

A G E N D A
MASSILLON PLANNING COMMISSION
MARCH 11, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of February 18, 1998.*
2. *Petitions and Requests*

Rezoning Request - Wetmore Creek Tree Farm

Location: 650 Kaymont S.E., Out Lots 456 and 459, and Part of Out Lot 311, a total 7.793 acre parcel located on the south side of Harsh Avenue, S.E., and 20th 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 grow Christmas trees on this property.

Rezoning Request - Ralston Annexation

Location: Out Lot 765, a 122.206 acre parcel located on the north side of Navarre Road, S.E., east of State Route 21. This property is owned by the City of Massillon and is part of the proposed site under consideration for the Republic Engineered Steel Mini-Mill Project. Now that this annexation is complete, the City is proposing to rezone this property from Perry Township zoning to I-2 General Industrial.

Rezoning Request - Nave Richville Annexation

Location: An approximate 140 acre area consisting of Out Lots 767, 768, 769, 770, and 771, located on the east side of Richville Drive, S.E., north of Drage Vocational School. Now that this annexation is complete, the City is proposing to rezone this property from Perry Township zoning to R-1 Single Family Residential.

Rezoning and Preliminary Plat - Friendship Acres

Location: A 51.9 acre parcel consisting of Out Lots 634 and 635 and Part of Out Lot 636, located on the north side of Lincoln Way, N.W., west of the State Highway Patrol Barracks. This property is presently zoned A-1 Agricultural. Jacob Glick, the property owner and developer, is requesting to rezone and subdivide this property as follows:

Zoning	No. of Proposed Lots	Total Area
R-2 Single Family Residential	82	35.7 Acres
R-T Two Family Residential	20	9.8 Acres
RM-1 Multi Family Residential	2	4.1 Acres
B-1 Local Business	1	2.2 Acres

Rezoning and Preliminary Plat - Legend Hills

Location: A 133.5 acre parcel consisting of Out Lots 557 and 766 and Part of Out Lot 636, located on the north side of Nave Road, S.E., north of proposed Ashland University Graduate Center, and between St. Andrews Estates and Richville Drive, S.E. This property is presently zoned R-3 Single Family Residential. P.R.M.D.C. Ltd., a Limited Partnership (c/o Fred Tobin), the property owner and developer, is requesting to rezone and subdivide this property as follows:

<u>Zoning</u>	<u>No. of Proposed Lots</u>	<u>Total Area</u>
R-3 Single Family Residential	43	20.2 Acres
R-2 Single Family Residential	87	29.7 Acres
R-1 Single Family Residential	96	37.4 Acres
R-T Two Family Residential	21	7.6 Acres
RM-1 Multi Family Residential	2	30.0 Acres
B-1 Local Business	1	9.8 Acres

3. *Other Business*

The Massillon Planning Commission met in regular session on February 18, 1998, at 7:30 p.m., in Massillon City Council Chambers. The following were present:

Members:

Chairman Fred Wilson
Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Al Climer
Ronald Styer
James Johnson
Ben Bradley

Staff:

Aane Aaby
James Benekos

The first item of business for the evening was the minutes of the January 14, meeting. Rev. Dodson moved for approval of the minutes, seconded by Mr. Johnson, motion carried.

The next item was a 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. Aane Aaby presented the request. This property has been in the media the last couple days since it is one of the prospective sites being considered by Republic Engineering Steel for the construction of a new mini mill. The property is owned by Miller Land Development, Ltd. a partnership of the Miller family and Massillon Development Foundation. This 260 acre parcel was annexed to the City in the mid 80's. In order for it to be utilized for the steel mill an additional parcel is being acquired which will require annexation. At this time, we are only considering this property. Rev. Dodson moved for approval, seconded by Mr. Johnson, motion carried.

The next item was a 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 Nichols Field Services, Inc. Aane Aaby presented the request. This property was rezoned to B-1 Business last year. T- Bone Schmidt's occupies the building in the front of this property. The rear is vacant and the owner would like to subdivide it into three single-family lots to build homes. Mr. Glick was present and commented that he would like to proceed as soon as possible. Mr. Climer moved for approval, seconded by Mr. Styer, motion carried.

The next item was also a replat. Location: Lots No. 6379 and 6380, property totaling 9272 square feet in size, and located on the south side of Massachusetts, 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. Mr. Aaby made the presentation. These lots need to be combined in order to create a suitable lot for the construction of a house. The owner, Joel Merritt, was present and commented on the request. A brief discussion followed. Rev. Dodson then moved for approval, seconded by Mr. Johnson, motion carried.

The next item was also a replat. Location: Lots 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. Mr. Aaby presented the request. The property in question runs east and west off Niles, S.W. and Overlook, S.W. The plan is to convert this property into two lots that will face Overlook, S.W. rather than Niles, S.W. Two single-family homes would be constructed on this site. Mr. Daugherty was present and commented on his intentions. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The final item before the Commission was a 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 the sale to Washington Steel. The surveyor is Nichols Field Services, Inc. Aane Aaby presented this request. This property is at the intersection of Cleveland Ave., S.W. and Oberlin Road, S.W., The purpose of the request is to sell this property to Washington Steel. Mr. Johnson moved for approval, seconded by Rev. Dodson, motion carried.

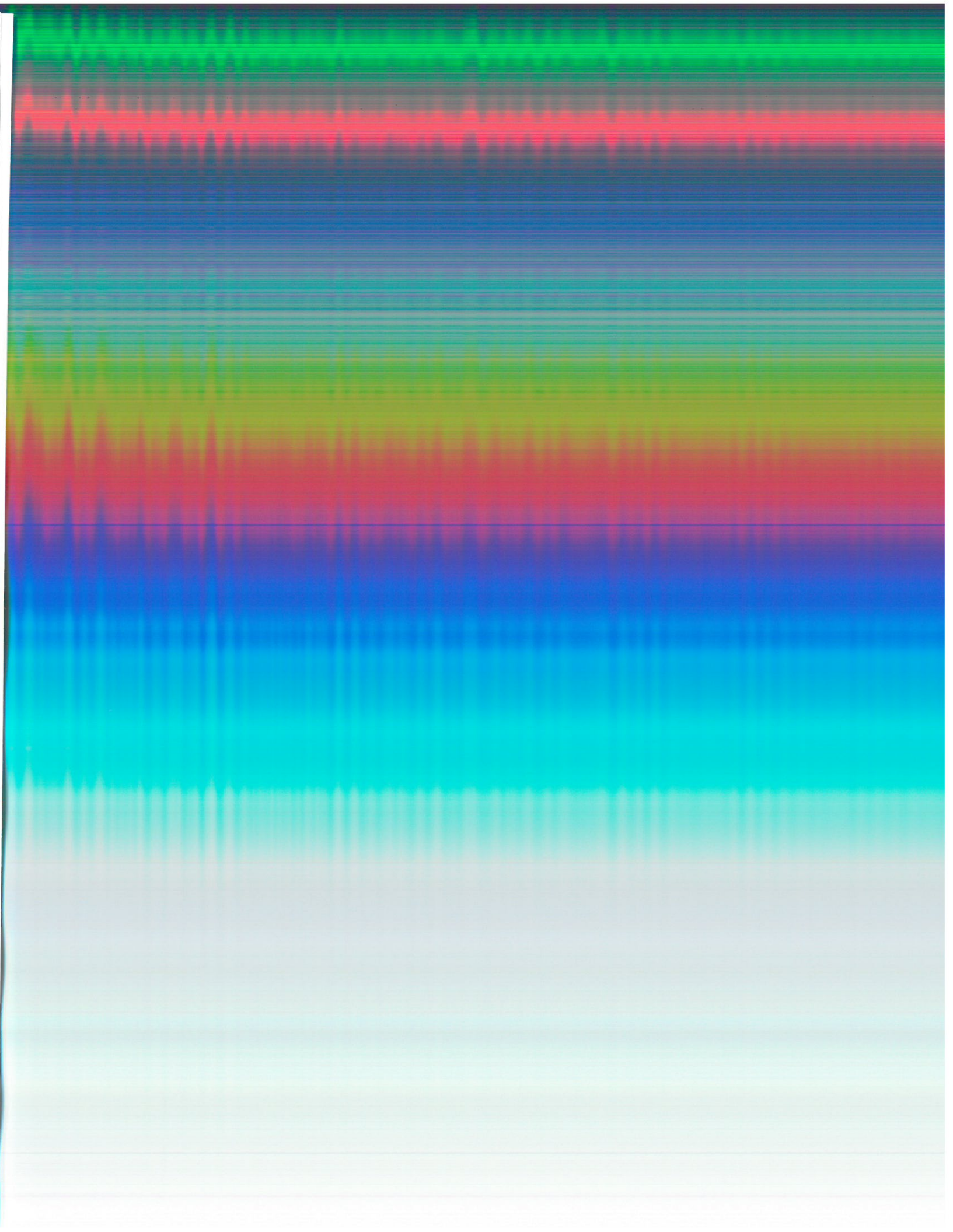
There being no further business before the Commission, the meeting adjourned at 7:50 p.m.

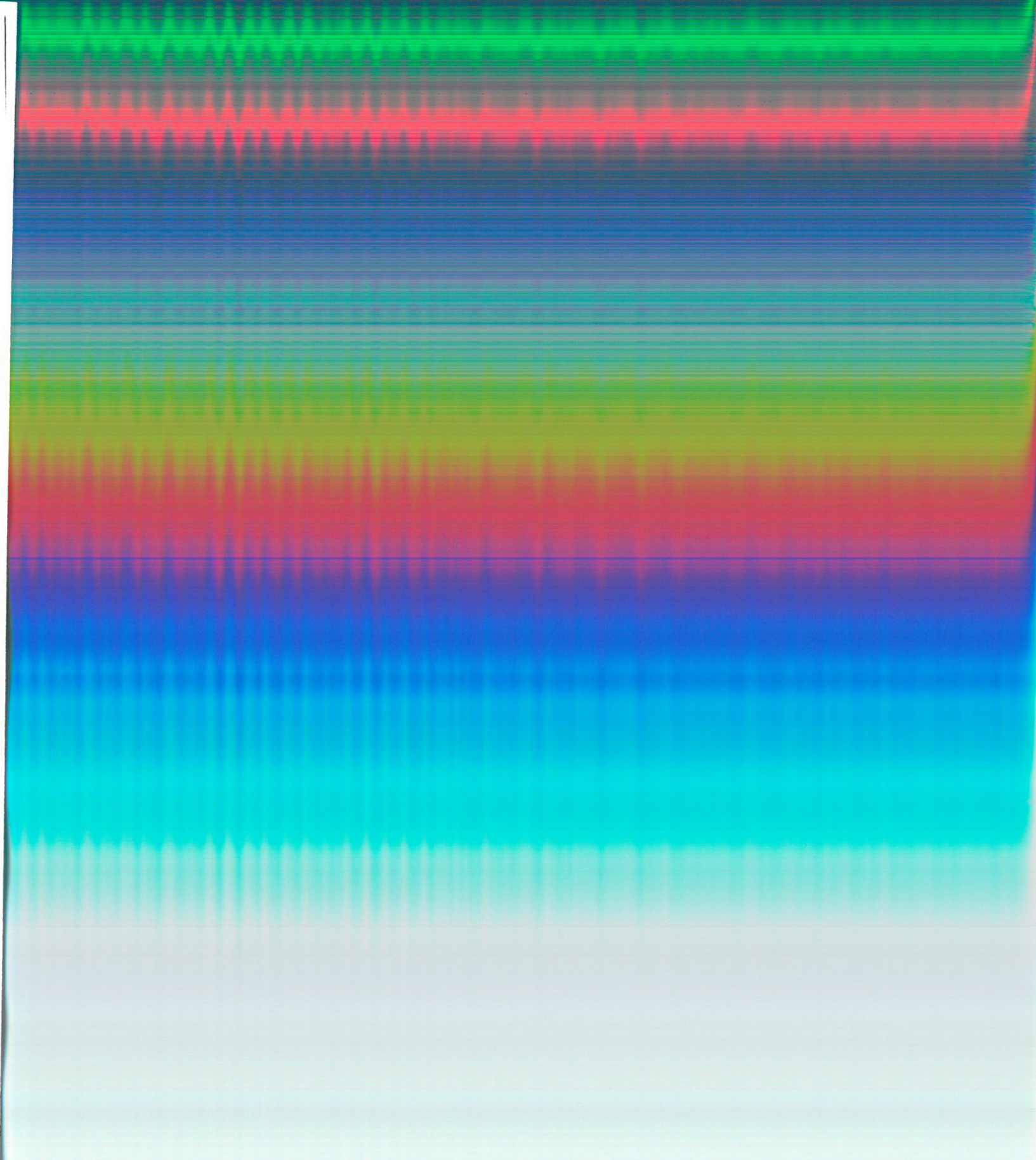
Respectfully submitted,


Marilyn E. Frazier
Clerk

Approved:

Fred Wilson, Chairman





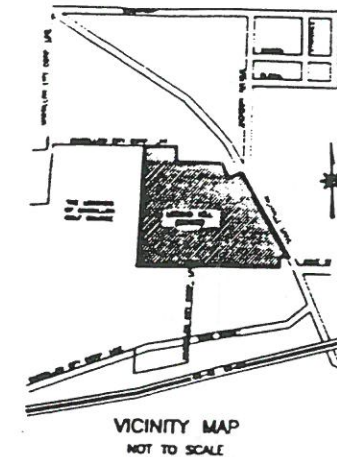
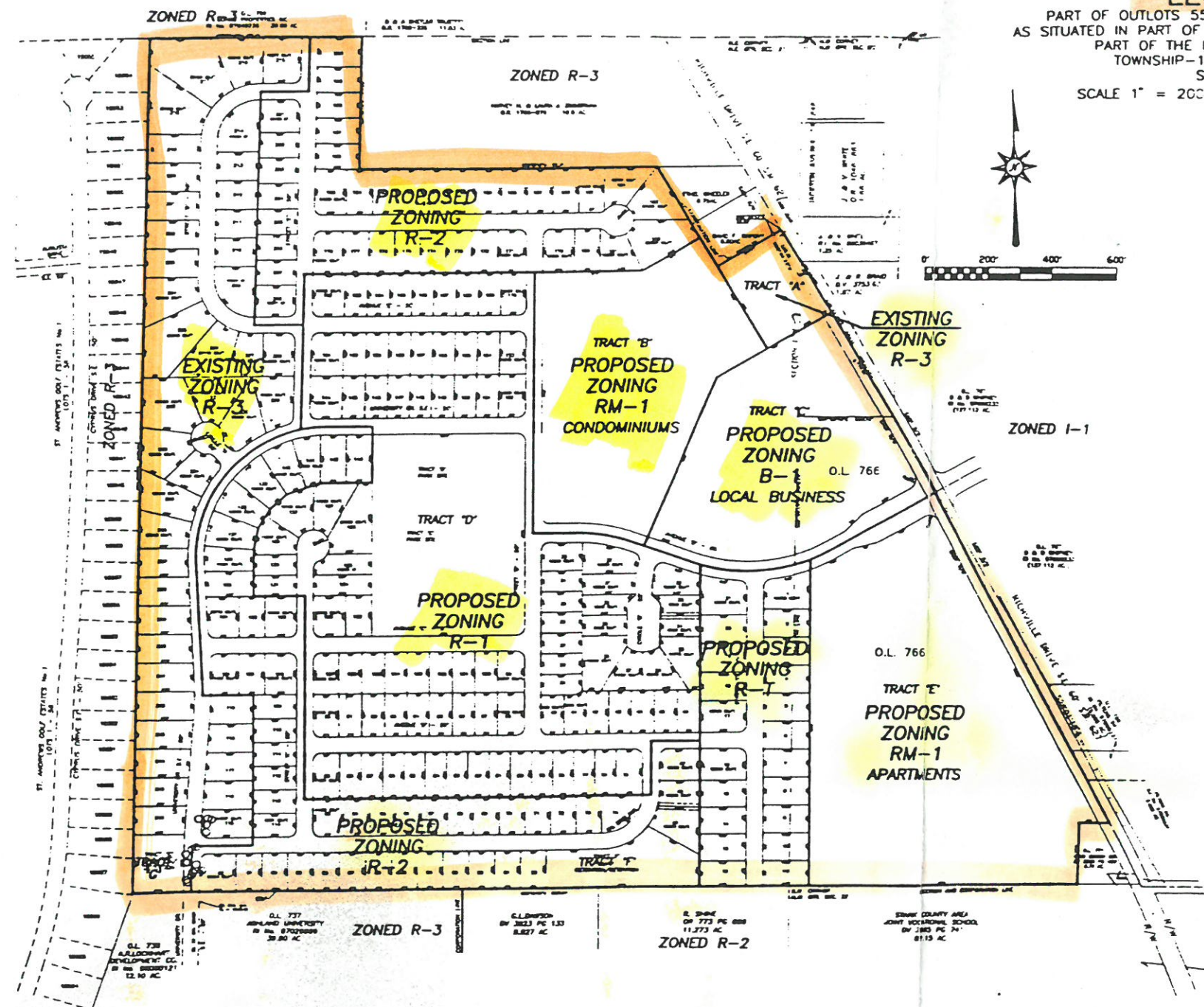
PART OF OUTLOTS 557 AND 776 IN THE CITY OF MASSILLON
AS SITUATED IN PART OF THE NORTHEAST QUARTER, SECTION 21 AND
PART OF THE NORTHWEST QUARTER SECTION 22
TOWNSHIP-10, PERRY TOWNSHIP, RANGE-9
STARK COUNTY, OHIO

SCALE 1" = 200'

MARCH 1998

OWNER/DEVELOPER:
P.R.W.D.C. LTD., A LIMITED PARTNERSHIP
C/O FRED TOE*,
7694 STRAUSSER ST. N.W.
NORTH CANTON, OHIO 44720
PHONE (330) 497-9744

ENGINEER AND SURVEYOR:
COOPER & ASSOCIATES, P.L.L.
1359 MARKET AVE. NORTH
CANTON, OHIO 44714
PHONE: (330) 452-5731



ZONING CLASSIFICATION	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONT YARD DEPTH	MINIMUM REAR YARD DEPTH	MINIMUM SIDE YARD WIDTH	NUMBER OF LOTS - TRACTS	TOTAL AREA
R-1	7,800 S.F.	65'	25'	30'	6'	96	37.4 AC.
R-2	9,600 S.F.	80'	30'	30'	8'	87	29.7 AC.
R-3	12,000 S.F.	90'	30'	35'	10'	43	20.2 AC.
R-T	9,600 S.F.	80'	25'	35'	10'	21	7.8 AC.
RM-1	"	"	25'	35'	15'	2	30 AC.
B-1	"	"	25'	20'	"	1	9.8 AC.

= SPECIAL REQUIREMENTS

TYPICAL LOT SIZE --- VARIABLE
AREA --- 133.5 +/- ACRES
SEWAGE DISPOSAL --- GRAVITY SEWER(MASSILLON CITY)
WATER SUPPLY --- CONSUMERS OHIO WATER CO.
DRAINAGE FACILITIES --- PROPOSED STORM SEWER
PAVEMENT PROPOSED --- ASPHALT CONCRETE WITH
CONCRETE CURB AND GUTTER
NUMBER OF LOTS --- 246

NOTES:

1. ALL LOT DISTANCES ARE SCALED AND SUBJECT TO MINOR CHANGES ON THE RECORD PLAT.
2. RADIUS AT ALL STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED.
3. ENTIRE ALLOTMENT TO BE SERVICED BY SANITARY SEWER.
4. BEARINGS AND DISTANCES TAKEN FROM EXISTING DEED RECORDS.



1359 MARKET
AVENUE, NEW
CANTON, OHIO

ZONE MAP
LEGEND HILLS
ALL OF OUTLOTS 557 AND 766 IN
CITY OF MASSILLON
STARK COUNTY, OHIO
FOR J. P. R. M. D. C. LTD.

[illegible]

GRAPHIC SCALE



LINE	LENGTH	BEARING
1	71.4E	N87°52'13" W
2	50.23	N84°32'50" W
3	50.6E	N84°32'50" W

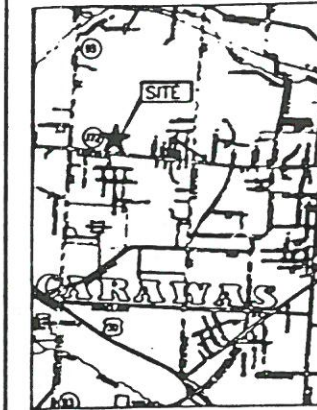
SURVEYOR & ENGINEER

COOPER & ASSOCIATES, LLP
1650 MARKET AVE. NORTH
CANTON, OHIO 44714

PHONE: (330) 452-5731
FAX: (330) 452-9110

OWNER & DEVELOPER

JACOB GLICK
4600 LINCOLN WAY WEST
MASSILLON, OHIO 44647
PHONE: (330) 832-7897



VICINITY MAP
(NOT TO SCALE)

LEGEND

Zone Classification	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Depth	Minimum Rear Yard Depth	Minimum Side Yard Depth	Number of Lots - Outlots	Total Area
R-1	2,800 SF	30'	10'	10'	5'	1	34.7 ACRES
R-2	4,200 SF	40'	10'	10'	5'	2	8.8 ACRES
R-3	5,600 SF	50'	10'	10'	5'	3	4.1 ACRES
R-4	7,000 SF	60'	10'	10'	5'	4	2.2 ACRES

* PER UNIT
 ** TWO STORY BUILDING
 *** DEPENDENT UPON NUMBER ROOMS PER UNIT
 **** THE GREATER OF 10' OR HEIGHT OF BUILDING

TOTAL SITE DATA

TOTAL AREA OF PREL PLAT 51.9 ACRES
TYPICAL LOT SIZE VARIABLE

SEWAGE DISPOSAL SANITARY SEWER
WATER SUPPLY CONSUMERS OF OHIO WATER
(833-4156)
DRAINAGE FACILITIES PROPOSED STORM SEWER
PAVEMENT PROPOSED ASPHALTIC CONCRETE W/
CONC. CURB & GUTTER

○ DENOTES PROPOSED SANITARY SEWER
 ● DENOTES EXISTING SANITARY SEWER
 ○ DENOTES PROPOSED STORM SEWER
 ● DENOTES EXISTING STORM SEWER

NOTES

- ALL LOT DISTANCES ARE SCALED AND ARE SUBJECT TO MINOR CHANGES ON THE RECORD PLAT.
- RADIUS AT ALL STREET INTERSECTIONS ARE 25' MINIMUM UNLESS OTHERWISE NOTED.
- ENTIRE ALLOTMENT TO BE SERVICED BY SANITARY SEWER.
- BOUNDARY BEARINGS AND DISTANCES ARE COMPILED FROM TAX MAPS, PLATS AND DEEDS.
- PRESENT OWNER OF PARCEL C IS A.R. LOCKHART, CONTRACT FOR PURCHASE BY JACOB GLICK IS PENDING.
- THE ADJACENT PROPERTIES LOCATED OUTSIDE THE CITY OF MASSILLON CORPORATION LINE ARE PRESENTLY PART OF TUSCARAWAS TOWNSHIP (AN UNZONED TOWNSHIP).

ZONE PLAT - FRIENDSHIP ACRES

BEING ALL OF D.L. 634 & 635 AND A PART OF D.L. 636 IN THE CITY OF MASSILLON AS SITUATED IN PART OF THE N.W. AND S.W. QUARTERS OF SEC. 10, TWP-12 (TUSCARAWAS TOWNSHIP) R-10, STARK COUNTY, OHIO

FOR: JACOB GLICK

REVISION	DATE	BY

PROJ. 97273

D. J. & J. BRENNER TRUSTEES
O.R. 1131, PG. 680
26.11 ACRES

E. J. GLICK
O.R. 871, PG. 431
.096 ACRES

T. L. GLICK
D.V. 3587, PG. 271
(10.00 ACRES)

E. & N. LINDSAY TRUSTEES
R.I. 97000945
0.918 ACRES

E. & T. GLICK
0.52 AC

M. STAROSTA ET. AL
1.00 AC

R. & C. GARDNER
0.75 AC

R. & C. GARDNER
0.75 AC
HOLINESS EVANGELISTIC ASSOCIATION
1.00 AC
RICHARD AVE.

SW. 40'

HARTLEY COMPANY
1.23 AC

HARTLEY COMPANY
1.62 AC

C. GOSSARD
1.50 AC

R. & A. SELLERS
1.00 AC

L. & R. KAMPH
.50 AC

L. & R. KAMPH
.47 AC

W. GUMP
1.00 AC

W. GUMP
FAIRVIEW ALT. No. 1
P.B. 20 P. 53
LOTS 1-21

W. GUMP
2

W. GUMP
3

J. & D. GLICK
O.R. 4079, PG. 239
9.183 ACRES
D.L. 635
PROP. ZONING RM-1
TRACT B
2.0 ACRES

PROP. ZONING B-1
TRACT A
2.2 ACRES

MASSILLON RECREATION, INC.
D.V. 3076, PG. 647
3.44 ACRES
CITY OF MASSILLON CORPORATION LINE
NO27074

G. HOLLINGER
O.R. 346, PG. 930
0.66 ACRES

G. HOLLINGER
D.V. 3540, PG. 508
0.90 ACRES
NO270747E
208.82
50270747W
211.73

PROP. ZONING RM-1
PT. D.L. 634
TRACT C
2.1 ACRES

J. & S. SELOGY
D.V. 4104, PG. 3
0.35 ACRES

A.R. LOCKHART
DEV. CO.
PARCEL C
2.14 ACRES
ZONED O-1
STATE HIGHWAY
PATROL BARRIERS

STATE OF OHIO
D.V. 1110, PG. 91
10.66 ACRES
D.L. 633

J. PRINCEHORN
O.R. 345, PG. 866
35.46 ACRES
D.L. 632
ZONED A-1

J. PRINCEHORN
O.R. 345, PG. 866
62.465 ACRES
D.L. 631
ZONED A-1

PT. D.L. 636

J. & D. GLICK
D.V. 3446, PG. 552
72.042 ACRES

ZONED A-1

A.R. LOCKHART
DEV. CO.
PARCEL B
2.38 ACRES