

A G E N D A

MASSILLON PLANNING COMMISSION

FEBRUARY 18, 1998

7:30 P.M.

MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 14, 1998.*
2. *Petitions and Requests*

Rezoning Request

Location: Out Lot 569, a 259.129 acre parcel located on the north side of Navarre Road, S.E., east of State Route 21. The request is to rezone this property from I-1 Light Industrial to I-2 General Industrial to permit the development of a large, primary metals manufacturing operation on this property. This request has been submitted by Miller Land Development, Ltd., the property owner.

Replat

Location: Out Lots 10197 and 11103 and Lot Nos. 183 and 184, located on the north side of Lincoln Way, N.W., between Cayuga Street, N.W., and Hemlock Street, N.W. The request is to replat this property into three single family residential lots and one commercial lot. This request has been submitted by Kevin Glick. The surveyor is Cooper and Associates.

Replat

Location: A 2.1112 acre parcel of land, Part of Out Lot 294, Part of Lot No. 13477 and Lot No. 15091. The property is owned by Republic Engineered Steels, Inc. The request is to replat this property into one lot for sale to Washington Steel. The surveyor is Nichols Field Services, Inc.

Replat

Location: Lots No. 6379 and 6380, property totaling 9272 square feet in size, and located on the south side of Massachusetts Avenue, S.E., between 16th Street, S.E., and 18th Street, S.E. The request is to replat this property into one single family residential lot. This request has been submitted by Michelle M. Casper, President of Preferred Title Agency, Inc. The surveyor is Campbell & Associates, Inc.

Replat

Location: Lots No. 4757, 4758, 4759, 14797, 14798, and 14799, located at the northeast corner of Overlook Avenue, S.W., and Niles Street, S.W. The request is to replat this property into two single family residential lots. This request has been submitted by David E. Daugherty of TriDoc, Inc.

The Massillon Planning Commission met in regular session on Wednesday, January 14, 1998, at 7:30 p.m. in Massillon Council Chambers. The following were present:

Members

Chairman Fred Wilson
Vice Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Al Climer
Joel Fichter

Staff

Aane Aaby
James Benekos
Marilyn E. Frazier

The first item of business was the minutes of the December 10, 1997, Commission meeting. Rev. Dodson moved for approval of the minutes as prepared, seconded by Mayor Cicchinelli, motion carried, with one abstention, Joel Fichter.

The first item under petitions and requests was a final plat. Final Plat-MDF Business Park-Location: Part of Out Lot 587, a 41.669 acre area located on the west side of State Route 21, south of Warmington Road, S.W. The request is to replat this property into 5 Out Lots, and to dedicate an extension of existing Commerce Drive, S.W. This request has been submitted by the Massillon Development Foundation, the property owner. The surveyor is Hammontree and Associates, Ltd.

Aane Aaby presented the request. This property is part of what was formerly known as the Rank Farm. There has been extensive development in the area and in order to further subdivide the property, it is necessary to replat this property. The dedication of an Extension of Commerce Drive, S.W. is also a part of the request. Mayor Cicchinelli commented that the development of this area would complete this area. Mayor Cicchinelli then moved for approval, seconded by Rev. Dodson, motion carried unanimously.

The next item was a replat. Location: Part of Out Lot 539, a 189.377 acre parcel located on the northwest corner of the state Route 21 and U. S. Route 30 interchange. The request is to replat this property into two out lots, one to be 90 acres in size, the other to be 99.377 acres. This request has been submitted by Howard J. Wenger. The surveyor is Jeffrey R. Gaul.

Aane Aaby presented this request, also. Howard Wenger is the owner of the property, although it may be under an option. The purpose of the replat is to split this property into two outlots. Jim Benekos commented that he had no objections to the request. Al Climer then moved for approval, seconded by Joel Fichter, motion carried unanimously.

The next item was also a replat. Location: Lots No 2058 (17 Ideal Court, S.E.) and 2060 (16 Arch Avenue, S.E.). The request is to split off a 10 foot by 50 foot section from the southeast corner of Lot No. 2058 and add it to Lot No. 2060. This request has been

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Massillon Planning Commission
January 14, 1998

submitted by Michael Toney (Lot No. 2058), and by Terry and Karen Pauley (Lot No. 2060), the respective property owners. The surveyor is Ronald Hinton.

Aane Aaby presented the request. He commented that the intention is only to increase the size of Lot No. 2060. Jim Benekos added that this would not create any impact or problem. Rev. Dodson moved for approval, seconded by Mayor Cicchinelli, motion carried unanimously.

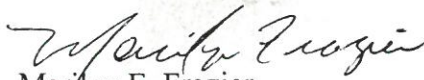
The final item under petitions and requests was another replat. Location: 749 Matthias Avenue, N.E., and 1021-23 8th Street, N.E. Lot Nos. 5252 and 10955, located at the southwest corner of 8th Street, N.E., and Matthias Avenue, N.E. The request is to replat this property into two new lots. This request has been submitted by Harold Weatherbee. The surveyor is Orville BeBos.

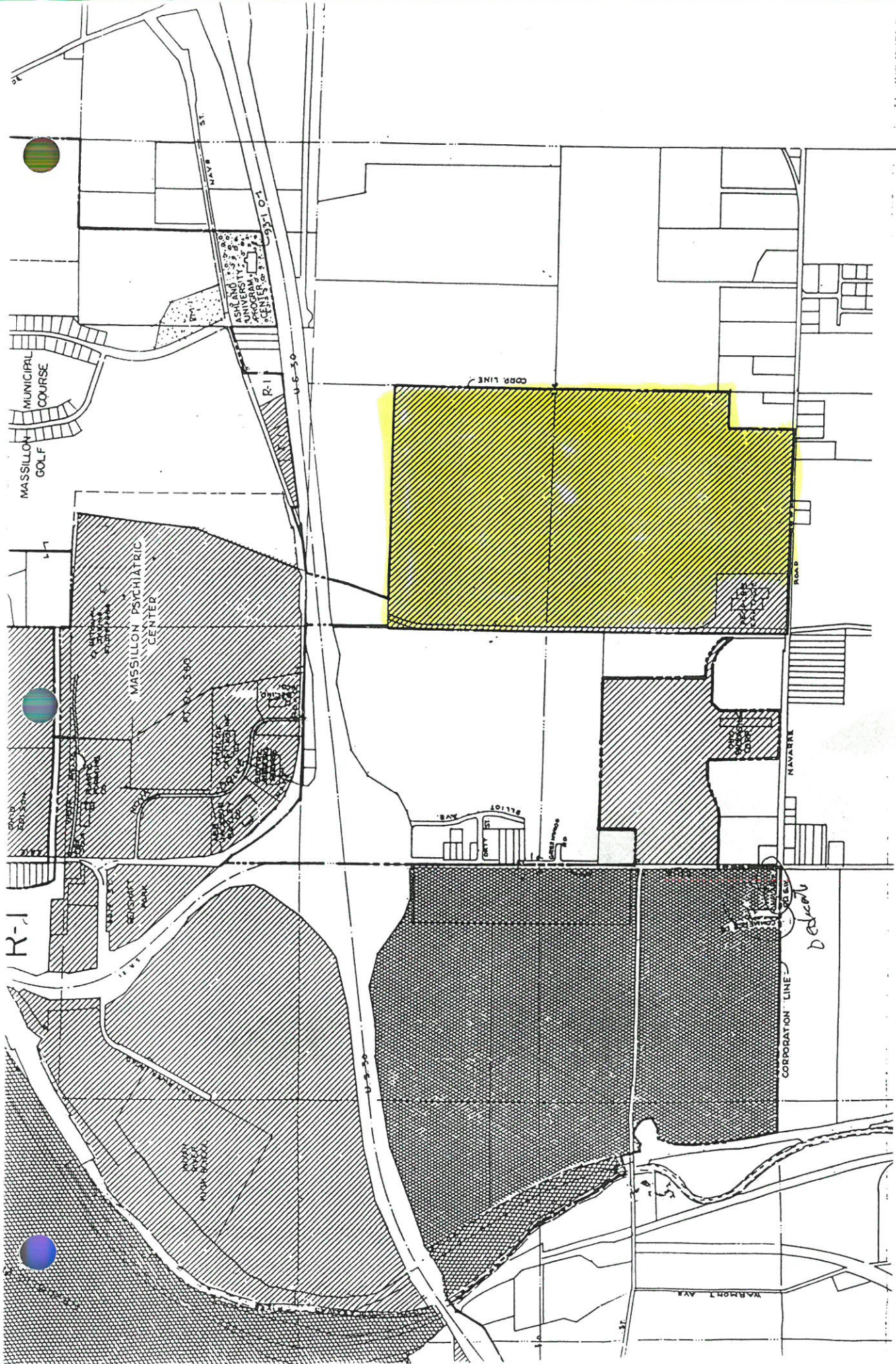
Aane Aaby presented this request. This property is actually owned by Hammersmith Realty, which is a part of Hammersmith Insurance Agency. The property is zoned Single-Family Residential, with a house and a duplex on the lot. Hammersmith wishes to retain the duplex as a rental, but sell the house. The duplex has separate driveways. Jim Benekos added that although this would create a small lot, he had no objection. The houses are nice. He suggested that the Commission could include a deed restriction. After a brief discussion, Rev. Dodson moved for approval, seconded by Joel Fichter, motion carried unanimously.

Mayor Cicchinelli then moved that in the future staff request all petitioners or a representative attend Planning Commission meetings in order to speak on behalf of requests and/or answer questions. The motion was seconded by Al Climer and passed unanimously.

The final item for the evening was the election of officers. Fred Wilson was re-elected Chairman and Rev. David Dodson was re-elected Vice Chairman. The meeting adjourned at 8:10 p.m.

Respectfully submitted:


Marilyn E. Frazier
Clerk



Rezoning Request I-1 to I-2

PEMUCK STREET N.W. - 50'

ORD. No. 69-1953

R/W

CENTERLINE

N 03°30'00" E

RIGHT-OF-WAY LINE

109.00' (0.0400 Ac.)

N 03°30'00" E

279.00'

90.00'

N 03°30'00" E
534.40'

LOT N°
0.2216 Acres
(0.1668 Ac.)

15' SANITARY SEWER & WATERLINE EASEMENT

S 86°53'22" E

S 86°53'22" E

N 86°53'22" W

LOT N°
0.2204 Acres
(0.1481 Ac.)

LOT N°
0.2431 Acres
(0.1676 Ac.)

LOT N°
0.6766 Acres
(0.1995 Ac.)

N 88°01'55" W

107.26'

107.26'

S 86°53'22" E

S 03°30'00" W
(0.0217 Ac.)

S 03°30'00" W
(0.0429 Ac.)

S 03°30'00" W
(0.3050 Ac.)

214.02'

RIGHT-OF-WAY LINE

LINCOLN WAY WEST 60' S.R.172

REPLAT and RENUMBERING PLAT

BEING ALL OF LOTS 10197 & 11103 AND ALL OF
OUTLOTS 183 & 184 IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

FOR : KEVIN GLICK CONSTRUCTION

LOT N°
0.2431 Acres
(0.1676 Ac.)

S 03°30'00" W
(0.0217 Ac.)

12.74'

70.00'

S 03°30'00" W
(0.3050 Ac.)

214.02'

RIGHT-OF-WAY LINE

1" LB.

214.52'

LOT LINE

107.26'

(32.90')

N 86°53'22" W

94.31'

70.00'

S 03°30'00" W
(0.3050 Ac.)

214.02'

RIGHT-OF-WAY LINE

1" LB.

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LOT LINE

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214.02'

RIGHT-OF-WAY LINE



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DELINEATED HEREO
ACT AND I

WIT:

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY
APPEARED THE ABOVE
FORGOING INSTRUMENT
I HAVE HEREUNTO

THIS _____ DAY

NOTARY PUBLIC

RECEIVED
RECORDED

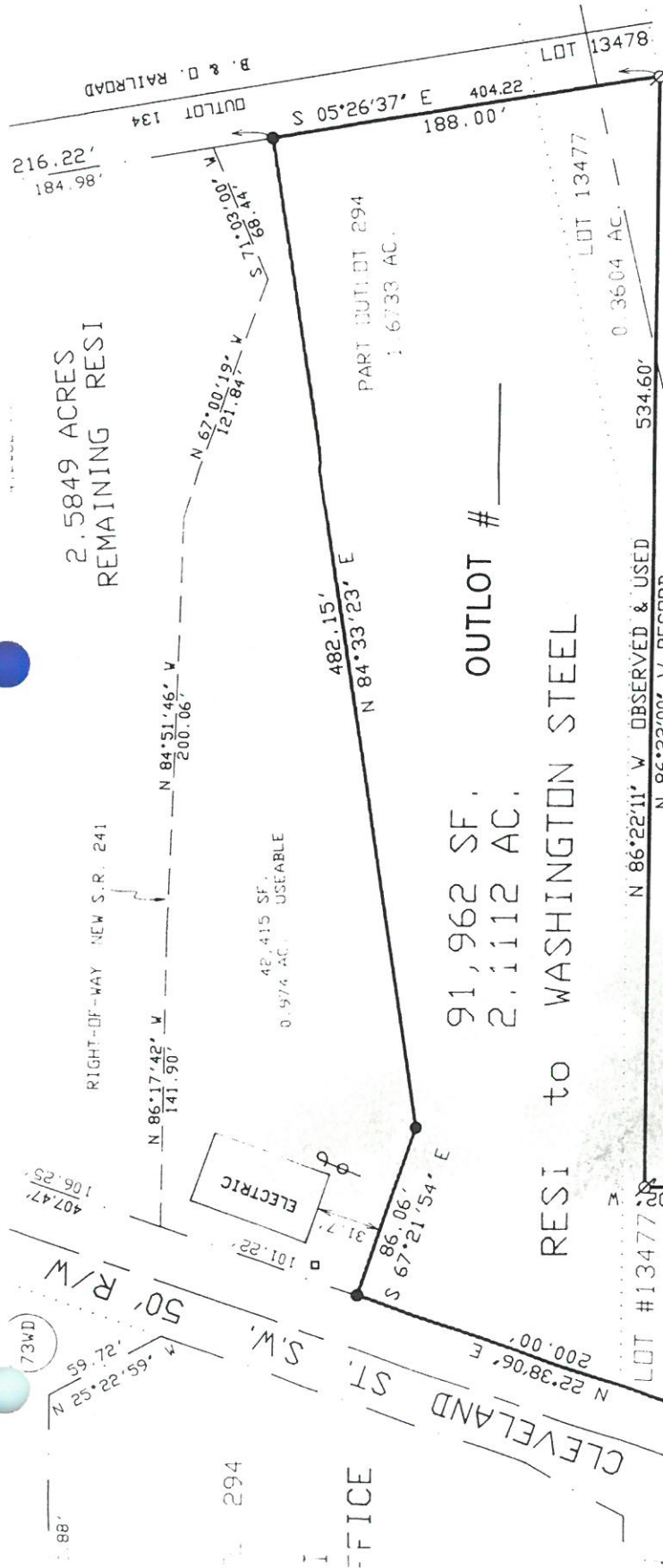
THIS

ENTER FOR

LEGEND

1/2" = 1'
CAP
#5 REJ
NICHOL
#5 REJ
NICHOL

SCALE: 1" = 60'



MERCURY STAINLESS INC.
D.L. 588 PB 54 Pg 21
487 - 631

REPLAT

part of

OUTLOT 294
LOT 13477
LOT 15091

CITY OF MASSILLON
STARK CO. OHIO

REPLAT

for

WASHINGTON STEEL

and

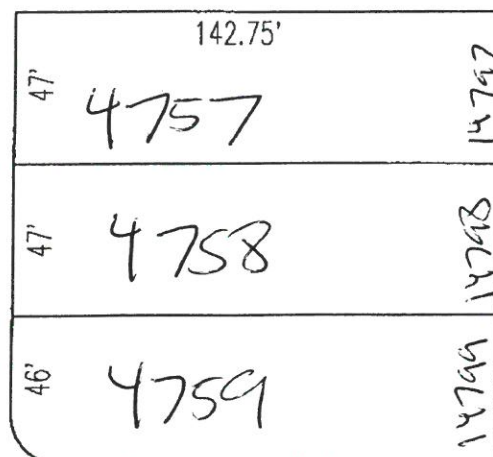
E.S.I.

MASSACHUSETTS AVENUE S.E. 50'



Existing
Overlook Plat Layout

NILES ST. S.W.

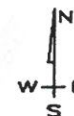
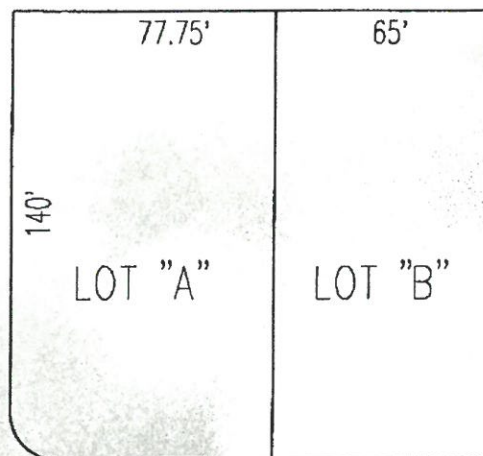


OVERLOOK AVE. S.W.

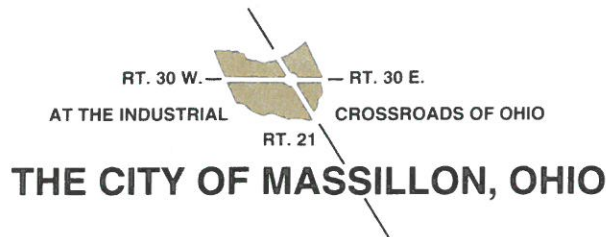
TriDoc Inc.
Proposed
Overlook Plat Layout

MINIMUM R-1 REQUIREMENTS			
DESCRIPTION	REQUIRED	LOT "A"	LOT "B"
LOT SIZE	7800 SF	10885 SF	9100 SF
LOT WIDTH	65 FT	77.75 FT	65 FT

NILES ST. S.W.



OVERLOOK AVE. S.W.



Francis H. Cicchinelli, Jr.
Mayor

Phone (330) 830-1700
Fax (330) 830-1764

Director of Public Safety & Service
Alan W. Climer – 830-1702

Public Service
830-1701

City Engineer/Planning Director
James J. Benekos – 830-1722

**Community/
Economic Development Director**
Aane Aaby – 830-1721

Golf Course Superintendent
Martin A. Young – 830-4653

Chief Building Official
Starr Surbey – 830-1724

Housing Director
Marilyn Frazier – 830-1717

**Wastewater Treatment Department
Manager/Superintendent**
833-3304

Collections Department Chief
Linda S. McGill – 830-1705

Chief of Police
Mark D. Weldon – 830-1762

Fire Chief
Tommy R. Matthews – 833-1053

**Equal Employment Opportunity/
Minority Business/Drug Coordinator**
Edward W. Grier – 830-1716

Health Commissioner
Richard J. Kaserman – 830-1710

Parks & Recreation Director
Jim Seikel – 832-1621

Youth Director
Constance Ledwell – 837-3137

Senior Citizens Director
Nancy A. Johnson – 837-2784

Data Center Chief
Keith Wires – 830-3647

Income Tax Department
830-1709

February 3, 1998

TO: Planning Commission Members

Dear Member:

Due to a scheduling conflict, the Planning Commission meeting will be held on Wednesday, February 18, 1998, at 7:30 P.M., in Massillon City Council Chambers. The Agenda will be mailed February 13, 1998.

We apologize for any inconvenience this may cause you. If you cannot attend, please contact my office.

Sincerely,


Marilyn E. Frazier
Planning Commission Clerk

MEF/ky

Massillon Municipal Government Center
One James Duncan Plaza
Massillon, Ohio 44646