

A G E N D A
MASSILLON PLANNING COMMISSION
APRIL 8, 1998 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of March 11, 1998.*
2. *Petitions and Requests*

Preliminary Plat - Forest Hills Allotment

A replat of Lots No. 7175-7178, 7183, 7184, 7188, 7193-7198 and part of Lots No. 7185 and 7187, located on the south side of Forest Avenue, S.E., west of 15th Street, S.E. The request is to replat this property into 10 lots zoned R-1 Single Family Residential. The developer/owner is Seville Developers, Inc. The project engineer is Civil Design Associates, Inc.

Preliminary Plat - Lincoln Hills No. 6

Out Lots 179 and 180, an 11.266 acre parcel located on the north side of Lincoln Way, N.W., west of Abraham Avenue, N.W. This replat will create a total of 36 lots zoned R-2 Single Family Residential, as well as dedicate extensions of existing Abraham Avenue, N.W., and Lee Avenue, N.W., and new streets Wagoner Street, N.W., and Washington Street, N.W. The owner/developer is Earl Glick. The project engineer is Cooper and Associates.

Preliminary Plat - Autumn Ridge Estates

Out Lot 502, a 33.116 acre parcel located on the east side of 29th Street, N.W., south of Lincoln Way, N.W. Autumn Ridge Estates is a proposed 77 lot subdivision, zoned R-2 Single Family Residential. The developer/owner is D.W.P.

Final Plat - Legend Hills Phase 1

Part of Out Lot 557, a 16.733 acre parcel located on University Drive, S.E., north of Nave Road, S.E., and between St. Andrews Golf Estates and Richville Drive. This first phase development in the Legend Hills subdivision will create a total of 46 single family residential lots. The property owner and developer is P.R.M.D.C. Ltd., a Limited Partnership (c/o Fred Tobin). The project engineer is Cooper and Associates.

3. *Other Business*

PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
APRIL 8, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

2. Other Business

Re-Plat - Lukens, Inc. Massillon Operations

Location: 411 Oberlin Road, S.W., Part of Out Lot 294 and 588, Lots No. 15091 and 13477, and a 0.044 acre tract. The proposal will replat the company's property into two parcels: 1) a 61.327 acre parcel; and 2) a 14.345 acre parcel. This replat has been submitted by Lukens, Inc., the property owner. The surveyor is Hammontree and Associates, Ltd.

REFLAT OF PART OF OUTLOT 294, 588, LOT 18081, 13477,
AND A 0.044 ACRE TRACT LOCATED IN THE CITY OF MASSILLON,
COUNTY OF STARK, AND STATE OF OHIO

1 HERBERT SITE THAT THIS DEPT. OF LANDS INC.-MAGILLON OPERATIONS LOCATED IN THE CITY OF HAMILTON, COUNTY OF STARK AND STATE OF OHIO AND BEING PART OF OUTLOT 324, BEING LOT 18591, 18577, AND A 0.044 ACRES TRACT REPRESENTING A SURVEY MADE BY THE BROWN PLAINERS AND CLOSER THAT THE BROWNERS BOON HERSON DIED ON SHALL BE SET AS BROWN AND THAT ALL PARAGRAPHS AND ENDORSEMENTS ARE CORRECT;

WROTE ALL ON MY OWN, THAT THE UNDERSTOOD OPINION OF THE LADY SHOWN ON THIS FLAT, DOES HEREBY ACKNOWLEDGE THE LADIES OF THE SAME TO BE THEIR FREE ACT AND DEED, AND DOES HEREBY OWEAYE THE INCORPORATION AS FOOT ACCESS EASEMENT SHOWN HEREON.

LINDEN INC.

PREPARED BY	DATE
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PREPARED BY	DATE
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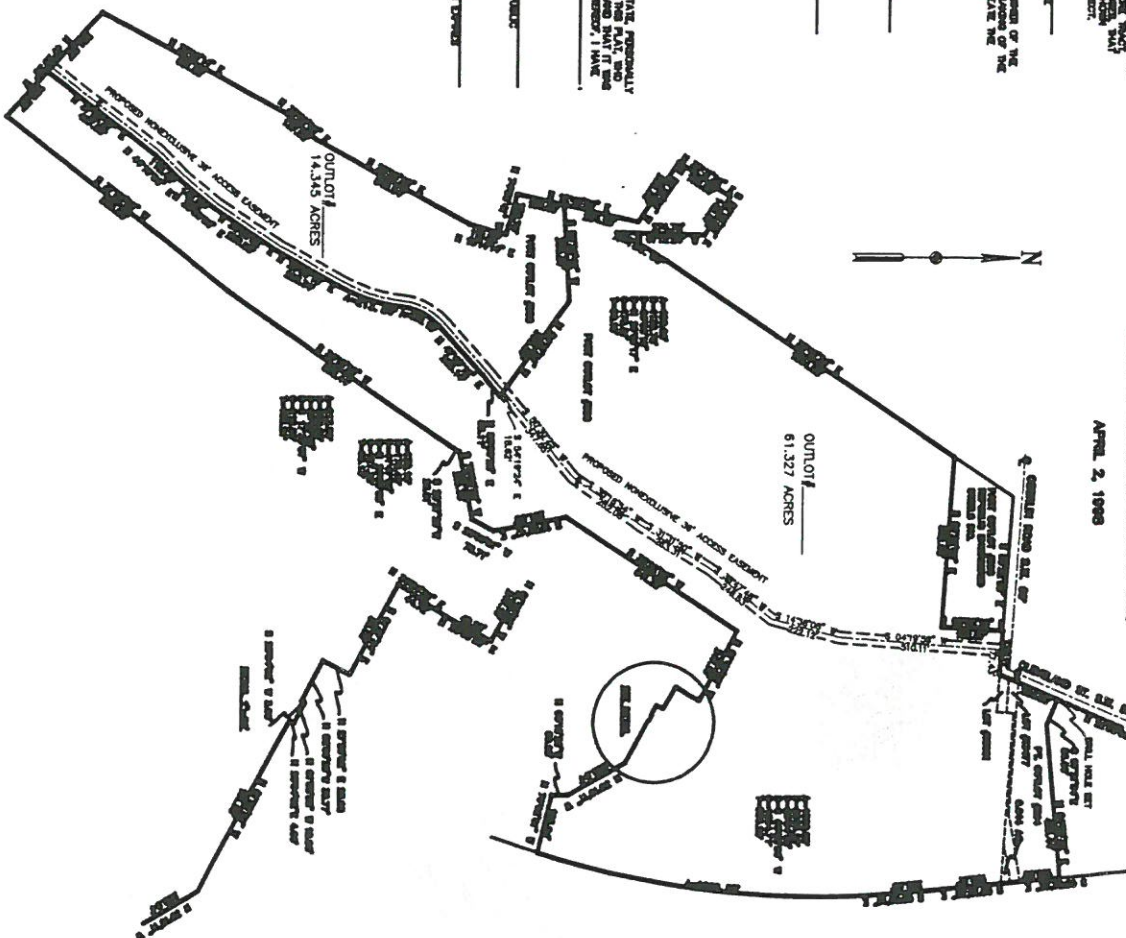
SECRETARY DATE

SECRETARY DATE

[illegible]

NOTARY PUBLIC

BY COMMISSION EXPIRES



APPROVED BY THE CITY OF WASHINGTON PLANNING COMMISSION THE
DAY OF _____ 19____

ORIGIN _____

DESTINATION _____

ADOPTED BY THE CITY COUNCIL OF WASHINGTON, D.C., BY ORDINANCE NO. _____ PASSED THE _____ DAY OF _____ 19____

LOT 16 NUMBER

WASHOON CITY DANCE

ENTERED FOR TRANSFER THE _____ DAY OF _____, 19____

RECORD NO. FOR RECORD THIS _____ DAY OF _____ 19____
 ENTERED IN PLAT BOOK _____ PAGE _____

STARK COUNTY RECORDS

DATA USER:

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.

ON BEHALF OF THE INSURANCE COMPANY AT THE COUNTY CLERK'S OFFICE AT 103-660
REPUBLIC STEEL CORPORATION DRAINED BY 167-1-001, 167-6-004, 167-1-007
BUREAU PLANT FOR INSURANCE STEEL AND ALL OTHERS 167-1-001,
DATED 9/8/75

§ 86(2)(b) & THE CERTIFICATE OF CORRECTION AND, FROM A RECORD OF PLAT OF VACATION OF ORISKANY ROAD, S.E. AS RECORDED IN PLAT BOOK 324, PAGE 107, STARK COUNTY PLAT RECORD.

- DEBOTES 1/2" FROM BAR WITH HSA CAP POUND (UNLESS OTHERWISE NOTED)
- DEBOTES 1/2" FROM BAR WITH HSA CAP SET.

411 CLEVELAND RD. E.E.
MASON, OHIO 44040
PHONE (330) 837-0000

**BLINDEF
HARRISON AND
ASSOCIATES, LTD.
8255 STOWERS ROAD
NORTH CANTON, OHIO 44705
PHONE: (216) 498-6817**



PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
MARCH 11, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

2. Other Business

Final Plat -Countryview Estates No. 2

Location: Part of Out Lot 662, a 13.366 acre parcel located on the north side of Main Avenue West, west of Kelly Street, S.W. This plat will: 1) create a total of 26 lots zoned R-3 Single Family Residential; and 2) dedicate portions of Main Avenue West, Vonnie Drive, S.W., Benson Street, S.W., Eileen Avenue, S.W., and Relda Circle, S.W. The project developer is Realty Executives. The project engineer is Hammontree & Associates.

Proposed Subdivision Sketch Plan - Forest Avenue Allotment

Location: To be provided at the meeting.

The Massillon Planning Commission met in regular session on March 11, 1998, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Rev. David Dodson
Alan Climer, Safety Service Director
Ronald Styer
Ben Bradley

STAFF

Aane Aaby, Community Development Director
James Benekos, City Engineer
Mary Yingling

The first item of business for the evening was the minutes of the February 18, 1998, meeting. Rev. Dodson moved for approval of the minutes, seconded by Mr. Bradley, motion carried.

The next item was a Rezoning Request, Wetmore Creek Tree Farm.

Location: 650 Kaymont S.E., Out Lots 456 and 459, and Part of Out Lot 311, a total of 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.

Aane Aaby presented the request. A 37 acre tract immediately to the east of this land was rezoned last year to A-1 Agricultural. Mr. Holderbaum would like 3 additional Out Lots changed from Light Industrial to Agricultural for his Christmas tree operations. A change from Light Industrial to Agricultural would not have a major impact since there are no industrial areas to deal with. Mr. Holderbaum was present and did not have any further comments. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The next item was a 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.

Mr. Aaby presented the request. Vincent Magnacca, who lives in the area at 6895 Cincinnati Dr. S.W., spoke on behalf of the neighborhood. He obtained information about the proposed mill from the company's application for an installation permit from the Ohio Environmental Protection Agency. The 122.206 acre property, south of Nave Road, S.E. and Route 30, is to be combined with an adjacent 259 acre parcel to make a site for the \$200 million to \$300 million bar-steel plant. Both sites have to be rezoned. Mr. Magnacca feels that the rezoning is not in the best interest of the neighborhood at the present time, and that Republic Engineered Steel is not responding to his concerns regarding additional noise, pollution and increased traffic in the area.

- Mayor Cicchinelli commented that with the proper buffering, you can have industrially zoned parcels of land adjacent to residentially zoned parcels. After no further discussion, Mr. Climer moved to approve changing to I-2 General Industrial, seconded by Mr. Bradley, motion carried.

The next item was a Rezoning Request, Nave Richville Annexation.

Location: An approximate 140 acre 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.

Mr. Aaby presented the request. Before this area was sought for annexation, the owners, Wayne and Debra Whipkey, had expressed a desire to develop this area as an Industrial Park. If this area is rezoned Single Family Residential, they would have to come before the Commission and apply for rezoning at a future date. Mayor Cicchinelli spoke in favor of Industrial Zoning and reiterated that it is possible to have such zoning in areas adjacent to high quality, upscale housing with the use of buffering, either man made or natural. Mayor Cicchinelli moved for approval, seconded by Rev. Dodson, motion carried.

The next item was a 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, and W. G. Lockhart, the property owners and developers, are requesting to rezone and subdivide this property as follows:

<u>Zoning</u>	<u>No. of Proposed Lots</u>	<u>Total Area</u>
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-I Local Business	1	2.2 Acres

Mr. Aaby presented the request. The developer is planning to buffer the Single Family Residential Lots from the bowling alley and other commercial developments on Lincoln Way. Closer to Lincoln Way there would be 2 separate tracts of land for Multi Family Residential zoning, and on Lincoln Way west of the bowling alley would be 2.2 acres of Local Business. The lots that are developed conform to the R-2 zoning and in a lot of cases are larger than R-2 (100 X 150 ft.) which is well in excess of minimum lot requirement. City Engineer, James Benekos, added that the parcel needed to provide access on the north side of a dead end street to the Lockhart Parcel. After a brief discussion, Mayor Cicchinelli, moved for approval, Mr. Styer seconded, motion carried.

The next item was a 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-I Local Business	1	9.8 Acres

Mr. Aaby presented the request. The property owners and developers, Fred Tobin and Jack Custer, expressed the need for different zonings since they are proposing to use this area as a community-type development project with a wide variety of uses. It would also include a private park area in the center. A homeowners association would maintain the private park and the street resurfacing inside the private complex. This rezoning would allow W.G. Lockhart Construction to leave 20 ft. between the buildings' front and the public right-of-way as opposed to City standards of 25 ft. If approved, the entire project would begin immediately with the final plat. After Mayor Cicchinelli questioned the density of the units, Mr. Tobin posted several drawings of the proposed units for the Commission to review. Mr. Benekos, City Engineer, questioned whether the abandoned gas wells in the area would be removed, and if an additional right-of-way would be dedicated along Richville Drive. Mr. Tobin assured the Commission that the wells would be removed or rerouted and a 10 foot area would be dedicated for potential widening. After no further discussion, Rev. Dodson moved for approval, Mr. Bradley, seconded, motion carried.

The next item under Other Business was a Final Plat - Countryview Estates No. 2

Location: Part of Out Lot 662, a 13.366 acre parcel located on the north side of Main Avenue West, west of Kelly Street, S.W. This plat will: 1) create a total of 26 lots zoned R-3 Single Family residential; and 2) dedicate portions of Main Avenue West, Vonnie Drive, S.W., Benson Street, S.W., Eileen Avenue, S.W., and Relda Circle, S.W. The project developer is Realty Executives. The project engineer is Hammontree & Associates.

Mr. Aaby presented the request. This development, south of West Main Avenue and West of Kelly Street S.W., will take in 26 lots, and the houses will sell in the price range of \$150,000 to \$180,000. Last year the overall allotment had been developed as 1 phase originally with 28 lots. The bulk of the property had been undeveloped, although it had a Preliminary Plat for some time. The new owners, Realty Executives, acquired the balance of the property and submitted a revised Preliminary Plat to the Commission last year for the development of the rest of the property. The Plat was approved and recently submitted to the City Engineer for the proposed Final Plant for the 2nd phase of the development called Countryview Estates, No. 2.

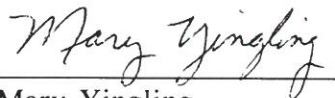
If the Commission approved, Mr. Benekos said he later would have one or two comments before the Plat goes to Council. There being no further discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried.

The last item under Other Business was a Proposed Subdivision Sketch Plan - Forest Avenue Allotment.

A variance would permit developer Schalmo Homes of Canal Fulton to market lots at 60 feet wide, smaller than the minimum of 65 feet for new allotments. The Director of Land Development for Schalmo Builders, Fred Ethridge, spoke as a proponent of this affordable housing project. Forest Hills Estates is proposed for a wooded area just south of Forest Avenue, S.E., and east of Erie Street South, and would be in the \$90,000 or \$100,000 price range. Schalmo Builders would like to take 3 lots and make them into 2 lots at approximately 60 ft wide thereby providing as many as 107 lots. They hope to build a model home sometime in May.

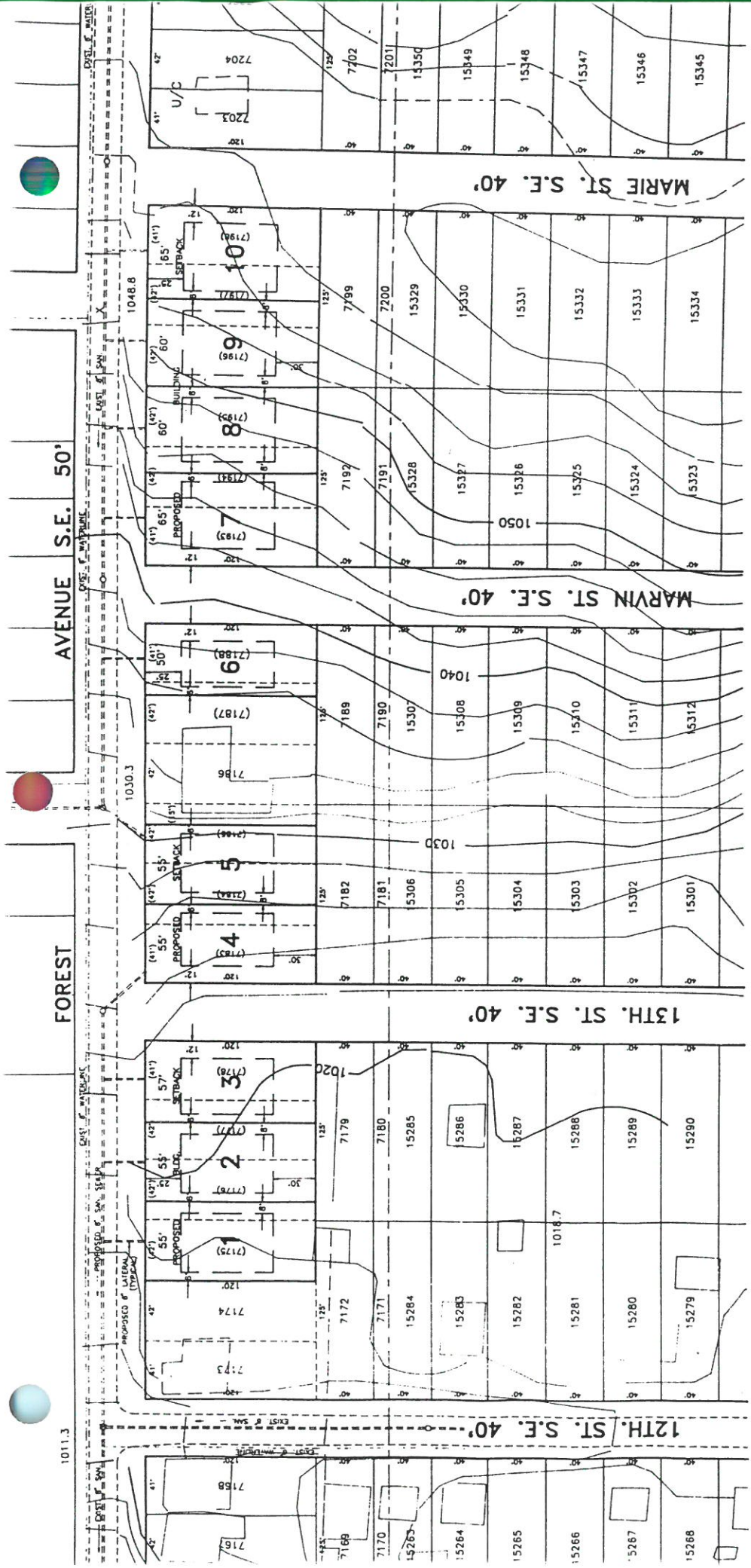
Gayle Gamble, Director of NHS of Massillon, feared the homes would be too close together, and believes the lot sizes should remain the same in the southeast side community. Even though Mayor Cicchinelli was concerned about the size, he was willing to work with the developer. Mr. Aaby said that if there are larger lots, fewer homes would be built, and would not be able to meet the goal of affordable housing. Everyone present agreed with Mayor Cicchinelli that the City, Schalmo Builders, and NHS of Massillon would work together on a solution and that this issue would be placed on a future agenda. Mr. Ethridge also added that a study showed there wouldn't be much impact on the school district. Since no action was required at this time, the meeting adjourned at 9:40 P.M.

Respectfully submitted,

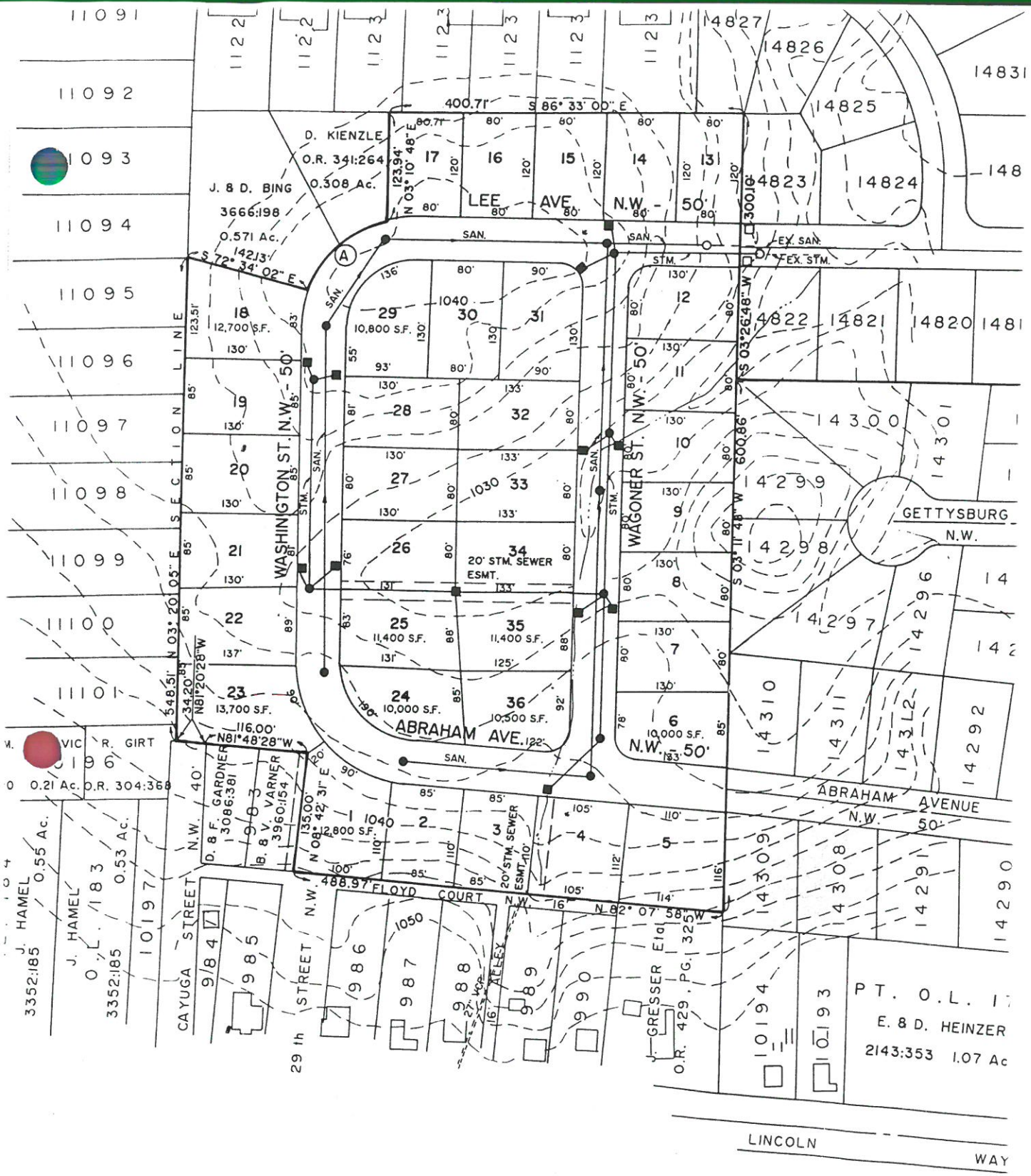


Mary Yingling
Acting Clerk

Approved:



PRELIMINARY PLAT OF
 FOREST HILLS ALLOT. REPLAT
 SEVILLE DEVELOPERS, INC.
 LOCATED IN THE CITY OF MASSILLON
 STARK COUNTY, OHIO

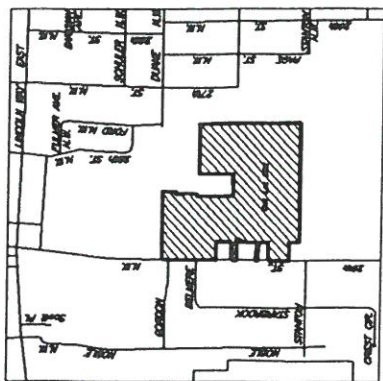


PRELIMINARY PLAT
LINCOLN HILLS ALLOT. No. 6
FOR: EARL J. GLICK

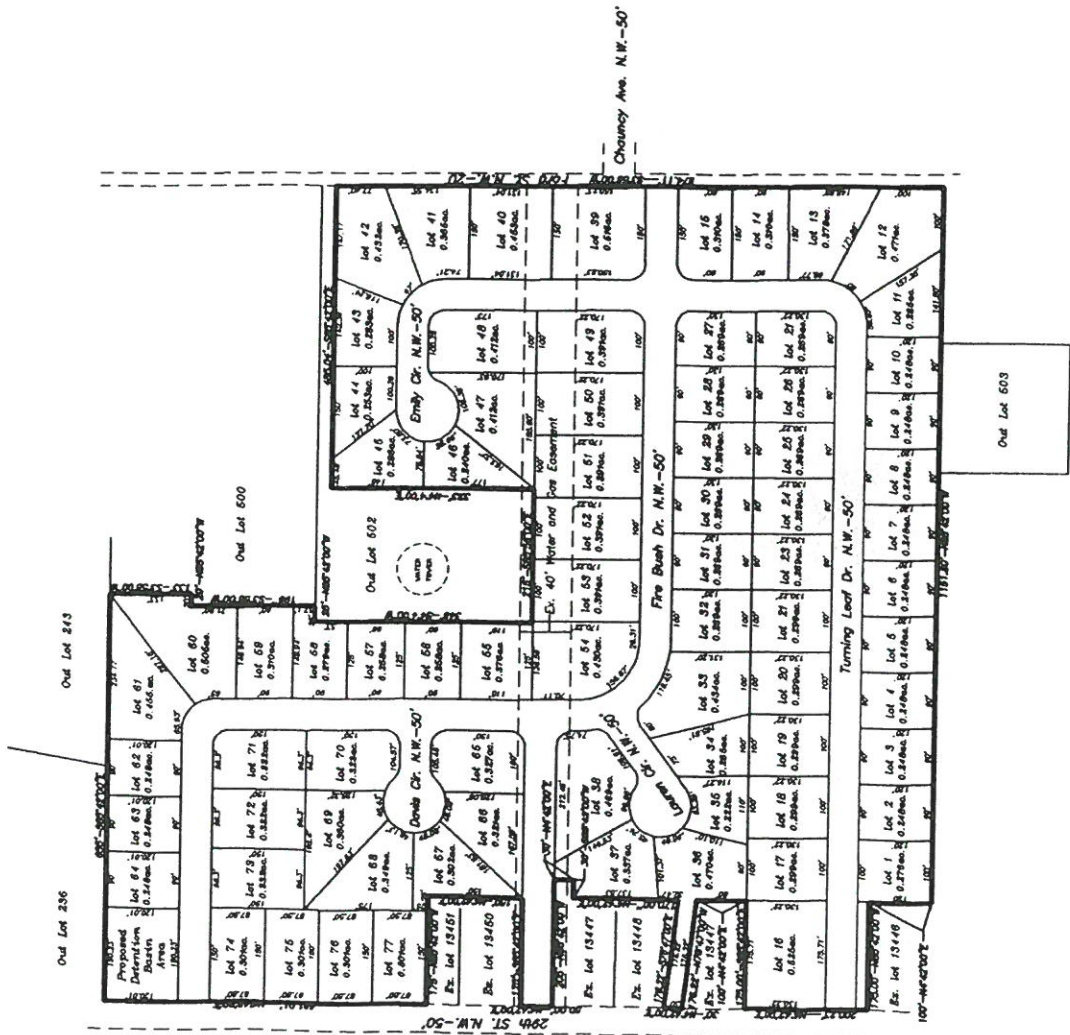
Autumn Ridge Estates

know as being Out Lot 502 - 33.116 acres

Proposed 77 lots average lot area - 0.333 Acres



Vicinity Map
SCALE
1" = 100'



Survey
Lot area = 33.116 a.c.
Set back = 30'

D.W.P.
2003 Ohio, 1st Ohio N.E.
Licensing, Ohio 44040-5200
Phone (330)330-8877
Fax (330)330-8877

Steven D. Hamit, P.E.
Professional Engineer
3300 1st Ave. N.E.
Akron, Ohio 44316
Phone (330)330-1400
April 1, 1998

VICINITY MAP
NOT TO SCALE

O.L. 708
BONKS PROPERTIES, INC.
RI No. 97049236
30.89 AC.

N87°09'43"W 652.4000'

S03°19'41"W 415.2800'

HARVEY H. & LAURA J. ZIMMERMAN
OR 1765-876
10.0 AC.

N87°25'19"W 921.3102'

N27°55'15"W 368.4300'

N62°03'42"E 223.1400'

D. & A. SHETLER TRUSTEES
OR 1762-235
11.03 AC.

ETHEL WHEELER
DV 4210 PG 703
0.746 AC.

DAVID RAPOVY
0.80 AC.

RICHVILLE DRIVE S.E. 60' (SR 627)
N27°55'15"W 567.7127'

A=191.6669'
R=5728.5800'
D=01°55'00"
B=S26°58'48"E
C=191.6580'
T=95.8424'

O.L. 767
D & D WHIRKEY
RI No. 97006233
127.112 AC.

O.L. 768

O.L. 768
FILTERS, INC.
RI No. 97006237
5.008 AC.

O.L. 771
OHIO EDISON CO.
DV 2088 PG 429
0.76 AC.

QUARTER SECTION LINE AND CORPORATION LINE

N87°15'09"W 913.36'

S.E. QTR. SEC. 21

S.W. QTR. SEC. 22

S.E. QTR. SEC. 21

S87°21'41"E 2023.8900'

O.L. 737
AND UNIVERSITY
No. 97029890
39.90 AC.

G.L. DAWSON
No. 3823 PG 133
9.927 AC.

R. SHINE
OR 773 PG 608
11.273 AC.

STARK COUNTY AREA
JOINT VOCATIONAL SCHOOL
DV 3865 PG 741
82.15 AC.

LEGEND HILLS
PHASE I

O.L. 657

ST. ANDREWS GOLF ESTATES No. 1
LOTS 1 - 58

