
A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 12, 1997 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 11, 1996.*

2. *Petitions and Requests*

Replat

Lots No. 13922 - 13925 and Part of Lot No. 13921, located at 419 Shaw Avenue, N.E., at the southeast corner of Shaw Avenue, N.E., and Wray Street, N.E. The request is these to replat this property into two separate lots. The property owner is Bernice H. Pry. The replat has been prepared and submitted by Poggemeyer Design Group, Inc.

Replat

Lot No. 15452, 15453, and Part of Lot No. 3411 located on the south side of Walnut Road, S.E., west of 16th Street, S.E. The request is to replat these three parcels to make minor revisions to their lot lines in conjunction with a new housing construction project being sponsored by Neighborhood Housing Services of Massillon, Inc. The replat has been prepared and submitted by Holden & Associates, Inc.

Replat and Dedication Plat

Lot No. 10128, Out Lot 82, Out Lot 165, and Part of Out Lot 166, located on the south side of Earl Road, N.W., west of 3rd Street, N.W. The request is to replat this property into two new Out Lots: one being 31.5703 acres in size, the other being 2.0 acres in size. The request also includes the dedication of a triangular portion of Out Lot 166, 0.0524 acres in size, as part of Earl Road, N.W. The property owner is Price Brothers Company. The replat has been prepared and submitted by Campbell & Associates, Inc.

Preliminary Plat - MDF Business Park

Part of Out Lot 587, a 50 acre parcel of land located at the southwest corner of Erie Street South (State Route 21) and Warmington Road, S.W. This request is to replat this property into 7 industrial lots, ranging in size from 225,400 square feet to 422,000 square feet. Also included in the plat is the dedication of Commerce Drive, S.W., a proposed 60 foot wide right-of-way running in a north-south direction between

Massillon Planning Commission Agenda
February 12, 1997, 7:30 P.M.
Massillon City Council Chambers

Page -2-

Warmington Road, S.W., and Navarre Road, S.W. The property owner is the Massillon Development Foundation. The plat has been prepared and submitted by Hammontree & Associates, Ltd.

3. *Other Business*

Election of Officers for 1997.

The Massillon Planning Commission met in regular session on December 11, 1996, at 4:00 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman, Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Alan W. Climer
Michael Loudiana
Thomas Wilson

STAFF

Aane Aaby
Mary Yingling

The first item of business before the Commission was the minutes of the November 13, 1996, meeting. Mayor Cicchinelli moved for approval, seconded by Michael Loudiana, motion carried.

The next item under Petitions and Requests was a Replat.

Location: Parts of Out Lots 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.

The request was presented by Aane Aaby. Mayor Cicchinelli moved for approval, seconded by Al Climer, motion carried.

The second item under Petitions and Requests was also a 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.

Aane Aaby also presented this request. Thomas Wilson moved for approval, seconded by Mayor Cicchinelli, motion carried.

Mr. Aaby introduced a Replat to the Agenda.

Location: Lot No. 13571 and Part of Lot No. 13572, located at 1560 Keuper Boulevard, N.E. (the south side), west of Amherst Road, N.E. The request is to replat these two parcels into one new lot approximately 1.290 acres in size. The property owner is M.A. Keuper. The replat has been prepared and submitted by Orville DeBos.

page 2

Massillon Planning Commission

December 11, 1996

The property is Zoned RM-1 Multiple Family Residential, and there is an apartment building located on this property. As was the case with the other replats on the agenda, this replat has been prepared to simplify the real estate holdings of the Chet Keuper estate. Mayor Cicchinelli moved for approval, seconded by Mr. Loudiana, motion carried.

There being no further business before the Commission, the meeting adjourned at 4:25 P.M.

Respectfully submitted,

Mary Yingling
Mary Yingling

Mary Yingling

Approval:

REPLAT OF PART OF LOT 13921
AND LOTS 13922 - 13925, INCLUSIVE
IN BUHECKER ADDITION AS RECORDED
IN PLAT BOOK 18, PAGE 46
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

BY:
POGEMEYER DESIGN GROUP, INC.
5440 FULTON DR. N.W. SUITE 211
CANTON, OHIO 44718
(330)-966-8808

2 LOTS
DATE: DECEMBER, 1996
ACREAGE SUMMARY
LOTS 0.8007 AC.

SIGNATURE
OF T.W.
[Signature]
LJUE

[Signature]
RE

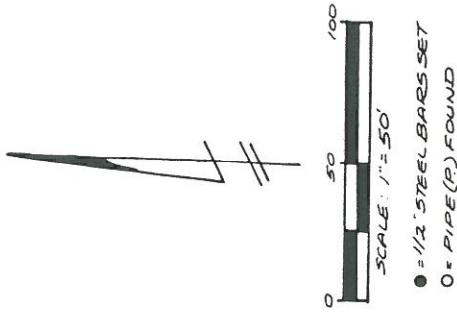
STATE
COUNT
BEFORE
APPEAR
FOREC
IN THE
OFFICE
OF L

CITY
I HE

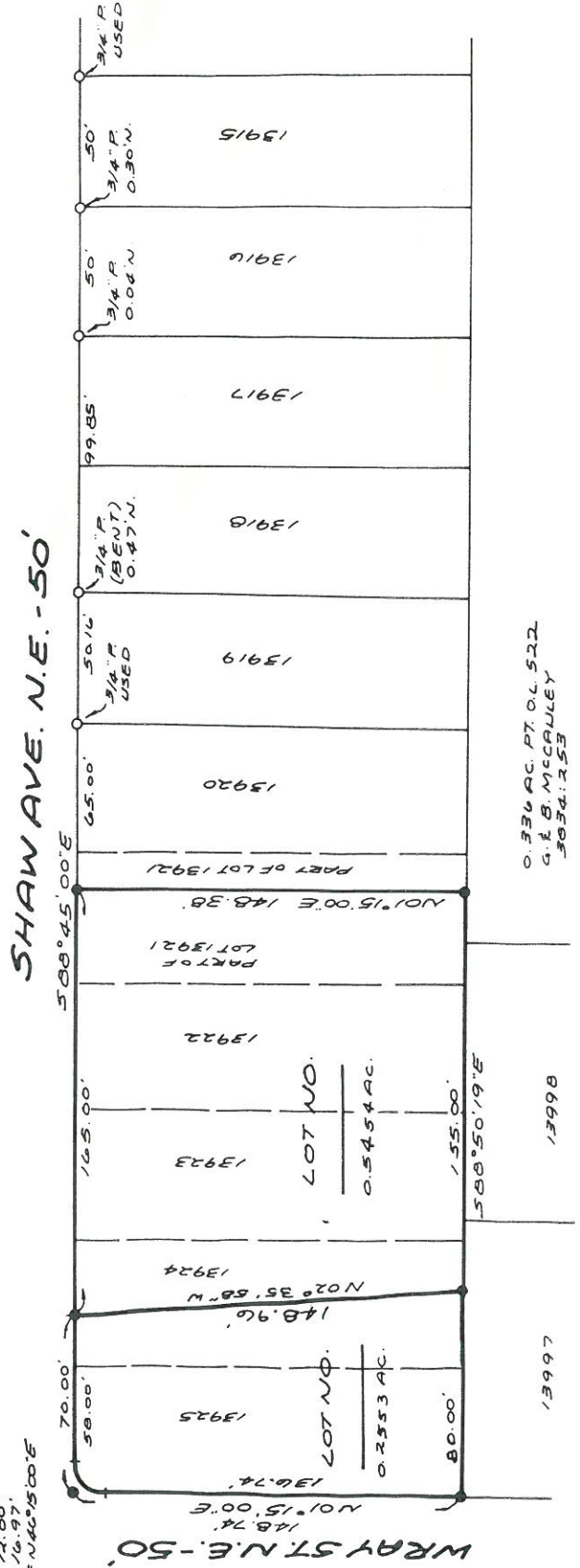
CITY
APPR
OF

START
ENTER

START
RECEIVED
199



CURVE DATA
A = 90°00'00"
R = 12.00'
T = 18.85'
L = 12.00'
C = 12.97'
CB = N44°50'E

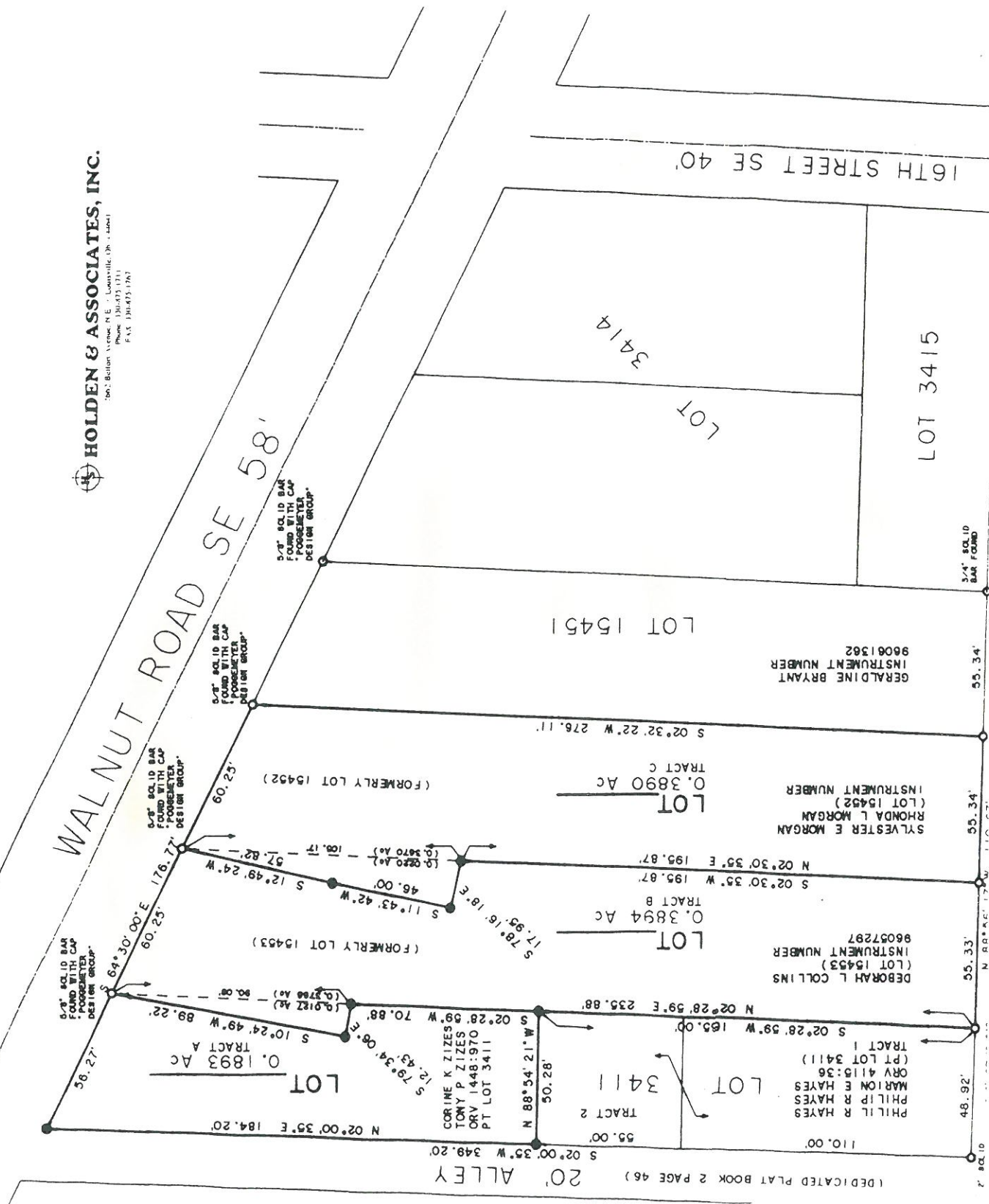


REPLAT OF LOT 15452, LOT 15453, AND
PART OF LOT 3411 IN THE CITY OF
MASSILLON, STARK COUNTY, OHIO

 **HOLDEN & ASSOCIATES, INC.**
Box 2, Bellart Avenue, N.E., Louisville, 19, Kentucky
Phone (502) 751-1711
FAX (502) 751-1767



NOVEMBER 1996
S08696
L11078
L11098
SCALE: 1" = 30'



S.W. QTR.
SEC 29
T29N
R29E

PRELIMINARY PLAT
MDF BUSINESS PARK
LOCATED IN PART OF OUT LOT 587, CITY OF MASSILLON
COUNTY OF STARK AND STATE OF OHIO.



DEDICATION PLAT OF PART OF EARL ROAD
AND A REPLAT OF LOT 10128, O.L. 165, O.L. 82
AND PART OF O.L. 166 LOCATED IN THE CITY
OF MASSILLON, STARK COUNTY, OHIO

CERTIFICATION:
I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN
FROM A CORRECT SURVEY.

Jay T. Dunlap
REGISTERED SURVEYOR NO. 6250
JAY T. DUNLAP

CITY ENGINEER
I HEREBY APPROVE THIS PLAT AND ASSIGN OUTLOT NUMBERS
AS SHOWN.

JAMES J. BENEKOS, P.E., P.S.
CITY ENGINEER

PLANNING COMMISSION:
APPROVED THIS _____ DAY OF _____ 1997 BY
THE PLANNING COMMISSION OF MASSILLON, OHIO.

SECRETARY _____ CHAIRMAN _____

CITY COUNCIL:
WE HEREBY CERTIFY THAT THE LANDS DEDICATED FOR PUBLIC
PURPOSES ON THE ACCOMPANYING PLAT HAVE BEEN ACCEPTED
BY THE MASSILLON CITY COUNCIL BY ORDINANCE NO. _____
PASSED ON THE _____ OF _____ 1997.

COUNCIL CLERK _____ COUNCIL PRESIDENT _____

OWNER'S CERTIFICATION:
WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND
HEREON PLATTED DO HEREBY APPROVE THIS PLAT AND DEDICATION
TO THE USE OF THE PUBLIC FOREVER ALL LANDS FOR PUBLIC
PURPOSES SHOWN HEREON.

WITNESS: _____ OWNER: _____
PRICE BROTHERS COMPANY
BY: _____
BRADLEY W. EVERS
VICE PRESIDENT - LEGAL, SECRETARY
AND GENERAL COUNCIL

ACKNOWLEDGEMENT:
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 HERETO SET MY HAND AND SEAL
THIS _____ DAY OF _____ 1997.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

STARK COUNTY AUDITOR:
RECEIVED FOR TRANSFER THIS _____ DAY OF _____
1997.

STARK COUNTY AUDITOR

STARK COUNTY RECORDER:
RECEIVED FOR RECORD THIS _____ DAY OF _____
RECORDED IN PLAT BOOK _____ PAGE _____

STARK COUNTY RECORDER

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN
IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF A TITLE REPORT AND NO
SEARCH OF THE PUBLIC RECORDS
WAS MADE FOR EASEMENTS, RIGHT-OF-
WAYS & ETC.

PERTINENT DOCUMENTS

EARL ROAD ALTERATION & GRADE EST. - RD. REC. II PG. 77
HELD 3/4" I. BAR FOUND ON CENTERLINE AT STA. 0+71.65
TED TO CENTERLINE INTERSECTION OF HESS AVE. N.W. (SEE DETAIL II)

MAP OF SURVEY BY RONALD HINTON OF HEPPERT'S SUBDIVISION
DATED 5/6/96 - SUBDIVISION PLAT OF HEPPERT'S SUBDIVISION P.B. 20 PG. 54

SURVEY BY JONES & FISCH DTD. JUNE 1921 - A SURVEY OF
LANDS OF GEORGE HEPPERT AND SHOWING A SUBDIVISION OF
E.O. WILEMAN PLAT RECORD IN CITY ENGINEER OFFICE.

PLAT OF EARL'S OUTLOTS - P.B. I PG. 31

NEW O.L.
PT. OF O.L. 82 9.8972 AC.
O.L. 165 17.6859 AC.
PT. OF O.L. 166 4.0946 AC.
LOT 10128 0.0824 AC.
TOTAL ACRES = 31.5703 AC.

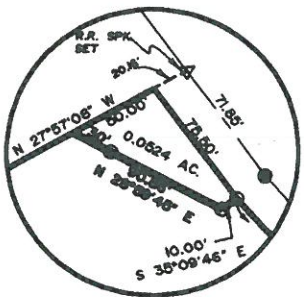
NEW O.L.
PT. O.L. 82 2.0000 AC.
TOTAL ACRES = 2.0000 AC.

PT. EARL'S O.L. 13
RIVERSIDE LAKE, INC.
DEED VOL. 3076 PG. 401

TOTAL ACRES
31.5703 AC.
O.L. 165
17.6859 AC.

TOTAL ACRES 31.5703
O.L. _____

DETAIL 3



AREA IN ROAD DEDICATION
0.0824 AC. FROM
OUT LOT 66



SCALE: 1\"/>

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE CENTERLINE OF EARL ROAD FROM RAILROAD
WEST TO HESS AVENUE AS ASSUMED FOR THIS
SURVEY.

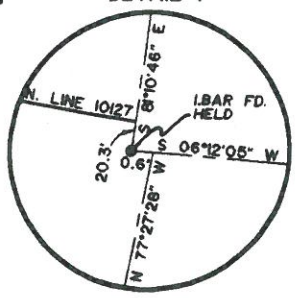
LEGEND

- B.O.B. - BASIS OF BEARING
- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- O.C. - OVERHEAD CABLE
- MONUMENT FOUND, SIZE & TYPE AS INDICATED
- 5/8\"/>
- P.K.(MASONRY) NAIL SET

TABLE OF PROPERTY OWNERS

- A PRICE BROS. CO. (D.V. 3385, PG. 489)
- B B. & R. SIMON (O.R. 482, PG. 747)
- C C. & T. DRISKELL (O.R. 202, PG. 299)
- D G. & L. HOSLER (O.R. 1836, PG. 904)
- E B. & V. PARR (O.R. 297, PG. 4)

DETAIL 1



DEDICATION PLAT

PRICE BROS. PROPERTY
342 LAKE ST.
MASSILLON



CAMPBELL & ASSOCIATES, INC.
Surveying & Engineering
1923 Bailey Rd. Suite A, Cuyahoga Falls, Ohio 44221 (330) 945-4117

96051
RP