

A G E N D A
MASSILLON PLANNING COMMISSION
AUGUST 12, 1998 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

- 1. *Approval of the Minutes for the Commission Meeting of July 8, 1998.***
- 2. *Petitions and Requests***

Rezoning - Richville Drive, S.E.

Location: Out Lots 767, 768, 769, 770, located on the east side of Richville Drive, S.E., north of Nave Road, S.E. The request is to rezone this property from R-1 Single Family Residential to I-1 Light Industrial. This request is being submitted by D. Wayne and Deborah L. Whipkey, who wish to develop the property as an industrial park.

Rezoning - Nave Road, S.E.

Location: Out Lot 739, a 4.861 acre parcel of land located at the northwest corner of Nave Road, S.E., and University Drive, S.E. The request is to rezone this property from R-3 Single Family Residential to RM-1 Multiple Family Residential. This request is being submitted by the City of Massillon. The City is considering the sale of this property to a developer who intends to construct an assisted living housing development on this parcel.

Rezoning - West Side Area Annexation

This annexation consists of 3 parcels of land, totaling 101.442 acres in size, located north of Lincoln Way, N.W., between Kenyon and Manchester Avenues. This property is being annexed to the City from Tuscarawas Township. The request is to zone this property A-1 Agricultural.

Rezoning - Hammer Area Annexation

This annexation consists of Out Lot 779, containing 1.834 acres, and Out Lot 780, containing 85.386 acres, located on the west side of Deerford Avenue, north of Sinclair Street. This property is being annexed to the City from Tuscarawas Township. The request is to zone this property A-1 Agricultural.

Rezoning - Bonks Richville Drive Area Annexation

This annexation consists of 5 parcels of land totaling 39.032 acres in size, and located east of Walnut Road, S.E., between Southway Street and Richville Drive. This property is being annexed to the City from Perry Township. The request is to zone this property A-1 Agricultural.

Rezoning - Oberlin Road Bonks Area Annexation

This annexation consists of 10 parcels of land totaling 13.168 acres in size and located on the north side of Oberlin Road, S.W., between Duncan Street, S.W., and 9th Street, S.W. This property is being annexed to the City from Perry Township. The request is to zone this property I-1 Light Industrial.

Rezoning - Wheaton Place Annexation

This annexation consists of 18 lots totaling 8.117 acres in size and located on the north side of Hankins Road, west of Louisa-Marie Avenue. This property is being annexed to the City from Perry Township. The request is to zone this property R-3 Single Family Residential.

Re-Plat: Part of Out Lot 279

Location: Part of Out Lot 279, a 2.331 acre parcel, located between 15th and 17th Streets, S.W., south of Overlook Avenue, S.W. The request is to replat this property into two lots: one lot to be 1.580 acres in size, and the other to be 0.751 acres in size. This request has been submitted by the property owners, Douglas & Lori Jones and Lester & Michelle Salewsky. The surveyor is Bruce Conery of Buckeye Surveying Services, Inc.

Re-Plat: Lots No. 541 and 542

Location: 823 North Avenue, N.E. (Lot No. 541), located on the southwest corner of North Avenue, N.E., and 9th Street, S.E. The request is to replat Lot No. 542 (presently vacant) and Lot 541 into one lot. This request has been submitted by Charles Baker, the property owner. The surveyor is Nichols Field Services, Inc.

Re-Plat: Out Lot 146

Location: 902 11th Street, S.E., Out Lot 146, a 0.551 acre parcel located on the east side of 11th Street, S.E., north of Arch Avenue, S.E. The request is to replat this parcel into two lots. This request has been submitted by Richard Grewell, the property owner. The surveyor is Ronald Hinton.

Re-Plat: Lots No. 1822, 2583, 2584, and 2585

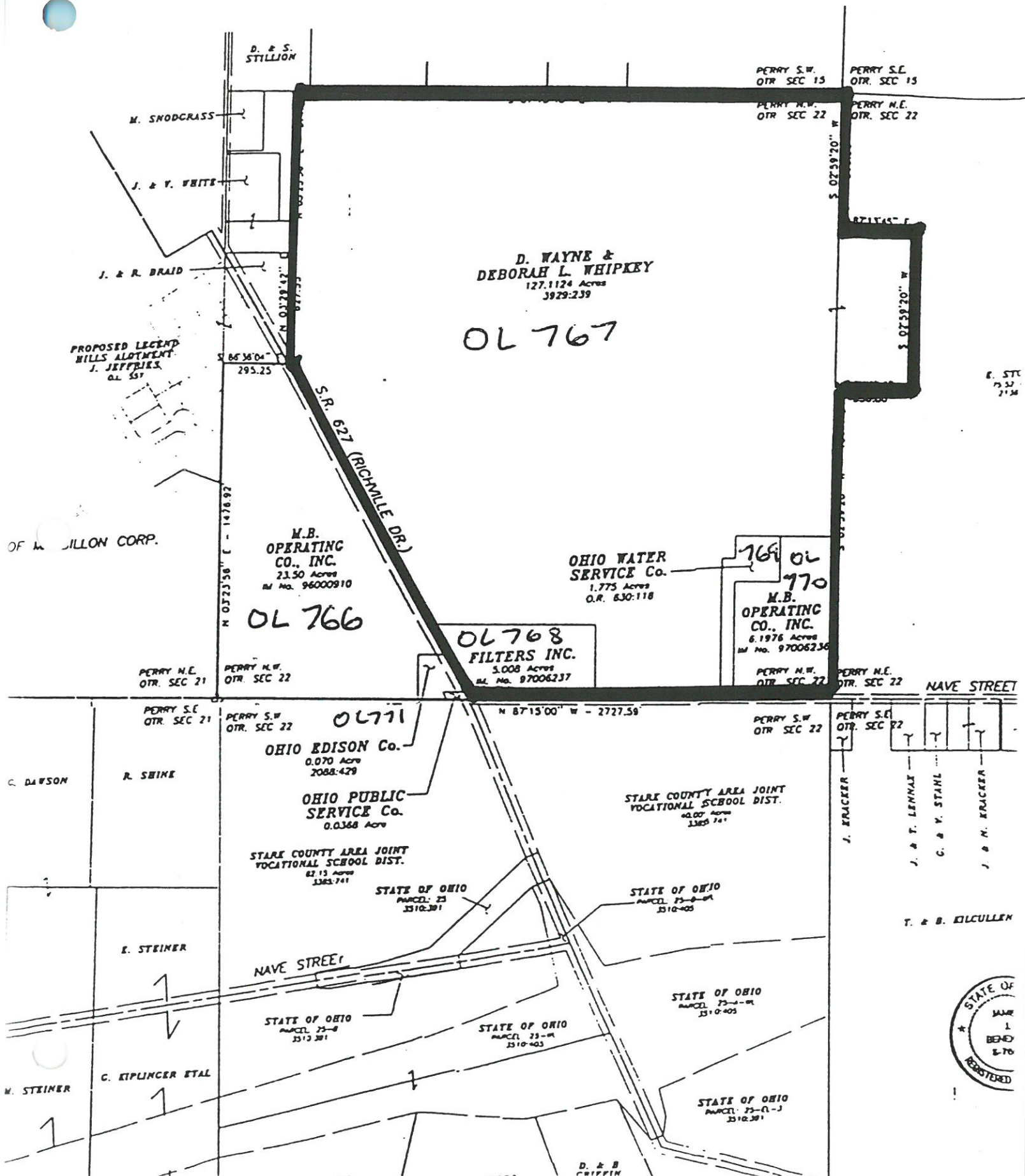
Location: 933 Main Avenue West and 22 10th Street, S.W. The request is to replat this property into two parcels. This request has been submitted by Grace United Church of Christ, the property owner. The surveyor is Ronald Hinton.

3. *Old Business*

Drainage Easement Plat - Lots No. 15526 and 15536

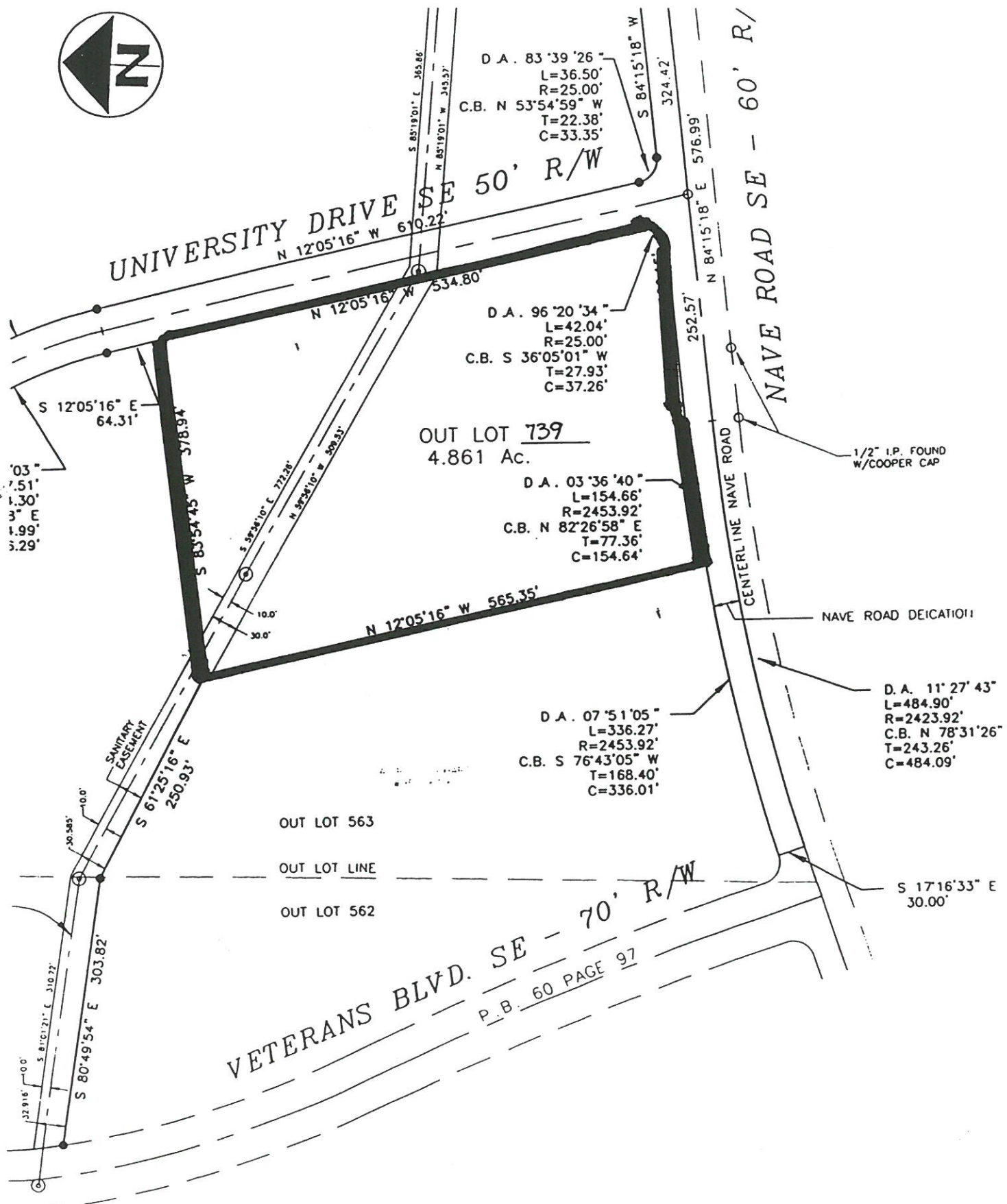
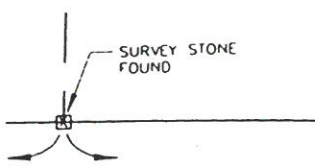
The dedication of a drainage easement located on part of Lots No. 15526 and 15536, located on the north side of 28th Street, N.W., north of Lincoln Way, N.W., in the Lincoln Hills Allotment. The property owner is Earl Glick. The surveyor is Dennis Fulk.

From R-1 to I-1

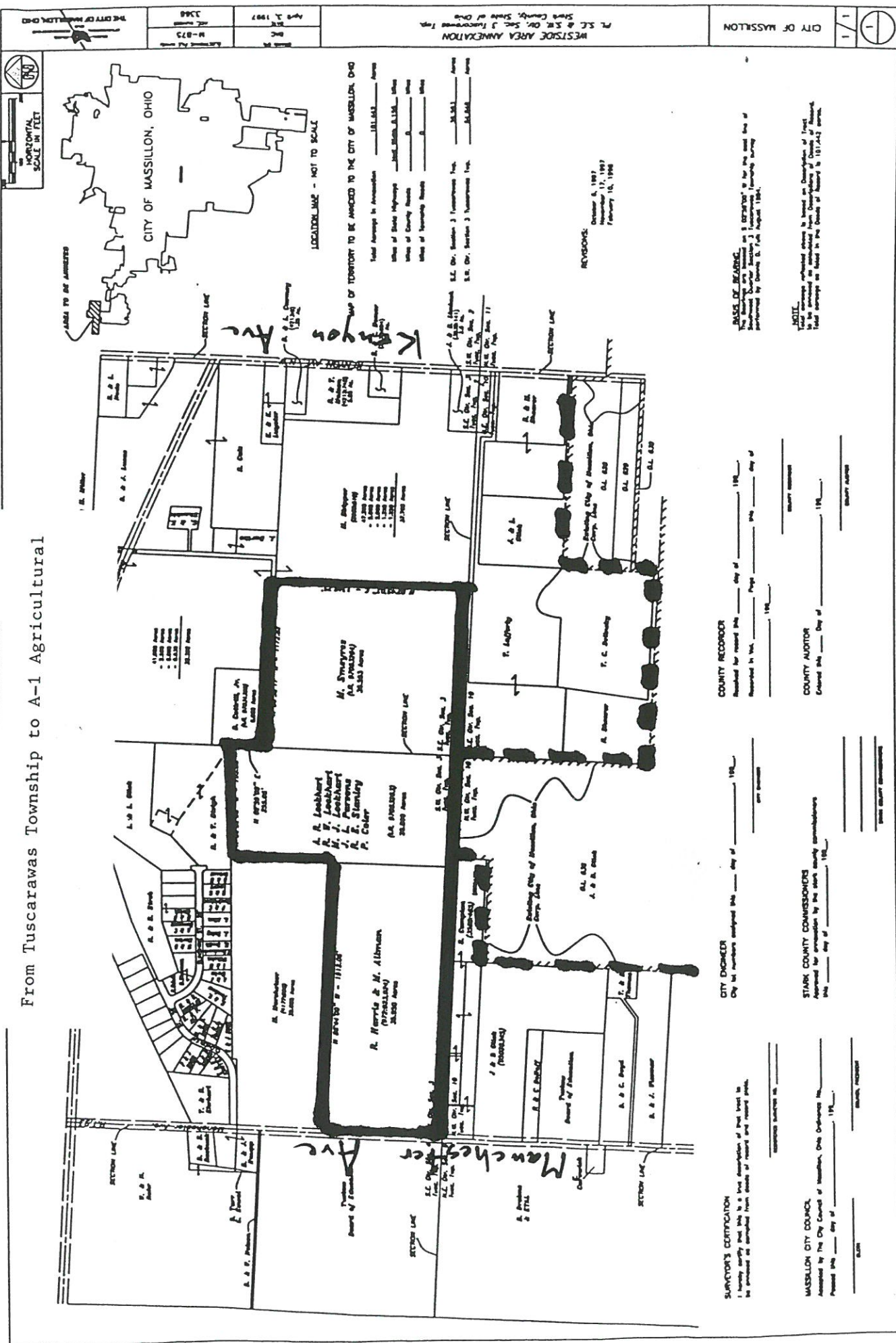


18. W

From R-3 to RM-1



From Tuscarawas Township to A-1 Agricultural

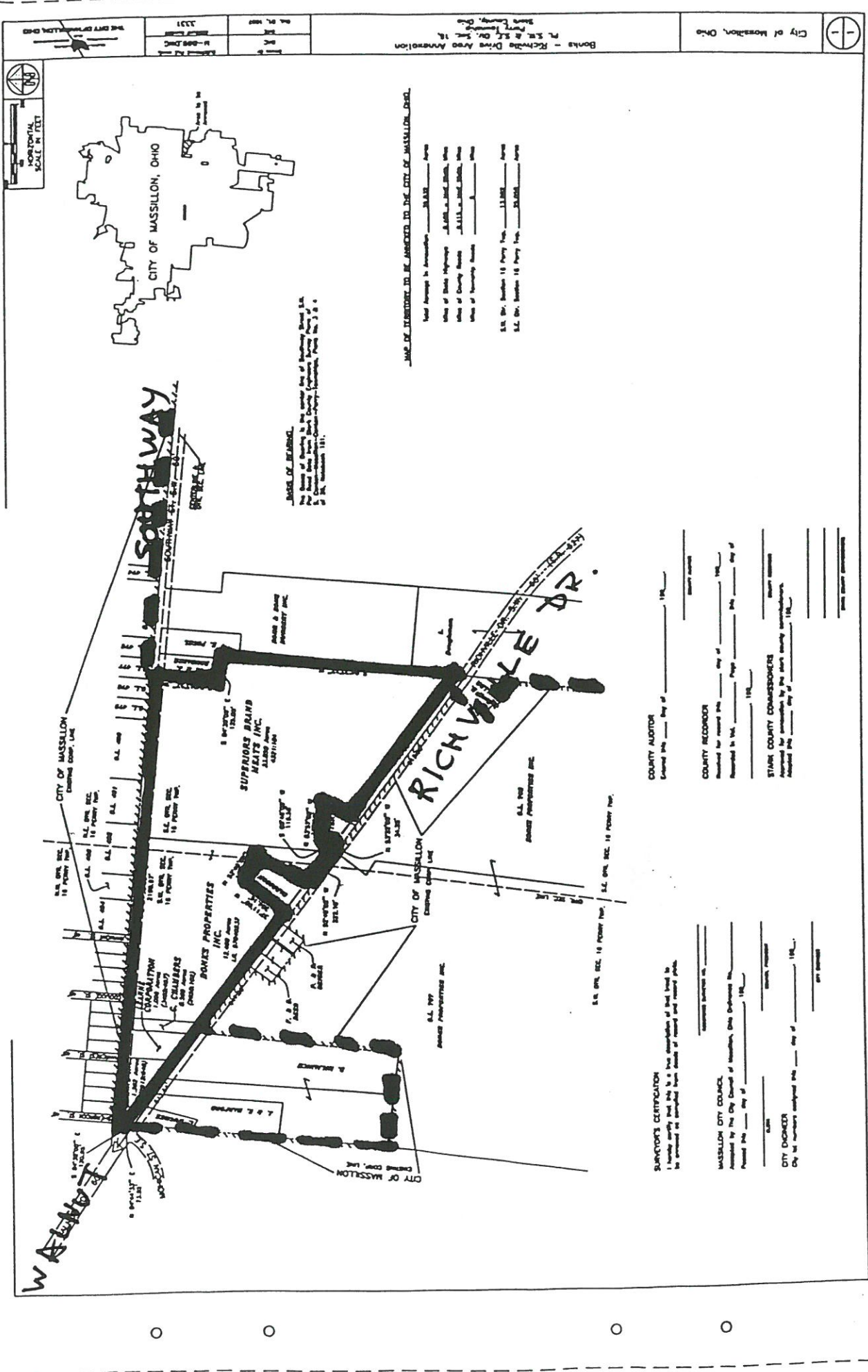


From Tuscarawas Township to A-1 Agricultural

PAGE OF RESULTS

The Rankings are based on the north leg of Southeast Quarter Section 10, Township 1 North, Range 1 East, T10N R1E. The survey was conducted by Douglas W. Jeffrey on 11/1/00. The survey was 250 feet by 250 feet. The survey was 250 feet by 250 feet. The survey was 250 feet by 250 feet.

Rezoning - Bonks Richville Area Annexation From Perry Township to A-1 Agricultural



SURVYOR'S CERTIFICATION
I hereby certify that this is a true and correct copy of the original map as the same appears on file in my office.

MASSILLON CITY COUNCIL
Attest: _____
Mayor

CITY CLERK
Attest: _____
City Clerk

COUNTY AUDITOR
Attest: _____
County Auditor

COUNTY RECORDER
Attest: _____
County Recorder

STARK COUNTY TREASURER
Attest: _____
Stark County Treasurer

STARK COUNTY ENGINEER
Attest: _____
Stark County Engineer

STARK COUNTY SURVEYOR
Attest: _____
Stark County Surveyor

STARK COUNTY CLERK
Attest: _____
Stark County Clerk

STARK COUNTY SHERIFF
Attest: _____
Stark County Sheriff

STARK COUNTY JAIL
Attest: _____
Stark County Jail

STARK COUNTY PRISON
Attest: _____
Stark County Prison

STARK COUNTY HOSPITAL
Attest: _____
Stark County Hospital

STARK COUNTY COURT
Attest: _____
Stark County Court



COX 249

CITY ENGINEER
City lot numbers assigned this _____ day of _____, 190_____.

STARK COUNTY COMMISSIONERS
Approved for issuance by the Stark county commissioners.
Attested this _____ day of _____, 1980.

Total Average in Amusement _____ 13.188 _____ Acres

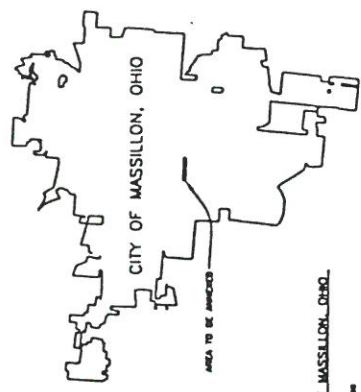
Value of State Highways _____ 0 _____ Miles

Value of County Roads _____ 7.64 Miles 8.103 _____ Miles

Value of Township Roads _____ 14.00 Miles 8.543 _____ Miles

S.C. Co. Section 18 Perry Twp. _____ 12.534 _____ Acres

S.E. Co. Section 17 Perry Twp. _____ 8.834 _____ Acres



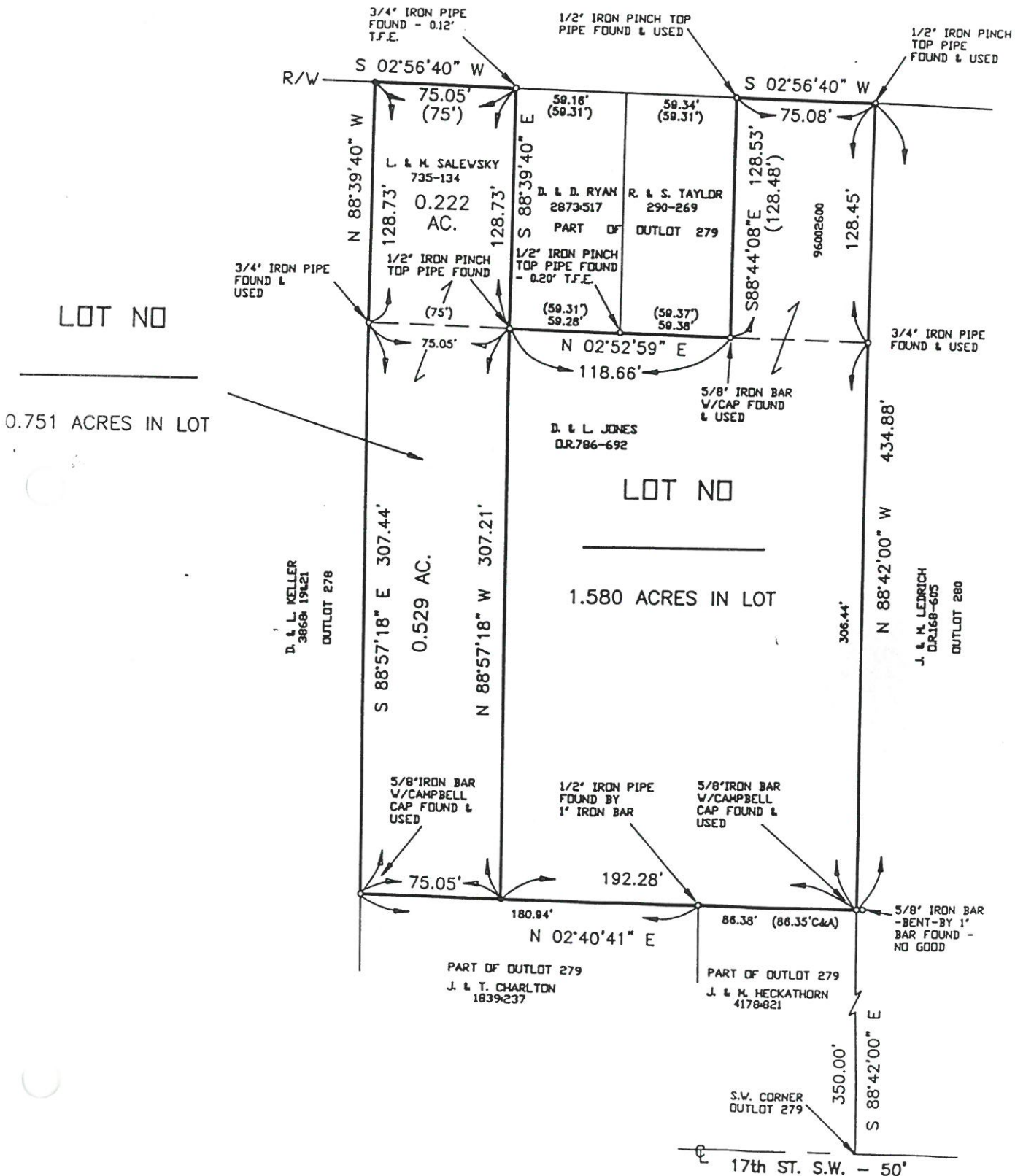
LOCATION MAP - NOT TO SCALE



SCALE : 1" = 50'

DATE: JUNE, 1998

15th ST. S.W. - 50'



1/2" BOLT
FD. & USED



BEARING BASIS:
ASSUMED USED FOR ANGULAR
DETERMINATION ONLY.

1/2" PIPE
FD. & USED

3/4" PIPE
FD. 0.85' E
0.29' N

REPLAT
all of
LOT 541, LOT 542
CITY of MASSILLON
STARK Co. OHIO

183.93'
12' ALLEY

453.84'

NORTH AVE. NE (66' R/W)

T.P.O.B.

(LOT 542)
0.166 AC

(LOT 541)
0.120 AC

TRACT A
0.286 AC.

LOT #

9TH ST. NE

(LOT 543)

(LOT 544)

(LOT 545)

(LOT 546)

(LOT 540)

(LOT 539)

3/4" PINCH TOP PIPE
FD. 0.46' E & 0.22' N

N 65°00'00" E 110.17'
55.33'

E 54.84'

S 25°04'32" E 83.00'

54.97'

S 65°00'00" W 31.00'

S 24°59'51" E 36.16'

55.33'

S 65°00'00" W

49.00'

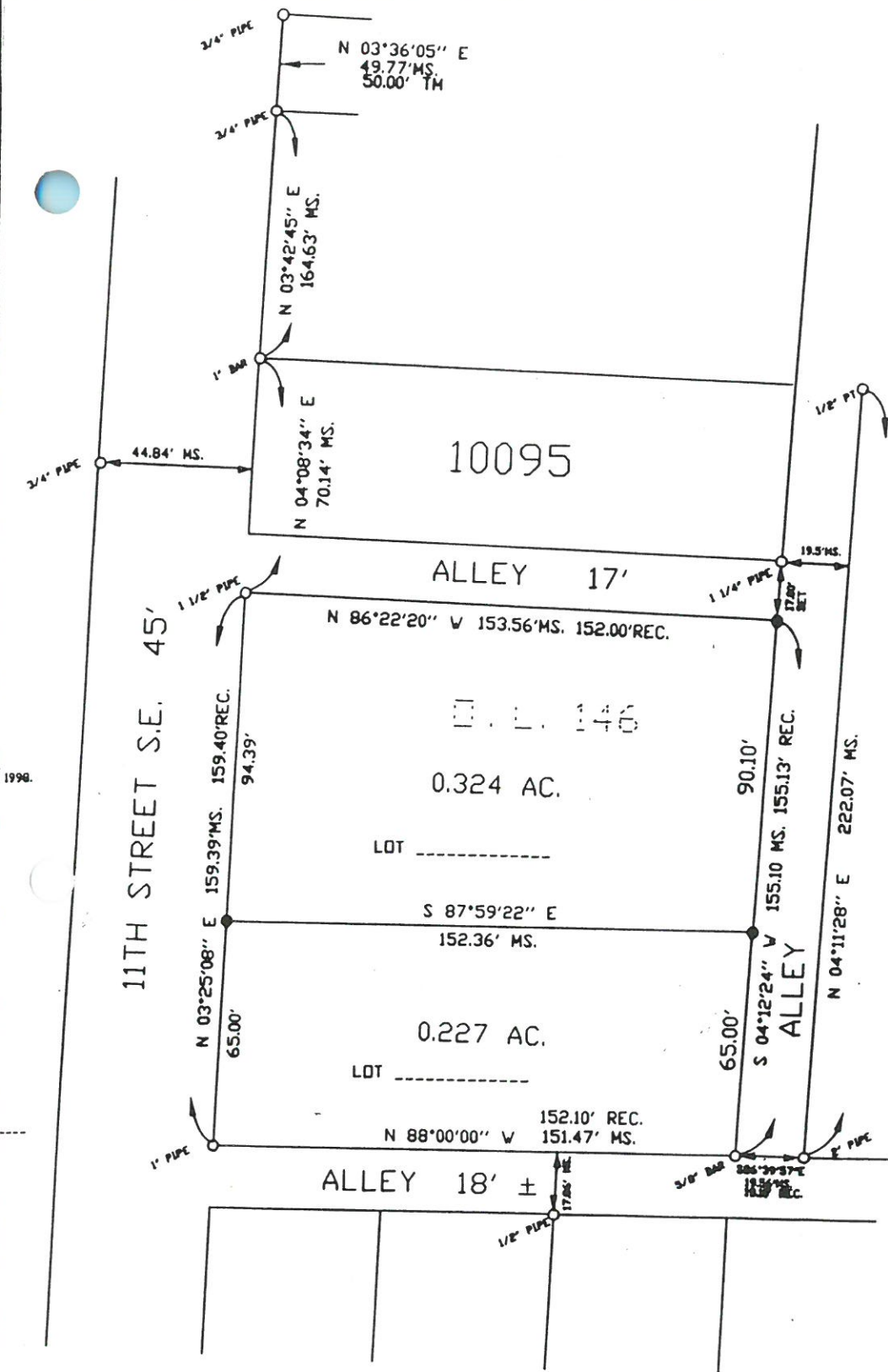
27.50'

12' ALLEY

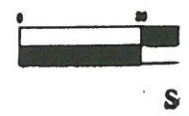
25.30'

131.16'

33.20'



REPLAT
OF D.L. 146
CITY OF MASSILLON
STARK COUNTY, OHIO



LEGEND:
○ = MONUMENT
● = 5/8" BAR
REC = DISTANCES
RICE AND
MS = MEASURED
PT = PINCHED TO
TM = TAX MAP

PERTINENT DATA:
1. TAX MAPS
2. DEEDS
3. SURVEY BY
DATED APR 1
4. SURVEY BY
5. SURVEY BY

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

Ronald C. Hinton 7/21/98
RONALD C. HINTON S6270



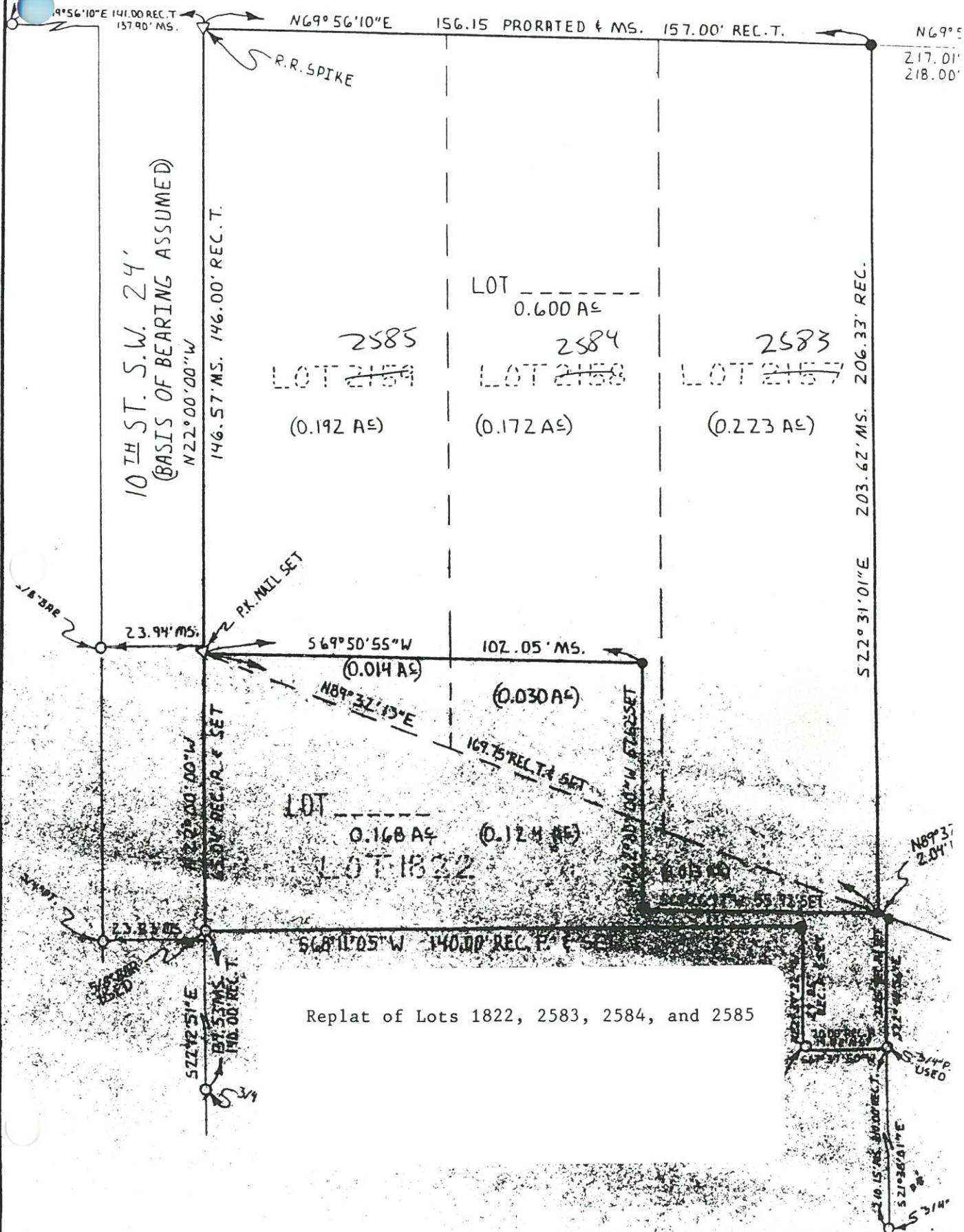
SCALE:	APPROVED BY:
DATE:	

CHURCH & A SHED ON IT.

A HOUSE & A SHED ON IT.

MAIN AVE. W. 60'

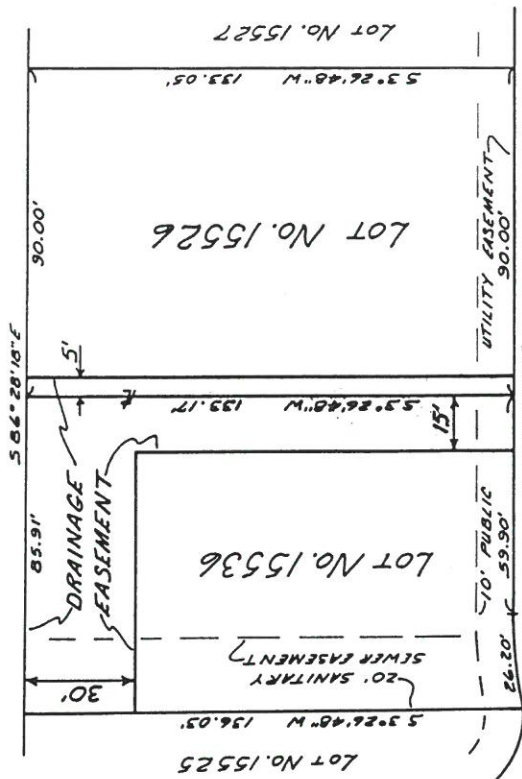
3/4" BAR USED FOR
SOUTHERLY LINE OF
MAIN AVE. W.



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

DENNIS D. FULK, P.S. No. 6176
 MASSILLON, OHIO 837-9683
 JUNE, 1998
 1"=30'

OUT LOT NO. 575



28th STREET N.W. - 50' R/W



I HEREBY STATE THAT THIS DRAINAGE EASEMENT DEDICATION PLAT A
 TRUE AND CORRECT DRAWING MADE BY ME THIS 15th DAY OF JUNE, 1998
 DENNIS D. FULK, P.S.

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 E. CLICK NO. 15526	June 16, 1998
Linda M. Fulk	Thelma Click T. CLICK NO. 15526	June 16, 1998
Linda M. Fulk	Carl Click E. CLICK NO. 15536	June 16, 1998
Dennis D. Fulk	Thelma 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.
 I, Thelma Click
 NOTARY PUBLIC 10/16/98

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

SECRETARY _____ CHAIRMAN _____
 ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE _____

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

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

STARK COUNTY RECORDER

AVENUE

14TH

S.E.

50'

FOREST

QUARTER SECTION LINE S 86° 15' 00" E

FOREST HILL ALLOTMENT REPLAT NO. 2
VACATION PLAT

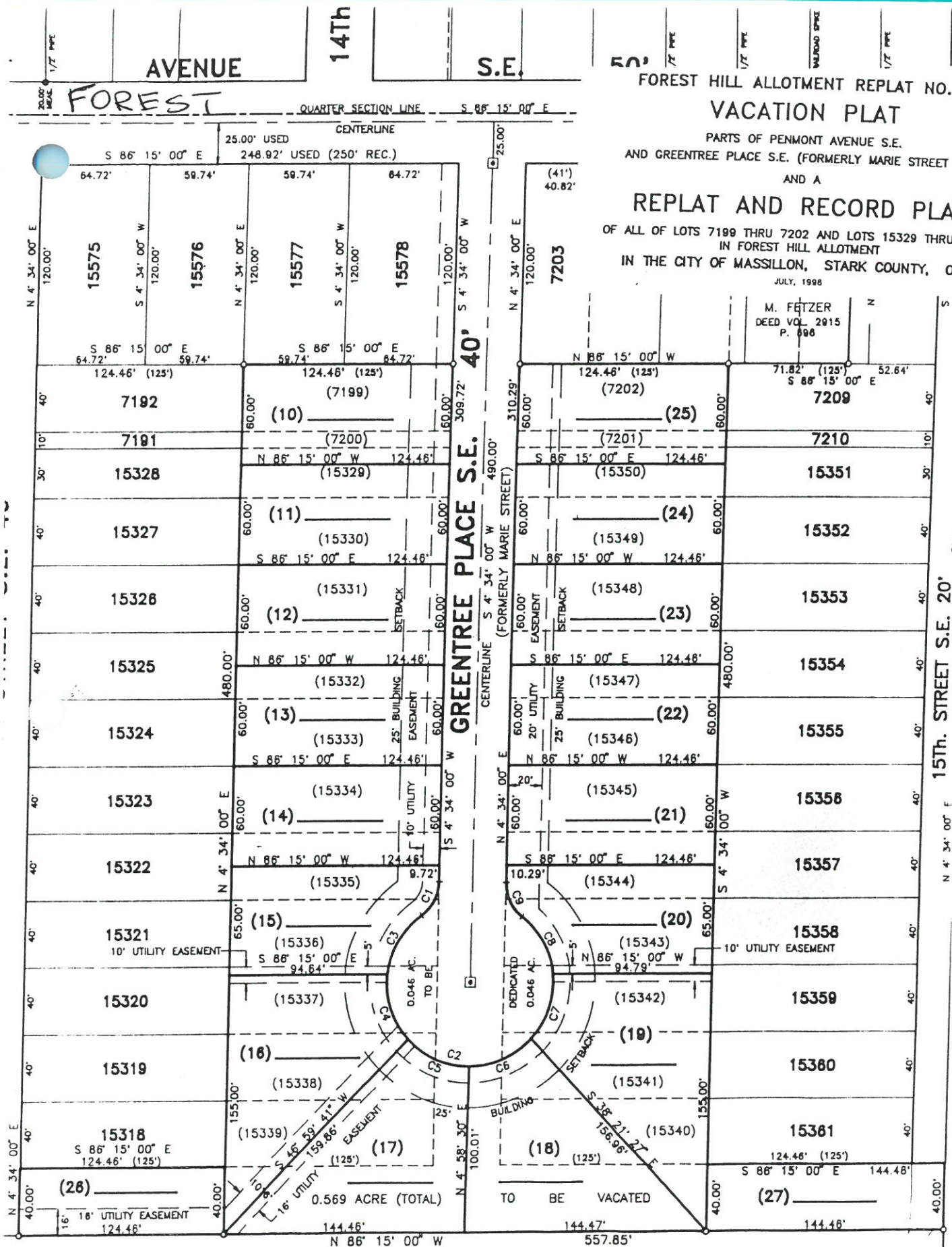
PARTS OF PENMONT AVENUE S.E.
AND GREENTREE PLACE S.E. (FORMERLY MARIE STREET S.E.)
AND A

REPLAT AND RECORD PLAT

OF ALL OF LOTS 7199 THRU 7202 AND LOTS 15329 THRU 15351
IN FOREST HILL ALLOTMENT
IN THE CITY OF MASSILLON, STARK COUNTY, OHIO

JULY, 1998

M. FITZER
DEED VOL. 2015
P. 898



OUT LOT 899

BISHOP JAMES W. MALONE
OFFICIAL RECORD 1375, PAGE 482

CURVE DATA

Being Lot Numbers 1726, 1727, 1728, and Part of 1729 in the City of Massillon,
County of Stark, Ohio.

DATE : AUG. 6 , 1998



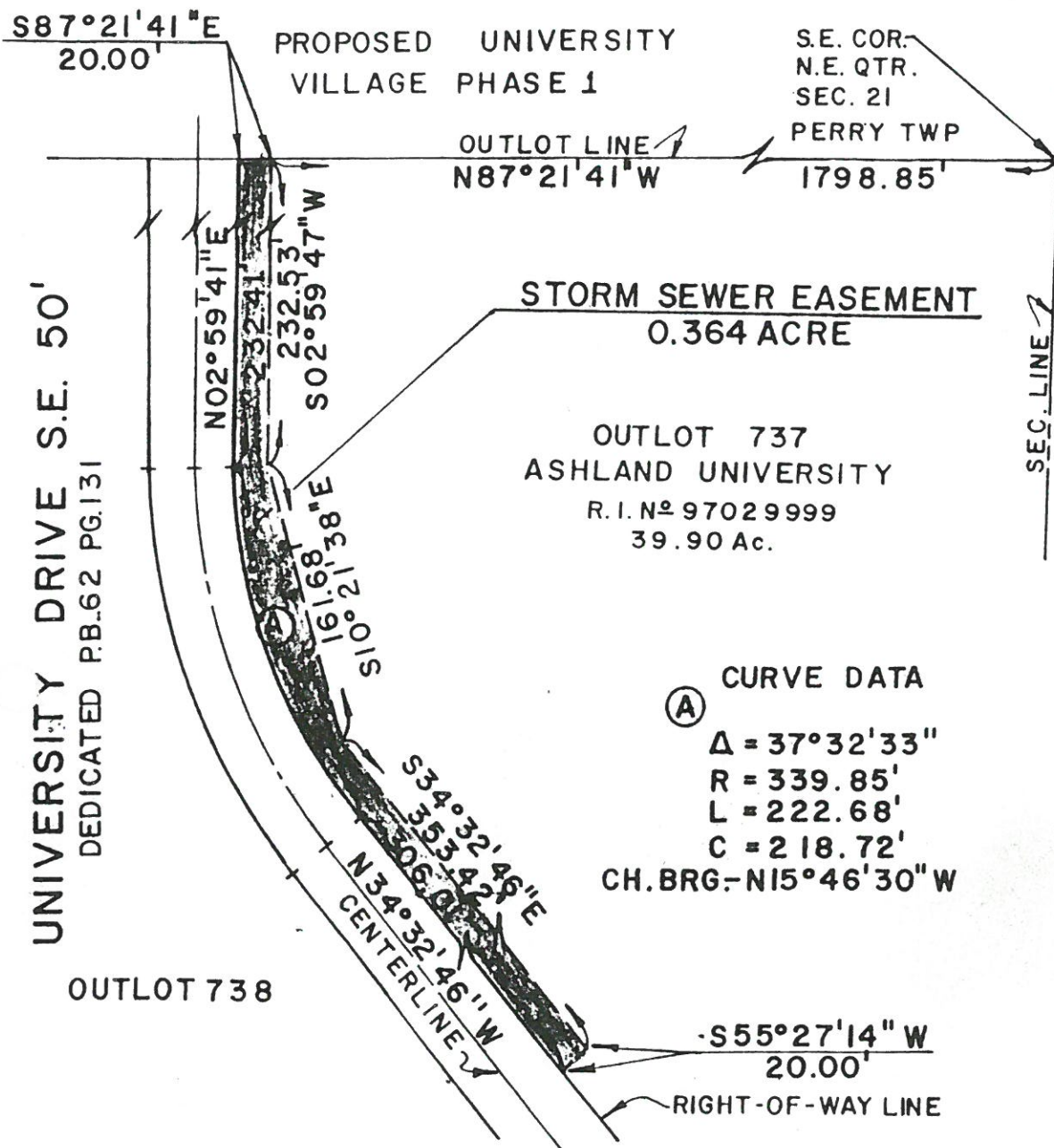
Survey of Lot #1718, 4/5/30, FB 90, Pg 34
Survey of Lot #1721, 5/1/30 Rice & Wallace
Riverside Addition PR. 2-44, April 27, 1868
Survey of Lot #1730, 6/12/52 H.M. Piper
Massillon City Tax Map 52



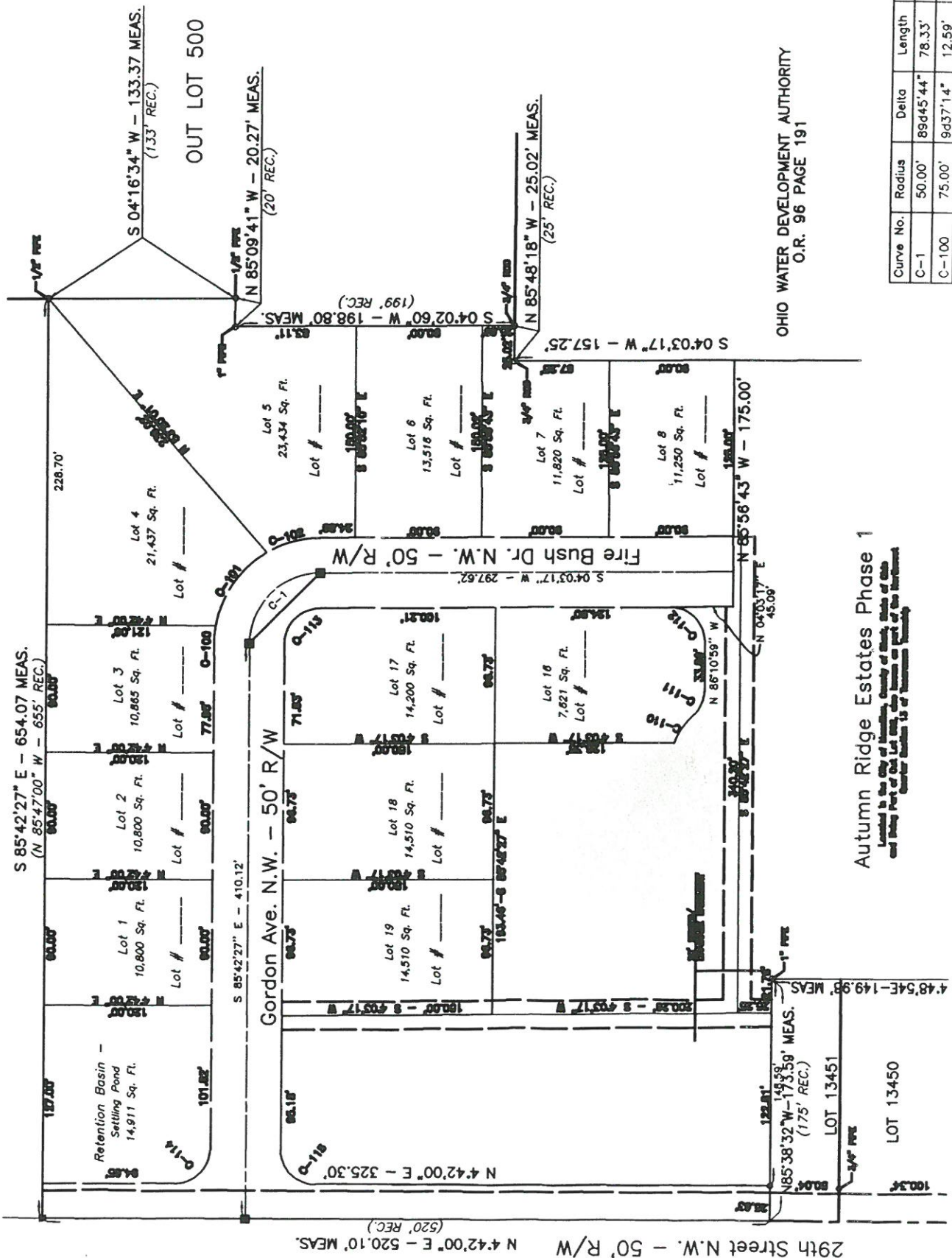
NTEE

EASEMENT PLAT

PART OF OUTLOT 737 IN THE
CITY OF MASSILLON
STARK COUNTY, OHIO



OUT LOT 236



OHIO WATER DEVELOPMENT AUTHORITY
O.R. 96 PAGE 191

Curve No.	Radius	Delta	Length	Chord
C-1	50.00'	89d45'44"	78.33'	70.56'
C-100	75.00'	9d37'14"	12.59'	12.58'