Residential, as well as dedicate additional right-of-way for Sheffield Avenue, N.E., Roosevelt Street, N.E., and 4th Street, N.E. The property owner is Jacob Glick and the surveyor is Orville R. DeBos, Jr.

Preliminary Plat - Whispering Oakes Allotment

Location: Out Lots 642, 643, and 644, located on the west side of Valerie Avenue, N.E., north of Hankins Road, N.E. Whispering Oakes is a proposed 59 lot residential subdivision, with 41 lots zoned R-3 Single Family Residential and 18 lots zoned R-4 Single Family Residential. The preliminary plat also proposes the creation of two new streets, Whispering Oakes Trail, N.E. and Owl's Nest, N.E. The property owner and developer is Richard Proebstle and the engineer/surveyor is Cooper & Associates.

3. Other Business

The Massillon Planning Commission met in regular session on July 13, 1994, in Massillon Council Chambers at 7:55 P.M. There was a delay in the start of the meeting due to a lack of a quorum. The following were present:

Members

Vice Chairman Rev. David Dodson
Tom Wilson
James Johnson
Wendell Edwards
Mayor Francis H. Cicchinelli, Jr. .

Staff

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business was the minutes of June 8, 1994. Mr. Edwards moved for approval of the minutes, seconded by Tom Wilson, motion carried.

The second item which was under Petitions and Requests was a Rezoning Request.

Rezoning Request - Legends of Massillon Municipal Golf Course

Location: Out Lots 558, 559, 561, and Parts of Out Lots 562 and 563, located on the north side of Nave Road, S.E. Presently zoned R-2 Single Family Residential, the request is to rezone this property R-3 Single Family for the purpose of assisting the proposed residential development around the golf course. This request has been submitted by the City of Massillon.

Mr. Aaby presented this request. He explained that this zoning classification would enhance the development. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item on the agenda was an alley vacation.

Alley Vacation Request

Location: A 15 and 20-foot wide alley lying at James Avenue N.W., and running in a north/south and east/west direction between 3rd Street, N.W., and S.R. 21; specifically, to vacate that portion from the north right-of-way line of James Avenue, N.W., northerly a distance of 220 feet, then easterly a distance of 108 feet to the southeast corner of Lot No. 2804. This request has been submitted by Joseph Berens.

Mr. Wagoner presented the request. He explained that the alley is not used. Tom Wilson asked about adjoining property owners. Mr. Aaby stated that Mr. Berens owns the property on all sides. Tom Wilson moved for approval, seconded by James Johnson, motion carried.

The next item was also an alley vacation.

Alley Vacation Request

Location: A 12-foot wide alley lying between 23rd Street, N.W., and 24th Street, N.W., and running in a north/south and east/west direction between Duane Avenue, N.W., and Lincoln Way, N.W.; specifically, to vacate that portion from the north right-of-way line of Duane Avenue, N.W., northerly a distance of 261.51 feet, then westerly a distance of 172 feet to the east right-of-way line of 24th Street, N.W. This request has been submitted by Reinhold Dominick.

Massillon Planning Commission

Aane Aaby made this presentation. He said although this alley is dedicated, it is not open. It is in the vicinity of Gorrell School. After additional discussion among the members, Mr. Edwards moved for approval, seconded by Mr. Wilson, motion carried.

The next item was a Replat.

Replat of Lot Nos. 9014, 9015, 9016, and Part of Out Lot 288

Location: 1405 and 1417 Lawn Avenue, S.W. The purpose of the request is to replat the above parcels into two separate lots. This request has been submitted by Frances Majcan.

Robert Wagoner presented this request. He explained that the owner wished to build a garage on one of the lots but can't do so because that is not the lot his house is on. This replatting would combine those lots and he would be able to build the garage. The Mayor moved for approval, seconded by Jim Johnson, motion carried 5-0.

The final item under Petitions and Requests was a Lot Split.

Lot Split - Lot No. 1432

Location: The south side of South Avenue, S.E., between 3rd Street, S.E., and Ogle Place, S.E. The request is to split off the triplex located at 217 South Avenue, S.E., into a separate lot. This request has been submitted by Edgar and Jack Herring.

Mr. Wagoner presented the request. He explained that the triplex needs to be split off from the other property. Glen Sperry was present with Mrs. Lessie Myricks, who owns the property, and her son. Mr. Sperry, Real Estate Broker, explained that Lot 1432 is being purchased with the triplex for the purpose of providing parking. Mr. Wagoner commented that this changed the request. Rev. Dodson asked for a motion to change the request because it is now incorrect on the agenda. Tom Wilson made a motion for the agenda to be amended to request a replat of Lots 1432 and 1433. Mayor Cicchinelli seconded, motion carried 5.0.

Jim Johnson then moved to approve the request. Seconded by the Mayor, motion carried.

Under Other Business, Rev. Dodson asked about Mr. Wilson's request of the staff regarding Day Care Centers. After some discussion about the subject, it appeared that more research would be necessary.

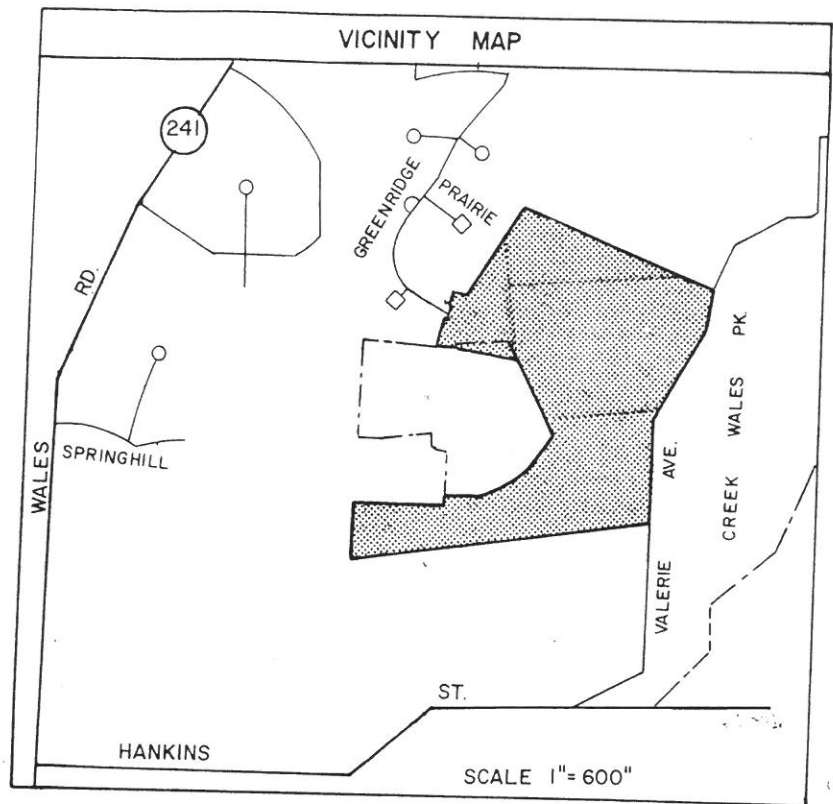
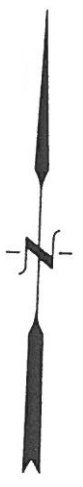
There be no further business, the meeting adjourned at 8:25 P.M.

Respectfully submitted,


Marilyn E. Frazier
Clerk

Approval:

IST, 1994



NOTES

ALL LOT DISTANCES ARE SCALED AND SUBJECT TO MINOR CHANGES ON RECORD PLAT.

ALL BOUNDARY DISTANCES AND BEARINGS ARE FROM TAX MAPS, ANNEXATION PLATS, AND DEED VOLUMES.

ENTIRE ALLOTMENT TO BE SERVICED BY SANITARY SEWER AND WATER.

NOTE: STREET RADIUS AND POSSABLE GRADE WILL NOT MEET MASSILLON STARDARDS.
CITY ENGINEER VERBALLEY APPROVED CHANGE.

LEGEND

DEVELOPER AND OWNER : RICHARD J. PROEBSTLE
% MIDSTATE EQUIPMENT COMPANY
1415 RAFF RD. S.W.
CANTON, OHIO 44710 PHONE 477-6379

ENGINEER AND SURVEYORS : COOPER AND ASSOCIATES
1359 MARKET AVE. NORTH
CANTON, OHIO 44714

HOR. SCALE 1" = 100'		DATE: AUGUST, 1994		FIELD BOOK NO.		SHEET		OF	
JAMES L. COOPER J. EDWARD JUENEMANN JR. ROBERT A. MILLER BRYAN J. ASHMAN									
COOPER AND ASSOCIATES CONSULTING ENGINEERS AND SURVEYORS 1359 MARKET AVENUE, NORTH CANTON, OHIO 44714 PHONE (216) 452-5731 FAX NO. (216) 452-9110									
PRELIMINARY PLAT WHISPERING OAKS ALLOTMENT FOR: RICHARD J. PROEBSTLE									



SPRINGHILL SETTLEMENT No. 3
MASSILLON CITY LOTS 1446-1448

N.E. QRT
SEC 5

S.W. QRT
SEC 4

S.W. QRT
SEC 5

C. LINE

N.E. QRT
SEC 5

S.W. QRT
SEC 4

S.W. QRT
SEC 5

C. LINE

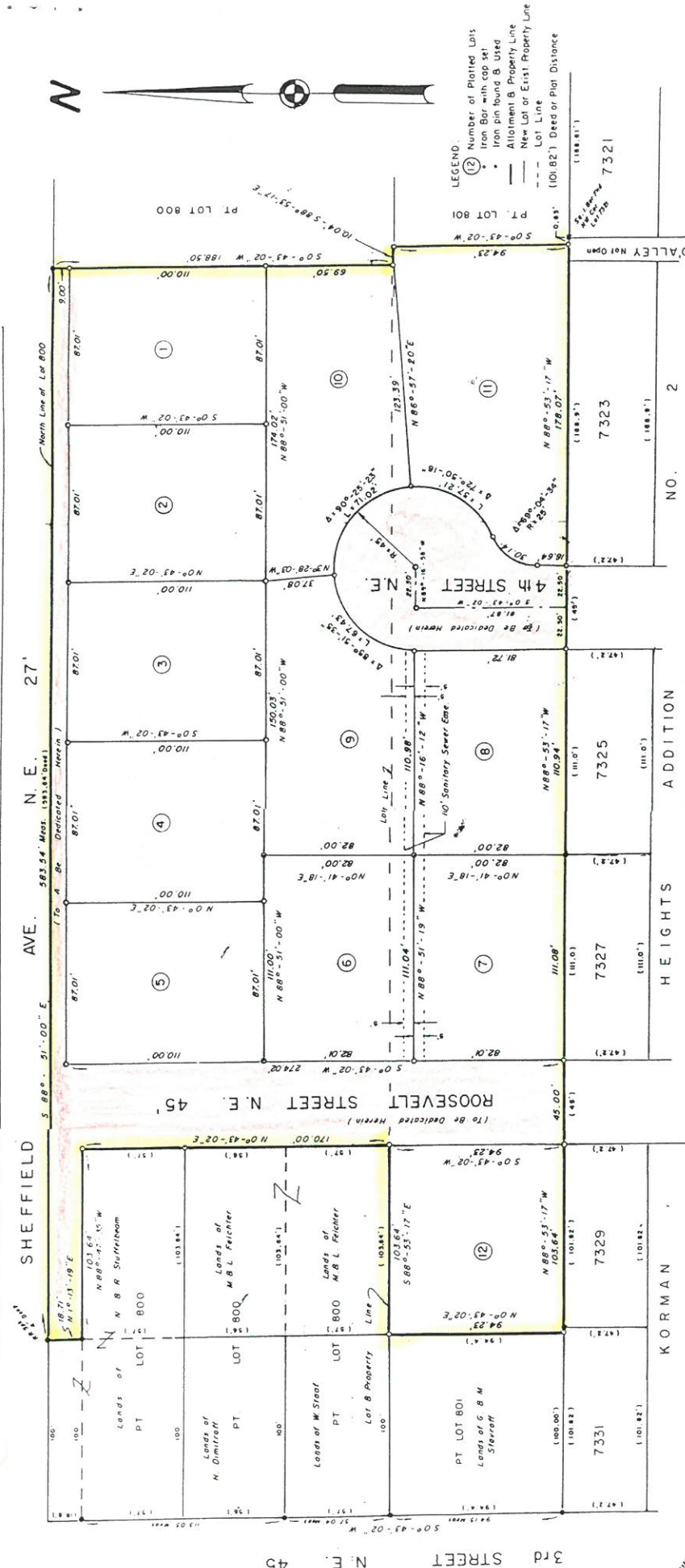
DEVELOPER

ENGINEER

TYPICAL L
AREA ... 26
SEWAGE D
WATER SUI
DRAINAGE
PAVEMENT
NUMBER 0
ZONING

PLAN OF MASSILLON TOWNSHIP FROM PLAT BOOK
using the north line of Lot 800 as N 88°-51'-00" W

Lot 800 = 0.376 Ac.
Lot 801 = 0.283 Ac.



KORMAN HEIGHTS ADDITION NO. 4

Being part of Lot Number 800 and part of Lot Number 801 in the City of Massillon, County of Stark, Ohio.

DATE: JULY 18, 1994

SCALE: 1" = 40'

CERTIFICATION

I hereby certify the adjacent plot to be correct as surveyed by me this 18th day of June, 1994.

Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor # 5823

MASSILLON PLANNING COMMISSION

Approved by the City Planning Commission of Massillon, Ohio. At a meeting held _____, 1994.

Secretary

MASSILLON CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by Ordinance No. _____ passed _____, 1994.

President

ACKNOWLEDGEMENT

Know all men by these presents that we the undersigned, owners of the land delineated on the plat shown above, do hereby acknowledge the making of the plat to be our free act and deed and we do hereby dedicate the streets shown hereon to public use forever.

James H. Korman
James H. Korman
James H. Korman

WITNESSES

STATE OF OHIO
COUNTY OF STARK

Before me, a Notary Public in and for said County, did personally appear *James H. Korman* and that the same is their free act and deed.

In testimony whereof I hereunto set my hand and seal this 25th day of July, 1994.
Notary Public for Ohio
My Commission Expires April 11, 1998

STARK COUNTY AUDITOR

Entered for transfer this _____ day of _____, 1994

STARK COUNTY RECORDER

Received for Record this _____ day of _____, 1994
Recorded in Vol. _____, Page _____, this _____ day of _____, 1994

STARK COUNTY RECORDER

FILE NO. SD _____, ACC. NO. _____