
A G E N D A
MASSILLON PLANNING COMMISSION
DECEMBER 11, 1996 **4:00 P.M. ****
MASSILLON CITY COUNCIL CHAMBERS

***Note the Time Change*

1. *Approval of the Minutes for the Commission Meeting of November 13, 1996.*
2. *Petitions and Requests*

Replat

Location: Parts of Out Lot 520, located on the north side of Keuper Boulevard, N.E., west of Amherst Road. The request is these to replat this property into one lot, which will be 1.227 acres in size. The property owner is M. A. Keuper. The replat has been prepared and submitted by Orville DeBos.

Replat

Location: Lot No. 10931 and Part of Lot 10932 located on the north side of Lake Avenue, N.E., west of the Lake Professional Building. The request is to replat these two parcels into one lot. The property owner is M. A. Keuper. The replat has been prepared and submitted by Orville DeBos..

3. *Other Business*

The Massillon Planning Commission met in regular session on November 13, 1996, at 4:00 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Al Climer
Moe Rickett
Michael Loudiana

STAFF

Aane Aaby
Marilyn Frazier

ALSO PRESENT

Dale Walterhouse, 3rd Ward Councilman

The first item of business before the Commission was the minutes of the October 9, 1996, meeting. Moe Rickett moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item under Petitions and Requests was a Replat.

Location: Parts of Lots No. 3676, 3677, and 3678 located at 2639 Lincoln Way East (Burger King Restaurant). The request is to replat this property into one lot, which will be 1.136 acres in size. The property owner is the Lincoln Company. The replat has been prepared and submitted by Hoover and Associates, Inc.

The request was presented by Aane Aaby. Burger King has purchased two lots behind United Bank to provide additional off street parking.

Mayor Cicchinelli moved for approval, seconded by Michael Loudiana, motion carried.

The second request was a Street Dedication and Replat.

Location: Lot No. 14383 and Part of Out Lot 182 located at 2834 Poplar Avenue, N.W. The request is to replat these two parcels into one lot. In addition, the replat includes the dedication of that portion of Poplar Avenue, N.W., abutting this property. The property owners are Veryl and Ruth Turskey. The replat has been prepared and submitted by Orville DeBos.

Aane Aaby presented this request also. A copy of the plat was submitted with the Agenda. This property is in the vicinity of Lincoln Hills. The Turskeys wish to combine these two lots into one. Since this section of Poplar Avenue hasn't been dedicated, the dedication is also a part of the request. Mayor Cicchinelli moved for approval, seconded by Al Climer, motion carried.

Page 2

Massillon Planning Commission
November 13, 1996

The next item on the agenda was a Street Dedication and Replat.

Location: Part of Out Lot 562 and Out Lot 563 located on the north side of Nave Road, S.E., east of Veterans Boulevard, S.E. The request is to replat this property into three separate parcels:

- 1) a 20.0364 acre parcel that will be sold to Ashland University
- 2) a 12.2333 acre parcel that is proposed to be sold by the City for residential development
- 3) a 5.1372 acre parcel that will be retained by the City

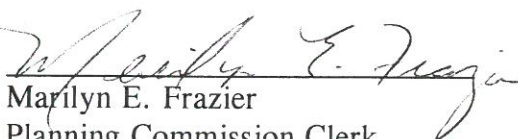
Also included in this plat is the dedication of a new road, University Drive, S.E., as well as the dedication of that portion of Nave Road, S.E., abutting this property. The property owner is the City of Massillon.

Aane Aaby presented this request to the Commission. The map that shows this item was with the agenda. The final plat is being prepared by a surveyor. Dale Walterhouse commented that he was concerned about the zoning classifications for the properties. His questions were answered by Mr. Aaby. Moe Rickett moved for approval, seconded by Michael Loudiana, motion carried.

Under Other Business, Mr. Aaby announced that a Citizens Committee had been appointed by the Mayor to study land use for the West Side. Berquist and Associates has been hired to assist the committee. After completion, the report will be referred to Planning Commission.

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

Respectfully submitted,


Marilyn E. Frazier
Planning Commission Clerk

MEF/ky

ACC. NO.

SD

FOR: KEUPER

SCALE: 1" = 50'

DATE: NOV. 6, 1996

REPLAT OF PART OF OUT LOT NUMBER 520
IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO

Notary Public

My commission expires

19

In witness whereof, I hereunto set my hand and seal this day of

according to law.

Before me a Notary Public, in and for said county, did personally appear, the

STATE OF OHIO ss.
COUNTY OF STARK

OWNERS

WITNESS

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

ACKNOWLEDGEMENT

CITY ENGINEER

assigned by Massillon City Engineer.

MASSILLON CITY ENGINEER

PRESIDENT

Accepted by the City Council of Massillon, Ohio, by ord. no. _____
passed this _____ day of _____, 19____
COUNCIL ACCEPTANCE NOT NECESSARY NO STREET DEDICATION HEREON
PER SECTION 1107.3 (B.), (3), CODIFIED ORD. OF MASSILLON, OHIO.

CITY COUNCIL

SECRETARY

CHAIRMAN

Approved by the Massillon Planning Commission

PLANNING COMMISSION

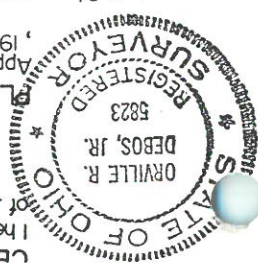
Reg. Surveyor #5823

Orville R. DeBos, Jr.

I hereby certify the adjacent plat to be correct, as surveyed by me this _____ day

CERTIFICATION

NOVEMBER 19 96



Lands of G. M. S. Management Co. Inc.

PT. OL 519

328.11' to I. Pin - Amherst Rd.
156.84'
51.40'
N.E. Cor OL 520
3/4" 1. pin fnd.
3/4" 1. pin fnd. (Bent)
B. Reset

13838

13839

06

520
A. Keuper

5231
627 Ac.
086 Ac Street Ded.
541 Ac Remains

ok 62, Page 37)

VD.

N. E. 50'

519

ment Co. Inc.

19

day of

STARK COUNTY RECORDER

STARK COUNTY AUDITOR

CERTIFICATION
I hereby certify the adjacent plat to be correct, as surveyed by this 11th day of November, 1996.

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

PLANNING COMMISSION

Approved by the Massillon Planning Commission at a meeting held

SECRETARY

CHAIRMAN

CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by ord. no.

passed this _____ day of _____, 19____
COUNCIL ACCEPTANCE NOT NECESSARY NO STREET DEDICATION HEREON
Per Section 1107.3 (b)(3), Codified Ord. of Massillon, Ohio.

CLERK

MASSILLON CITY ENGINEER

Lot Numbers _____ assigned by Massillon City Engineer.

CITY ENGINEER

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 our free act and deed, and do hereby replat our land.

OWNERS

WITNESS

COUNTY OF STARK
STATE OF OHIO ss.

Before me a Notary Public, in and for said county, did personally appear, the 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 NUMBER 10931 & PT. 10932

in the City of Massillon, County of Stark, State of Ohio

DATE: NOV. 26, 1996

FILE NO.
ACC. NO.

FOR: KEUPER

SCALE: 1" = 50'
0' 25' 50' 100'

STARK COUNTY AUDITOR

STARK COUNTY RECORDER

day of _____, 19____

line N.E. as N 88°-51'-18" W

E 60'

