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

1. *Approval of the Minutes for the Commission Meeting of February 12, 1997.*
2. *Petitions and Requests*

Rezoning Request

Location: Out Lot 461, a 37 acre parcel of land located on the south side of Harsh Avenue, S.E., between 21st Street, S.E., and Kaylynn Street, S.E. The request is to rezone this property from I-1 Light Industrial to A-1 Agricultural. This request has been submitted by Gary Holderbaum, the property owner, who wishes to construct a single family house and barn on this property and also grow Christmas trees.

Replat and Dedication Plat

Replat of Out Lot 407, Part of Out Lot 268, and Part of Lots No. 10346, 10348, and 10349, located on the southwest corner of Tremont Avenue, S.W., and 17th Street, S.W. The request also includes the dedication of a portion of Tremont Avenue, S.W., and a portion of 17th Street, S.W. The replat has been prepared and submitted by The John David Jones Corporation on behalf of property owners Alys M. Kinney, David & Teri Barkman, and Larry & Lindie Otto.

Replat

Lot No. 14711, located on the north side of South Avenue, S.E., between First Street, S.E., and Third Street, S.E. The request is to replat these this property into two separate lots. This replat has been prepared and submitted by Hammontree & Associates, Inc., on behalf of the property owner The St. George Greek Orthodox Church of Massillon, Ohio.

Preliminary Plat - Wooten Estates

Part of Out Lot 57, a 19.8 acre vacant parcel of land located on the north side of Walnut Road, S.E., between Young Street, S.E., and 14th Street, S.E. The request is to replat this property into 58 single family lots and to dedicate the following proposed streets: Ballinger Street, S.E., Ritchie Avenue, S.E., Malloy Avenue, S.E., and 13th Street, S.E. This preliminary plat has been submitted by Poggemeyer Design Group on behalf of the developer, Neighborhood Housing Services of Massillon, Inc.

3. *Other Business*

The Massillon Planning Commission met in regular session on February 12, 1997, in Massillon City Council Chambers. The following were present:

MEMBERS

*Chairman, Fred Wilson
Wendell Edwards
James Johnson
Michael Loudiana
Thomas Wilson
Rev. David Dodson
Al Climer*

STAFF

*James Benekos
Aane Aaby
Marilyn Frazier*

The first item of business on the agenda was approval of the minutes of the December 11, 1996 meeting. Rev. David Dodson moved for approval, seconded by Michael Loudiana, motion carried unanimously.

The next item was a Replat.

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 to replat this property into two separate lots. The property owner is Bernice H. Pry. The replat has been prepared and submitted by Possemeyer Design Group, Inc.

The request was presented by Aane Aaby who explained that the owner wishes to replat these five lots into two lots to simplify her holdings. After a brief discussion, Rev. Dodson moved for approval, seconded by James Johnson, motion carried.

The next item was also a replat.

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 (NHS) of Massillon, Inc. The replat has been prepared and submitted by Holden & Associates, Inc.

Mr. Aaby presented this request. NHS is a non-profit agency doing housing development in the southeast section of the City. An error occurred during construction which resulted in the acquisition of additional property and the need to make slight adjustments in the lot lines. Thomas Wilson moved for approval, seconded by Rev. Dodson, motion carried unanimously.

The next item was a Replat and Dedication Plat.

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. 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.

Mr. Aaby presented the request. This replat is needed to correct some environmental concerns. A small portion will be dedicated as a part of Earl Road. Wendell Edwards moved for approval, seconded by Thomas Wilson, motion carried unanimously.

The next item was a Preliminary Plat

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 seven industrial lots, ranging in size from 225,400 square feet to 422,00 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 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 Hommontree & Associates, Ltd.

This property was formerly known as The Rank Farm. It is owned by Massillon Development Foundation and will be divided into seven industrial lots. One of the lots will be owned by Niles Body and will be the site of a sales distribution center replacing several existing distribution centers. The plat will also include a 60 foot right-of-way from Warmington Road to Navarre Road. Gene Boerner was present and added a few comments. Rev. Dodson moved for approval, seconded by Thomas Wilson, motion carried.

continued page 3

*Massillon Planning Commission
February 12, 1997*

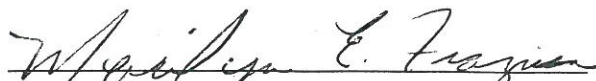
Aane Aaby then requested approval to add one item to the agenda concerning the possibility of dedicating Underhill Drive as a city street. Mr. Johnson moved to add the item to the agenda, seconded by Mr. Edwards, motion carried.

Aane Aaby then explained that Mr. Benekos had been communicating with representatives from Stark Metropolitan Housing Authority (SMHA) about the possibility of Underhill Drive being dedicated as a city street and the improvements necessary to bring it up to city standards. A letter from the Fire Chief was distributed to the members. The letter stated that the street is too narrow for a fire truck to turn around and trucks have to back on to McDonald Circle. Al Climer commented that he did not see that as a reason not to accept the street because regardless of whether it was city street or not, the residents will be served by the Fire Department and any other applicable city service. After a brief discussion, Mr. Edwards moved for approval, Mr. Climer seconded to direct City Engineer, James Benekos, to continue working with SMHA in order for the Commission to later consider Underhill Drive as a dedicated street after the necessary improvements. The motion carried with 6 yes and 1 abstention (Michael Loudiana).

The final item of the evening was the election of officers. Aane Aaby chaired that portion of the meeting. Mr. Johnson moved to re-elect Fred Wilson as Chairman and Rev. Dodson as Vice Chairman, seconded by Al Climer, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:00 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

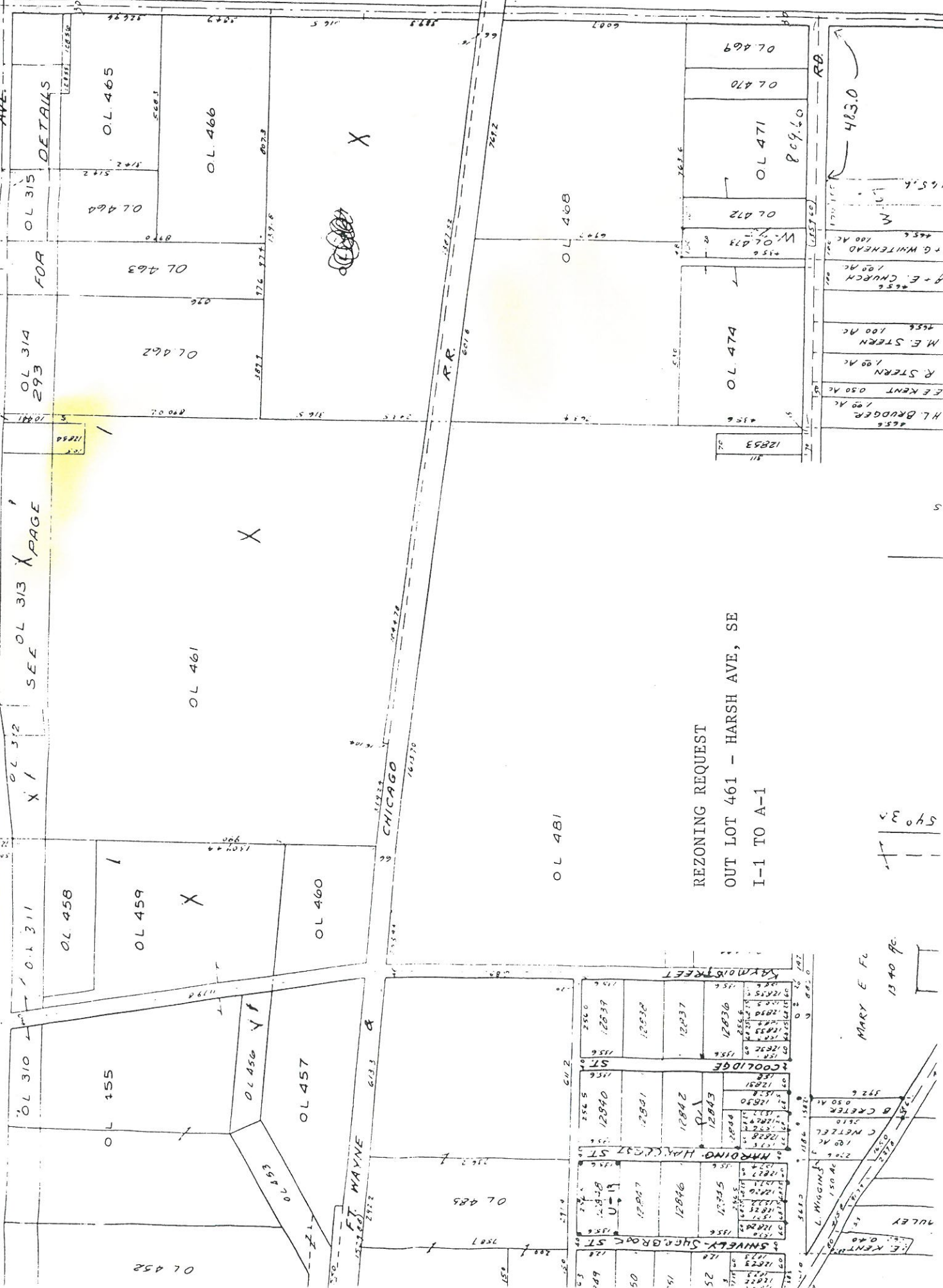
EF/ky

SEE PAGE 291

SCALE: 400 FT. TO 1 INCH T.I.O.N.R.S.

SEE PAGE 293

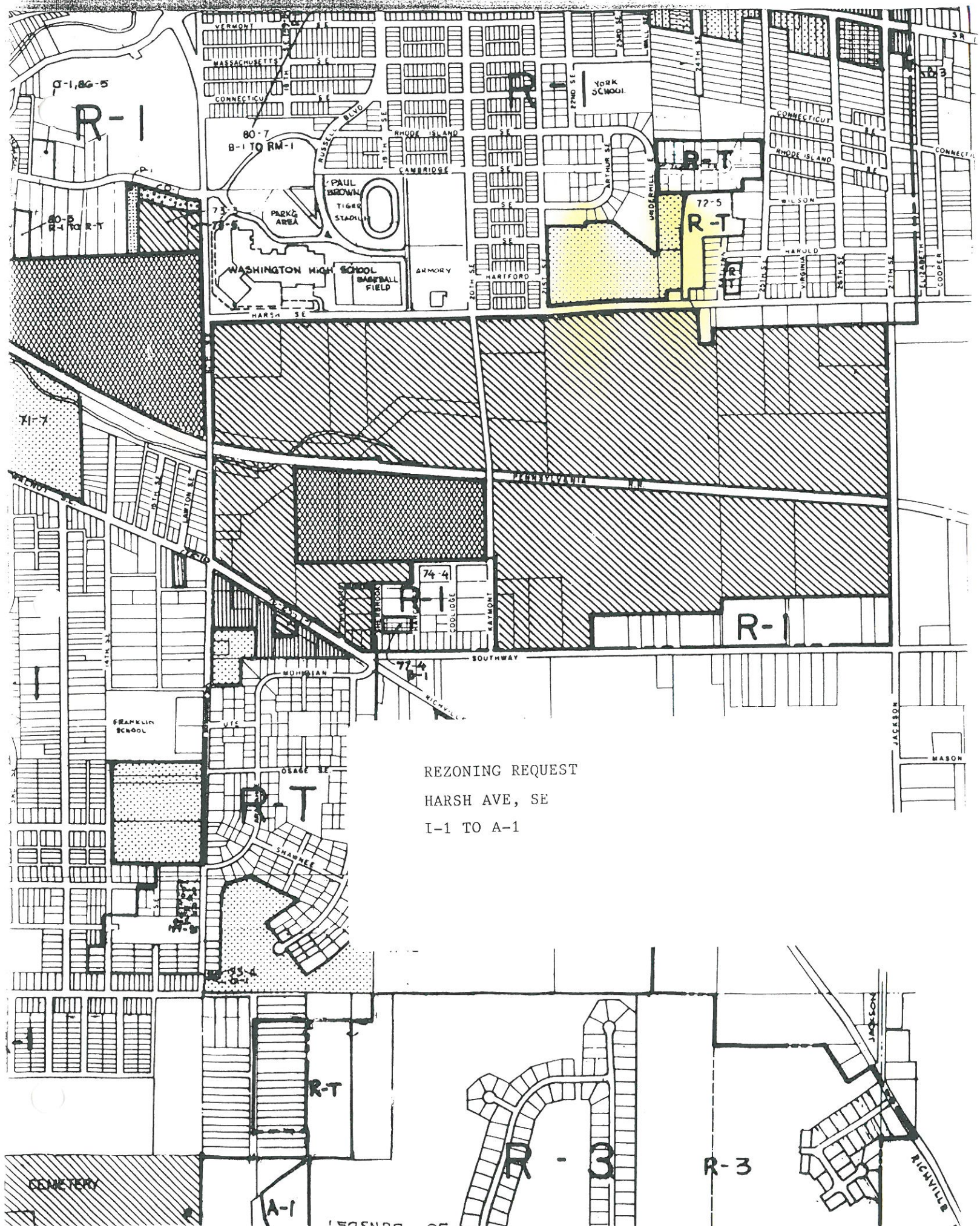
HARSH SE



REZONING REQUEST
OUT LOT 461 - HARSH AVE, SE
I-1 TO A-1

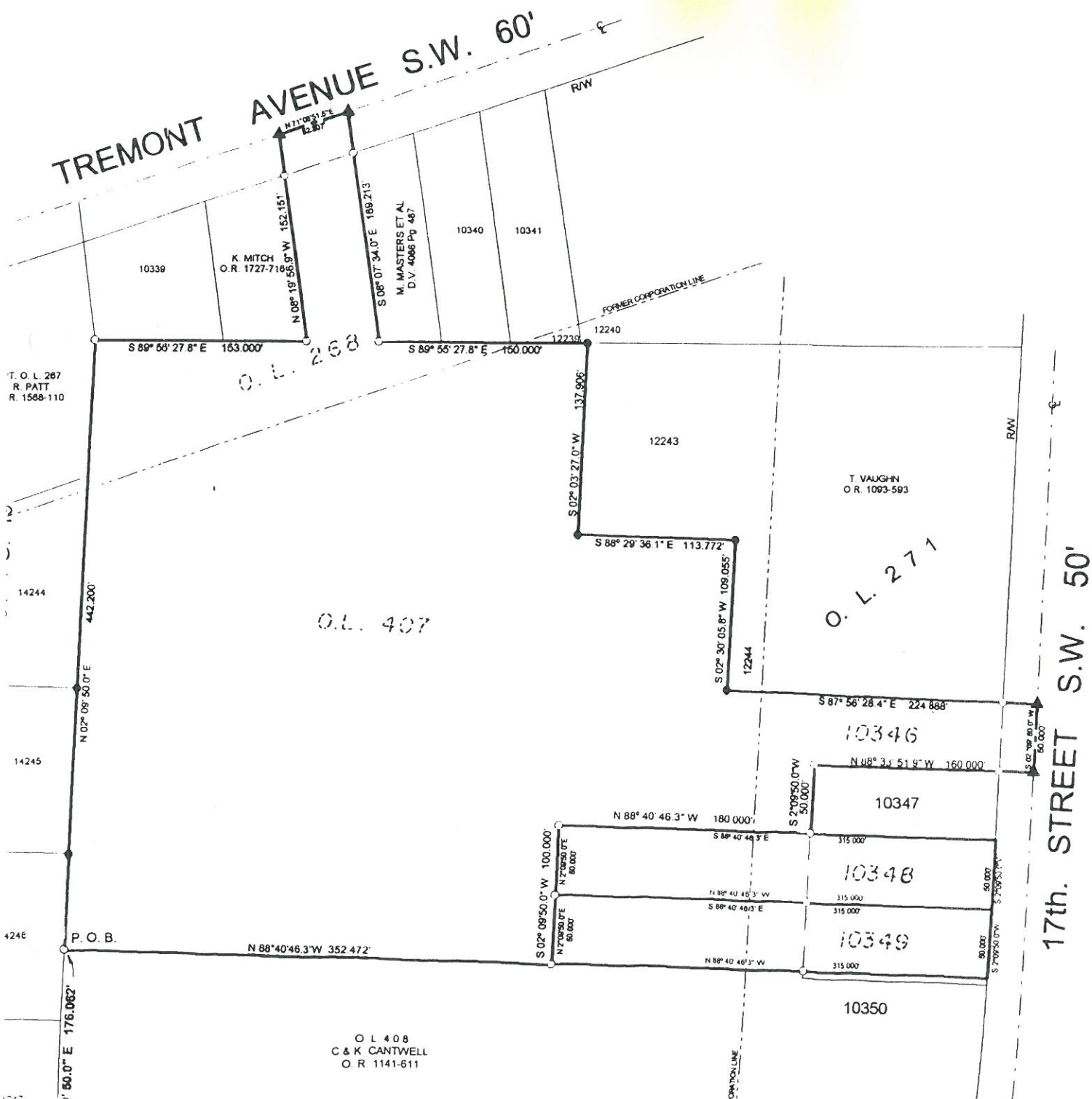
MARY E FL
1340 AC

5403



REZONING REQUEST
HARSH AVE, SE
I-1 TO A-1

UNIT 10: STARK, STARK



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1997.

REPLAT

LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING ALL OF FORMER LOT 14771

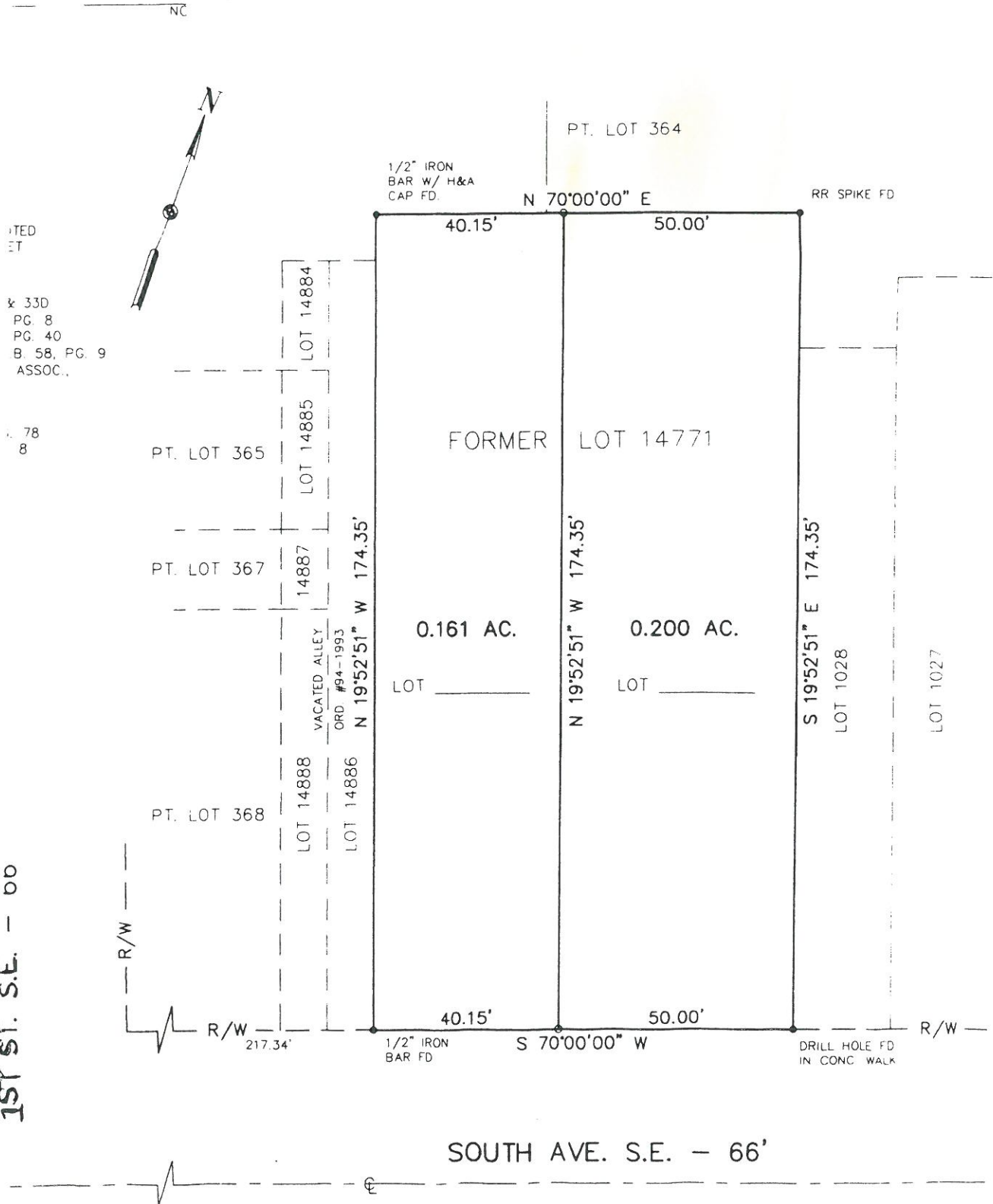
FEBRUARY, 1997

2 LOTS

NTY AUDITOR

19

NTY RECORDER





Stergios & Kurtzman Co., L.P.A.

Attorneys at Law

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Paul J. Stergios
John L. Kurtzman
J. Fred Stergios
Joel C. Fichter
Pericles G. Stergios*

*Member of Florida Bar

March 6, 1997

City of Massillon
Planning Department
One James Duncan Plaza
Massillon, Ohio 44646

Attention: Aane Aaby
Community Development Director

HAND DELIVERED

Re: The St. George Greek Orthodox
Church of Massillon, Ohio

Dear Aane:

As you know, this office represents The St. George Greek Orthodox Church of Massillon, Ohio. Pursuant to our telephone conferences on March 5, 1997, I have enclosed two (2) copies of a Replat of Lot No. 14771, prepared by Hammontree & Associates, Ltd. on February 27, 1997.

Please have this Replat placed on the agenda for the Massillon Planning Commission meeting to be held on **Wednesday, March 12, 1997, at 7:30 p.m.** I will not be able to attend the meeting but I will have a representative of the Church present at the meeting to answer any questions that may arise.

I have had several conversations with Steve Hamit at the Massillon Engineer's Office regarding this Replat and he and his office are aware of the fact that, if the Replat is approved and recorded, my client will be transferring the eastern portion (0.200 acre) of Lot No. 14771 to The Board of Education of The Massillon City School District.

If you have any questions regarding this matter, please feel free to contact me. Thank you for your cooperation in this matter.

Sincerely yours,

JOEL C. FICHTER

JCF:tdh
Enclosures

cc: Ernest T. Paris - w/copy of Replat

PRELIMINARY PLAT
WOOT ESTATES
 PART OF OUT LOT 57 IN
 THE CITY OF MASSILLON, OHIO
 MARCH, 1997

