

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 13, 1998 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of April 8, 1998.*

2. *Petitions and Requests*

Re-Plat - Part of Out Lot 328

A replat of Part of Out Lot 328, located at the south end of 24th Street, S.E., east of York School. The request is to replat this parcel into three lots, each approximately 0.5 acres in size and zoned R-1 Single Family Residential. The property owners are Jack and David Strobel. The surveyor is Ronald Hinton.

Re-Plat - Out Lot 613

A replat of Out Lot 613, a 2.58 acre parcel located on the west side of 32nd Street, N.W., south of Ruby Avenue, N.W. The request is to replat this parcel into two lots, each over one acre in size and zoned R-2 Single Family Residential. The property owners are James and Eleanor Hamel. The surveyor is Curtis Deibel.

Re-Plat - Forest Avenue, S.E.

A replat of Lots No. 7175, 7176, 7177, 7178, 7183, 7184, 7188, 7193, 7194, 7195, 7196, 7197, 7198, and Part of Lots No. 7185 and 7187, located on the south side of Forest Avenue, S.E., between 12th Street, S.E., and 15th Street, S.E. The request is to replat these 15 parcels into 10 lots zone R-1 Single Family Residential. The owner/developer is Seville Developers, Inc. The surveyor is Civil Design Associates, Inc.

Proposed Ingress & Egress Easement

Location: A 10 foot wide strip of land, 0.015 acres in size, located south of Wooster Street, N.W., in the S.W. Quarter of Section 3, Tuscarawas Township. This parcel is owned by the City of Massillon and is part of the former W. & L.E. Railroad. Richard and Sherry Irwin, 13090 Wooster Street, N.W., are requesting this easement in order to provide ingress and egress to their property.

3. *Other Business*

PROPOSED ADDENDUM

***MASSILLON PLANNING COMMISSION
MAY 13, 1998 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

2. Other Business

Rezoning Request - Glick Area Annexation

Location: Out Lot 772, a 15.320 acre parcel, located on the east side of Manchester Avenue, N.W., south of Tuslaw High School. Now that this property has been annexed from Tuscarawas Township, the City is requesting that this property be zoned A-1 Agricultural.

Tulsa
Board of Education

R. Harris & M. Allman

S.E. Qtr. Sec. 4
Tusc. Twp.

N.E. Qtr. Sec. 9
Tusc. Twp.

S.W. Qtr. Sec. 3
Tusc. Twp.

N.W. Qtr. Sec. 10
Tusc. Twp.
(651:15)

S. Campian
(3589:465)

S 04'28'00" W
238.00'

0.060 Ac.

N 85'18'00" W
1089.61'

S 04'28'00" W
18.00'

N 85'18'00" W
158.00'

B. Draime
& et al

25.380 Acres
- 8.000 Ac.
- 2.000 Ac.
- 0.060 Ac.
15.320 Acres

J. & D. Glick
(I.R. 95028345)

R. & C. DeHoff
2.000 Acres (1741:145)

R.T. 93

K.
Carvink

Tulsa
Board of Education
(1824:80)
8.000 Acres

S 04'28'00" W
542.51'

Manchester Ave.

D. & C. Boyd

D. & J. Wismar

T. & D.
Thomas

S 85'18'00" E
454.73'

N 04'28'00" E
880.00'

Existing City of Harrison
Comp. Line

Existing
A-1

J. & D. Glick
O.L. 636

(3598:438)

The Massillon Planning Commission met in regular session on Wednesday, April 8, 1998, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Ronald Styer
James Johnson
Joel Fichter
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 March 11, 1998, meeting. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried.

The next item under petitions and requests was a Preliminary Plat - Forest Hills Allotment.

A replat of Lots No. 7175-7178, 7183, 7184, 7188, 7193-7198 and part of Lots No. 7185 and 7186, 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.

Mr. Aaby presented the request. Seville Developers, who are associated with Schalmo Builders, in Canal Fulton, have selected to purchase this property on the south side of Forest Avenue. The development will contain approximately 100 houses, and will be for moderate-income homebuyers. They intend to replat the smaller lots into larger lots in order to build an affordable housing project. By changing the width size of the lots from 55 feet to 65 feet, with a depth of 120 feet, the lots would be more attractive for development. Fred Etheridge, representative of the developer, was present to answer any questions the Commission might have. He displayed a drawing of the model home they plan to start building by May 1, 1998. Mr. Benekos was concerned about the infrastructure where the home was going to be built. Mr. Aane advised him that the sewer and water lines already exist. After no further discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried.

The next item was a 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.

Mr. Aaby presented the request. This development of Lincoln Hills is on the north side of Lincoln Way N.W. and is the subdivision's sixth expansion. The price range for each home will be somewhere between \$100,000 and \$120,000. Cooper and Associates are proposing this as a new Preliminary Plat. They're making the development slightly different from the original preliminary plat from years ago since the original had shown cul da sacs. Mr. Benekos was concerned that two lots didn't meet the minimum lot size requirements, and also stated there is a creek running through the properties. He mentioned to the Commission there were two typographical errors on the dimensions. Bryan Ashman, of Cooper and Associates was present, and is proposing to shift lot lines in order to meet specifications for building new homes. Mr. Johnson moved for approval subject to revisions for typographical errors, Mr. Styer seconded, motion carried.

The next item was a 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.

Mr. Aaby presented the request. The proposed allotment will have cul da sacs, two through roads, and several new streets. David Daugherty, a partner with D.W.P, was present and commented that the total package of house with lot will range from \$115,000 to \$150,000. Homebuyers are purchasing before they are built since they want affordable homes in that price range. Easements and access roads were discussed by Mr. Benekos and will be addressed accordingly. After no further discussion or questions, Mr. Bradley moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a Final Plat - Legend Hills Phase I.

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 property engineer is Cooper and Associates.

Mr. Aaby presented the request. The entire proposed allotment would need different zoning categories such as R-3, R-2 and R-1. In the near future, several new streets will need to be dedicated. The development is dependent upon City Councils' approval of the zoning at their May meeting. After no further discussion, the Mayor moved for approval, seconded by Mr. Bradley, motion carried.

Mr. Johnson moved to add a Re-Plat to the Agenda under Other Business. Mr. Bradley seconded, motion carried.

Re-Plat - Lukens, Inc. - Massillon, Ohio

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
- 2) a 14.345 acre parcel

This replat has been submitted by Lukens, Inc., the property owner. The surveyor is Hammontree and Associates, Ltd.

Before Mr. Aaby presented the re-plat request, Mayor Cicchinelli excused himself from voting since his wife, Joy Cicchinelli, is employed at Lukens, Inc. Lukens Steel is currently in the process of being sold to Bethlehem Steel who is going to retain part of the facility and sell off the balance. To help facilitate all the complicated real estate transactions, Lukens plans to split a 75 acre parcel on Oberlin Avenue, S.W., into 2 lots of 14 and 61 acres. The smaller tract contains a recently built \$76 million wire, anneal and pickle line. Via an easement, the 14 acre parcel would have access to Oberlin Road. Mr. Benekos spoke with the surveyor for the project regarding some minor wording for the entire transaction. Attorney Rob Rowley, representing Bethlehem Steel, was present and available for further inquiries. He advised the Commission they plan to have an easement in place by May 1. After no further discussion, Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried.

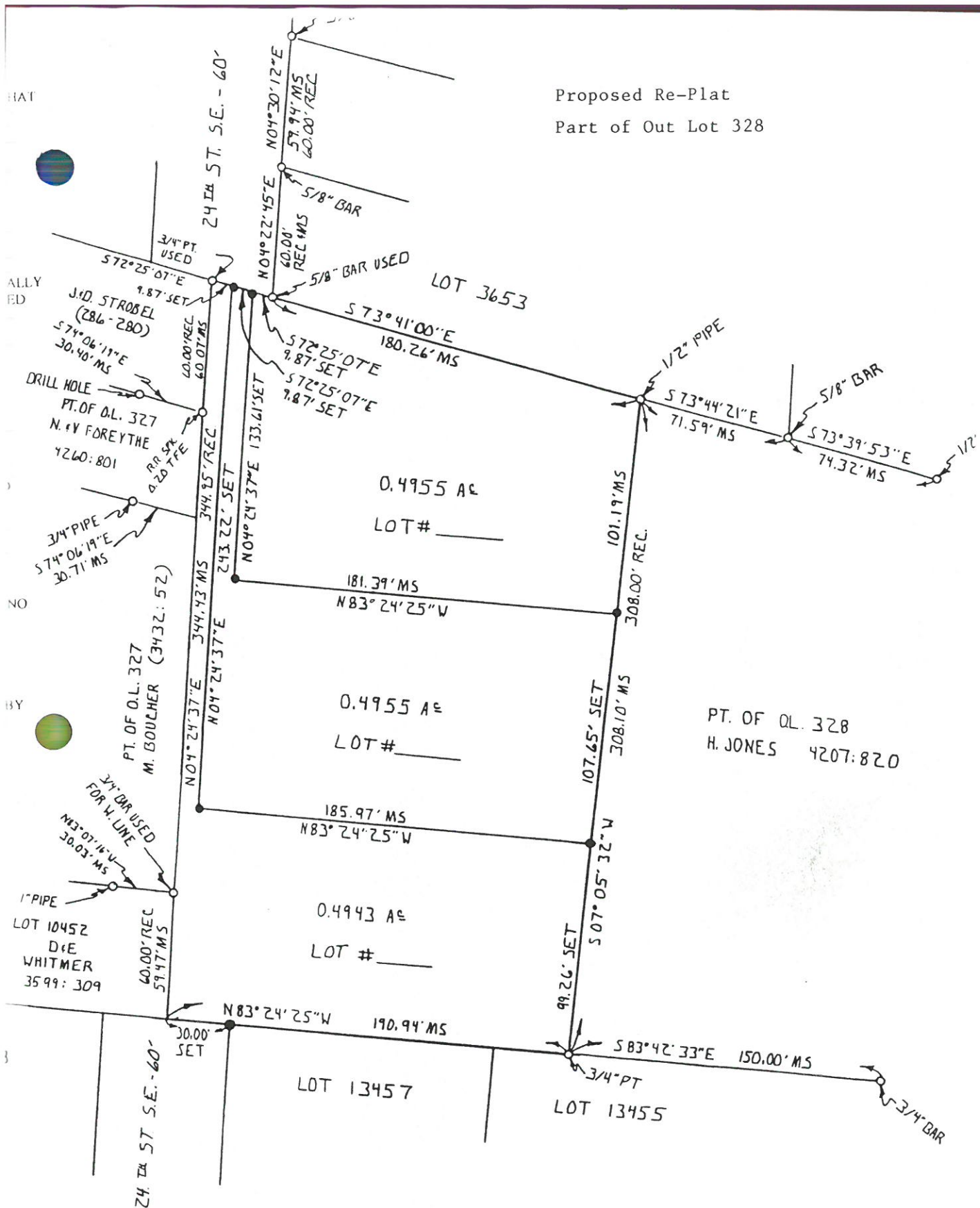
The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Mary Yingling
Acting Clerk

Approval:

Proposed Re-Plat
Part of Out Lot 328



I HEREBY CERTIFY THAT THIS MAP REPRESENTS A
SURVEY PERFORMED BY ME WHICH CONFORMS TO THE
MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN
THE STATE OF OHIO O.A.C. 4733-37.

Ronald C. Hinton 4/21/98
RONALD C. HINTON S-6270



MASSILLON CORPORATION LINE

RUBY AVENUE 50'

THE BLESSLER ADDITION ALLOTMENT
VOLUME 18 PAGE 64

25' ROAD

8607

8608

8609

8610

8611

8612

8613

8614

8615

8586

8587

8588

S. MASTRIANNI
O.R. 835 PAGE 219

V. GRIM
VOL. 3438 PAGE 381

HEX HEAD
MONUMENT
25.00'

N 89°05'49" E 360.80'

1" PIPE
18.49'

S 00°25'00" E 166.44'

N 89°05'49" E 312.51'

HEX HEAD
MONUMENT HELD

3/4" PINCHED
TOP PIPE
1-1/4" BAR
25.00'

OLD OUT LOT 613

2.578 ACRES

1.196 ACRES

OUT LOT #

OUT LOT #

JAMES R. AND ELEANOR L. HAMEL
O.R. 1743 PAGE 30

S 88°57'56" W 360.80'

S 88°57'56" W 675.67'

(676.80')

S 88°57'56" W 314.87'

32nd STREET N.W.

N 01°13'52" W 387.85'

165.71' (167.88')

222.15' (222.00')

29.88'

N 00°25'00"

167.26' (167.88')

221.76'

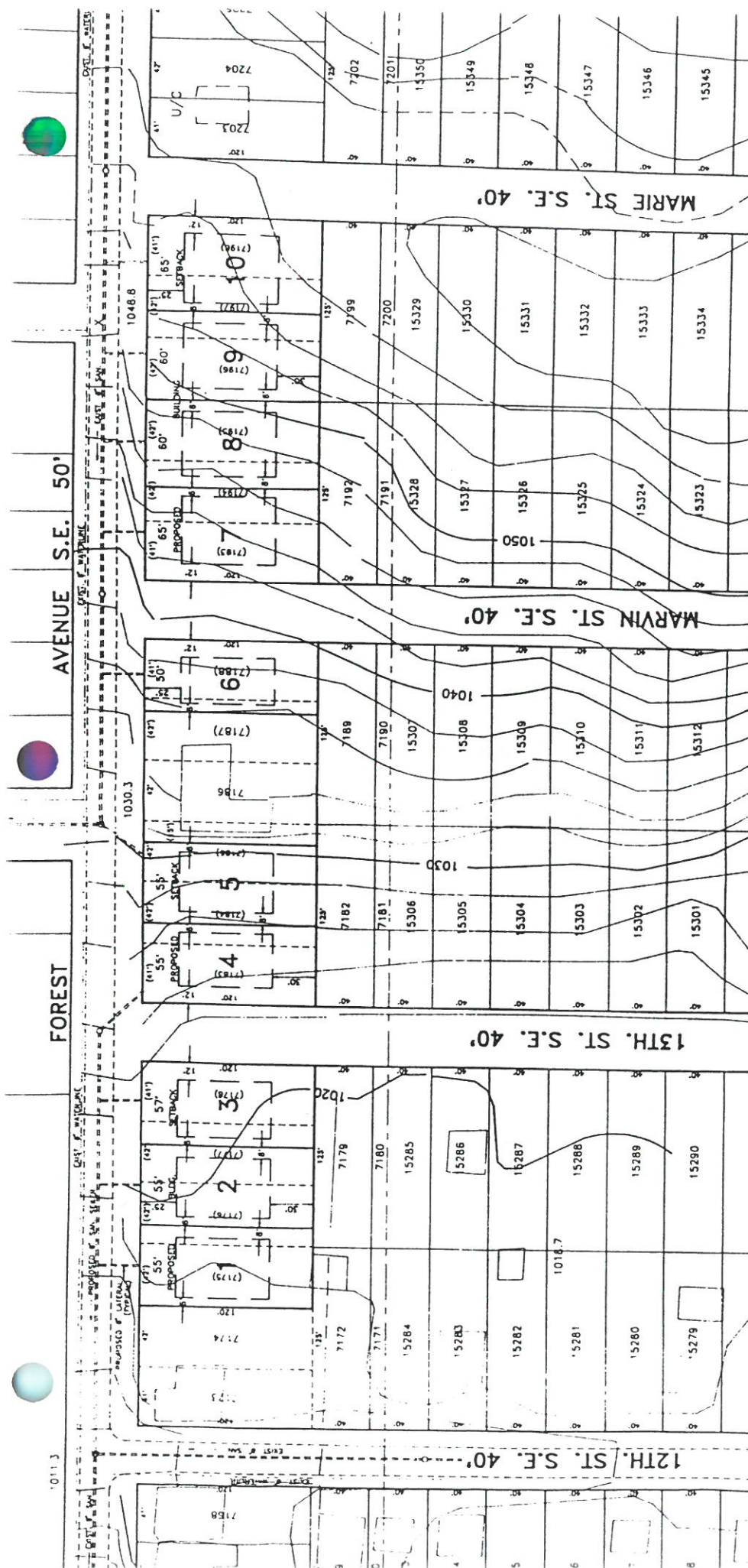
Proposed Re-Plat

Out Lot 613

OUT LOT 614

JAMES R. AND ELEANOR L. HAMEL

1-1/4" BAR



REPLAT
FOR SEVILLE DEVELOPERS, INC.
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

Civil Design Associates, Inc.

Consulting Engineers • Surveyors
1760 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
(330) 339-4242

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(330) 339-4242

