

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

1. *Approval of the Minutes for the Commission Meeting of June 10, 1998.*

2. *Petitions and Requests*

Rezoning - Aultman West Annexation

A 3.582 acre parcel of land located on the west side of Wales Road, N.E., north of Burd Avenue, N.E. This property is being annexed to the City from Jackson Township. The request is zone this property O-2 Office.

Re-Plat - Lots 15046 and 15047

A replat of Lots No. 15046 and 15047, located on the east side of Cyprus Drive, S.E., in St. Andrews Golf estates. The request is to shift the property line separating these two lots approximately 6 feet to the north to provide for proper side yard setbacks for these properties. The property owners are Mark Moore and W.G. Lockhart Construction, Inc.. The surveyor is Brett Bedore.

Final Plat - Autumn Ridge Estates No. 1

A proposed 23 lot residential subdivision, located on the east side of 29th Street, N.W., south of Lincoln Way, N.W., including the dedication of the following streets, Gordon Avenue, N.W., Bush Drive, N.W., and Davis Circle, N.W. The owner/developer is D.W.P.

Drainage Easement Plat - Lots No. 15526 and 15536

The dedication of a drainage easement located on part of Lots No. 15526 and 15536, located on the north side of 28th Street, N.W., north of Lincoln Way, N.W., in the Lincoln Hills Allotment. The property owner is Earl Glick. The surveyor is Dennis Fulk.

3. *Old Business*

MASSILLON PLANNING COMMISSION

JUNE 10, 1998

The Massillon Planning Commission met in regular session on June 10, 1998, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Fred Wilson
Rev. David Dodson
James Johnson
Attorney Joel Fichter
Ben Bradley
Sharon Eslich

STAFF

Aane Aaby
Marilyn Frazier

Aane Aaby introduced Sharon Eslich, a new member of the Commission.

The first item of business was the minutes of the Commission meeting of May 13, 1998. Rev. Dodson moved for approval, seconded by Ben Bradley, motion carried unanimously.

The next item of business under Petitions and Requests was a Re-Plat.

Re-Plat - Lots 6511-6512

A replat of Lots No. 6511-12, a vacant parcel located on the west side of 20th Street, S.E., between Connecticut Avenue, S.E., and Rhode Island Avenue, S.E. The request is to replat this parcel into one lot that will be 80 feet by 120 feet, or 9600 square feet, in size and zoned R-1 Single Family Residential. The property owner is Willie B. Miller. The surveyor is Orville DeBos.

Aane Aaby presented the request. This property consists of two lots on the west side of 20th Street, S.E. Mr. Miller owns the property and intends to build a house on it. By combining these two lots, the property will exceed the minimum lot size requirement for R-1 Single Family zoning. The City Engineer has no problem with the request. Mr. Miller was present and added that he has lived in the area most of his life and intends to construct his retirement home. Jim Johnson moved for approval, seconded by Ben Bradley, motion carried. Mr. Aaby explained to Mr. Miller that after this replat is executed and recorded, he could proceed.

The next item under Old Business was also a Re-Plat.

Re-Plat - Part of Out Lot 328

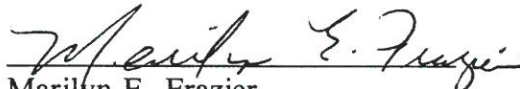
A replat of Part of Out Lot 328, located at the south end of 24th Street, S.E., east of York School. The request is to replat this parcel into two lots, each approximately 0.75 acres in size and zoned R-1 Single Family Residential. The property owners are Jack and David Strobel. The surveyor is Ronald Hinton.

The request was also presented by Mr. Aaby. This item was tabled at last month's meeting. This property is on 24th Street off of Lincoln Way East. The original replat showed 3 lots which caused concern for James Benekos, City Engineer and Mayor Cicchinelli. The drawing has been revised creating 2 lots with each being approximately .75 acre in size. Mr. Benekos and Mayor Cicchinelli reviewed the drawing. Neither could be present tonight, but they are in support of the request as revised.

Attorney Fichter commented that he represents the Stroubles. He had met with Mr. Benekos and the Mayor, who felt 3 homes were too many for the land. The owner had agreed to compromise by reducing the number to 2 houses. He also read the statement on the easement, which reads: "together with a private and permanent easement and right of way for ingress-egress, driveway and underground utility access purposes in and upon the westerly thirty feet (30') of the lots herein platted for the use and benefit of the owners of said lots". Rev. Dodson moved for approval, seconded by Mr. Johnson, motion carried. Attorney Fichter abstained.

There being no further business before the Commission, Sharon Eslich then moved for adjournment, seconded by Mr. Bradley, motion carried. The meeting adjourned at 7:45 P.M.

Respectfully submitted,

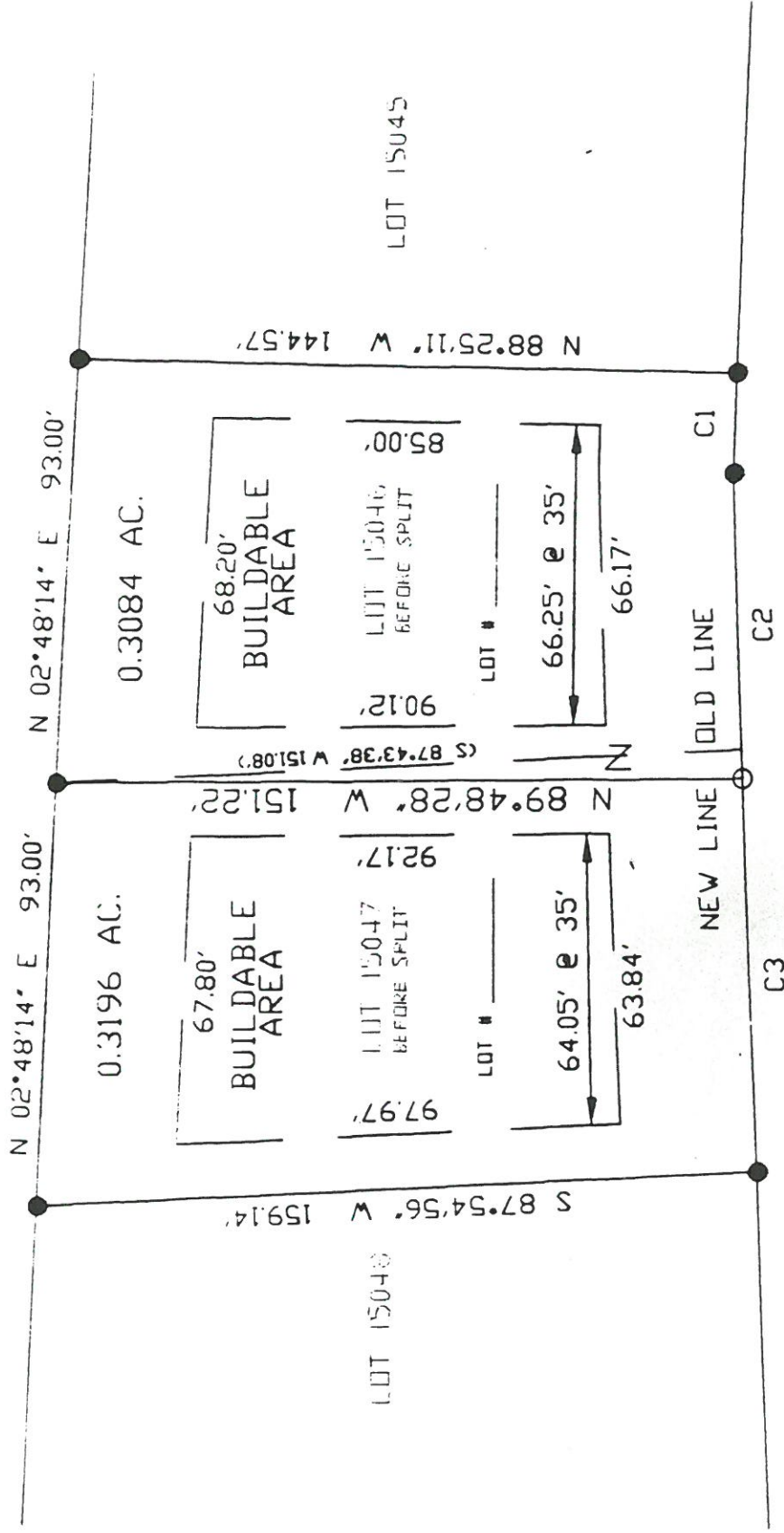

Marilyn E. Frazier
Planning Commission Clerk

Approval:

MEF/ky

REPLAT OF LOTS 15046 AND 15047

ST. ANDREWS GOLF EATATES NO. 1
 PLAT VOL. 60, PP. 105-106
 STARK COUNTY RECORDS



50'

STA DR. S.E.

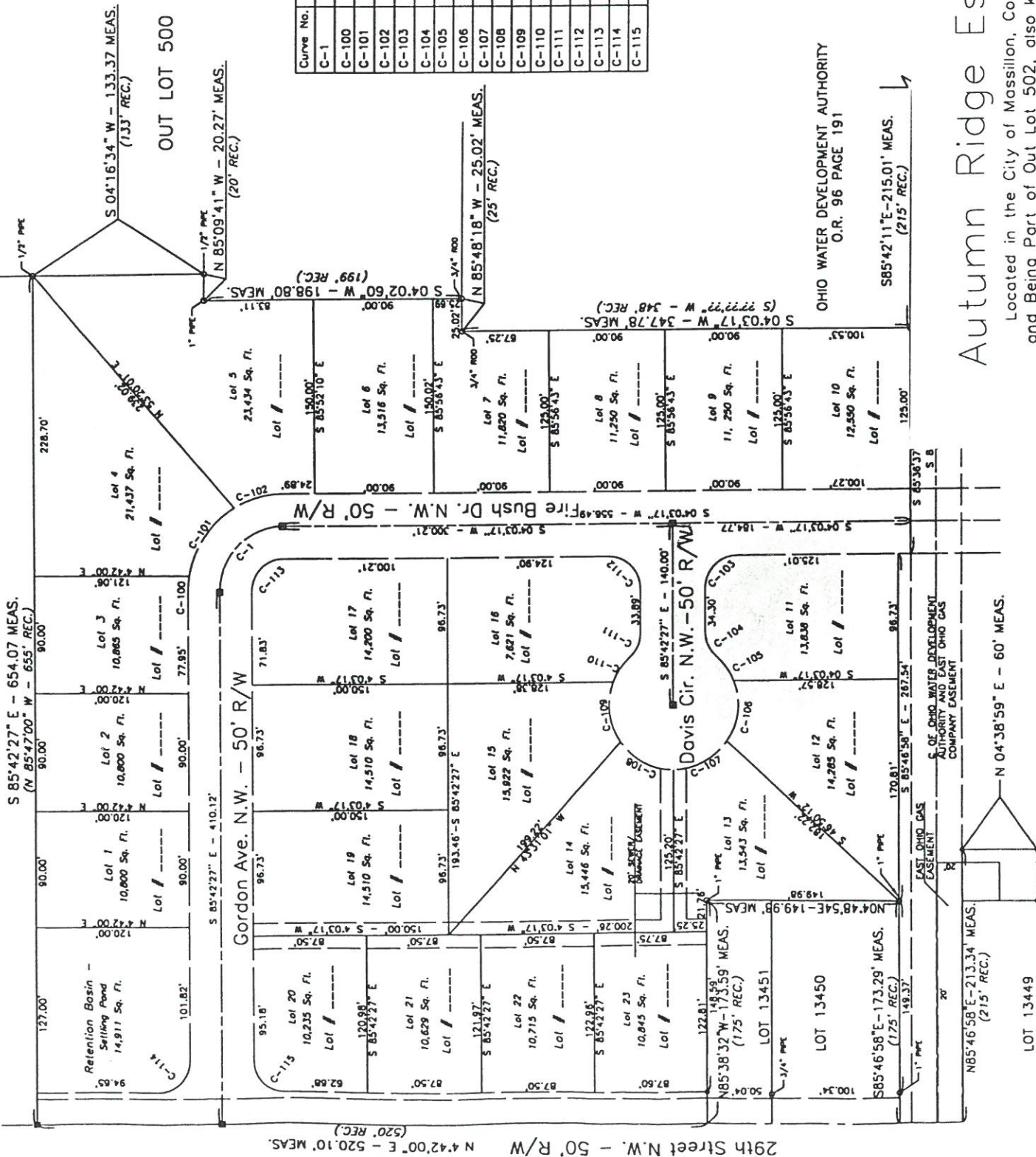
CYPRUS DR. S.E. 50'

OWNER
 W. G. I
 A. R. I

OWNER
 MARK

OWNER
 JILL

OUT LOT 236



Curve No.	Radi
C-1	50.0
C-100	75.0
C-101	75.0
C-102	75.0
C-103	25.0
C-104	25.0
C-105	50.0
C-106	50.0
C-107	50.0
C-108	50.0
C-109	50.0
C-110	50.0
C-111	25.0
C-112	25.0
C-113	25.0
C-114	25.0
C-115	25.0

Autumn Ridge Estates Phase 1

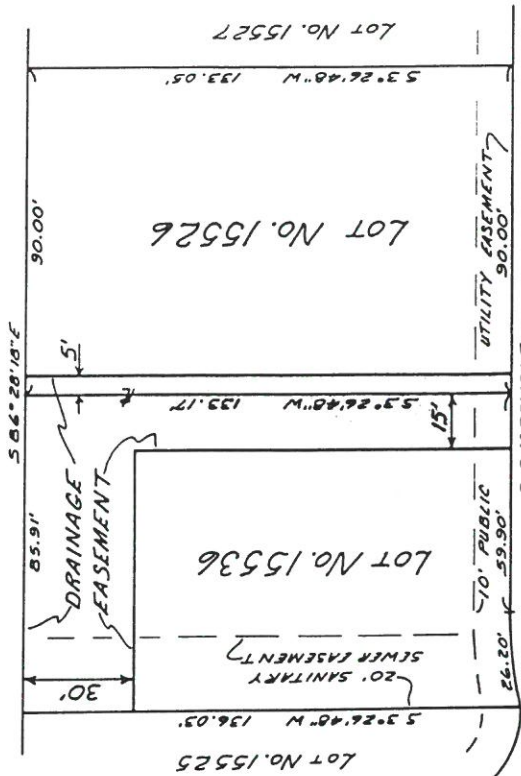
Located in the City of Massillon, County of Stark, State of Ohio
and Being Part of Out Lot 502, also known as part of the Northwest
Quarter Section 13 of Tucarawas Township

LOT 13449

DRAINAGE EASEMENT DEDICATION **PART OF CITY LOT NOS. 15526 & 15536, CITY OF MASSILLON, STARK COUNTY, OHIO.**

DENNIS D. FULK, P.S. No. 6176
 MASSILLON, OHIO 43327-9683
 JUNE, 1998
 11:30'

OUT LOT No. 575



I HEREBY STATE THAT THIS DRAINAGE EASEMENT DEDICATION PART IS A TRUE AND CORRECT DRAWING MADE BY ME THIS 15TH DAY OF JUNE, 1998, OF OHIO AND SURVEYOR.

Dennis D. Fulk, P.S.
 DENNIS D. FULK, P.S. 6176

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND AFFECTED, DO HEREBY DEDICATE THE LANDS SHOWN AS A DRAINAGE EASEMENT TO PUBLIC USE FOREVER.

WITNESS	OWNER	DATE
Dennis D. Fulk	Carl Click F. CLICK NO. 15526	June 16, 1998
Linda M. Fulk	Helma Click T. CLICK NO. 15526	June 16, 1998
Linda M. Fulk	Carl Click F. CLICK NO. 15536	June 16, 1998
Dennis D. Fulk	Helma Click T. CLICK NO. 15536	June 16, 1998

STATE OF OHIO S.S.
 COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS WHO SIGNED THIS AS THEIR FREE ACT & DEED.

Elagbha Agomaha
 NOTARY PUBLIC
 10/16/98
 4/16/98

APPROVED THIS _____ DAY OF _____, 1998. MASSILLON PLANNING COMMISSION.

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE _____
 COUNCIL SECRETARY _____ SECRETARY _____ CHAIRMAN _____
 ACCEPTED FOR PUBLIC USE BY THE CITY OF MASSILLON. _____
 COUNCIL PRESIDENT _____ DATE _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, 1998.
 RECORDED IN PLAT BOOK _____ PAGE _____
 SAFETY SERVICE DIRECTOR _____ DATE _____

STARK COUNTY RECORDER