

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 10, 1999 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 9, 1998.*
2. *Election of Officers for 1999*
3. *Petitions and Requests*

Final Plat - University Village Phase 2

Location: Part of Out Lot 557, a 10.961 acre parcel located on the north side of Nave Road, SE, between Richville Drive and St. Andrews Golf Estates. This plat will create a total of 28 single family lots, with 10 lots zoned R-3, 9 lots zoned R-2, and 9 lots zoned R-1. The plat also includes the dedication of extensions of University Drive SE, John Carroll Drive SE, and Bowling Green Drive SE. The property owner and developer is P.R.M.D.C. Ltd. The project engineer is Cooper and Associates.

Replat - Lot No. 1915

Location: 931 Lincoln Way West, a 79 ft. by 251 ft. parcel zoned R-1 Single Family Residential. The request is to replat this parcel into two lots: the front lot, where the house is presently located, will be 0.180 acres in size; and the rear lot, where the owner wishes to construct a new house, will be 0.224 acres in size. The property owner is Spiridon Martzaklis. The surveyor is Ronald C. Hinton.

RePlat - Lots No. 15190, 15565, and 11567

Location: The northwest corner of the intersection of Stanton Avenue NW and Noble Place NW. The request is to replat these three lots into two new parcels. The property owners are Curt Speck and H. & B. Knobb. The surveyor is Ronald C. Hinton.

Replat - Lots No. 14227 and 14228

Location: A 4.46 acre parcel of land located at 333 2nd Street, S.W. The request is to replat these two parcels into two new lots by splitting off a portion of Lot 14228 and adding it to Lot 14227. The property owner is the Massillon Masonic Clinton Lodge No. 047. The surveyor is Dennis Fulk.

Replat - Shawview Estates No. 1

Location: A 4.302 acre parcel of land consisting of City Lots No. 13926 through 13949. The request is to replat these 24 existing vacant lots into 18 new lots, zoned R-1 Single Family Residential. The property owner is A. J. Diana & Sons, Inc. The surveyor is Buckeye Surveying Services, Inc.

Street Vacation Request

Fresh Mark / Superior Brand Meats is requesting the vacation of the following streets:

- a. *Sherbrook Street SE*, lying north of Walnut Road SE and running in a north/south direction between Wilford Street SE and Harcrest Street SE: the request being to vacate the entire street of *Sherbrook Street SE* from Southway Street SE northerly to Superior's Avenue SE.
- b. *Superior's Avenue SE*, lying north of Walnut road SE and Southway Street SE and running in a west/east direction between Wilford Street SE and Harcrest Street SE: the request being to vacate the entire street of *Superior's Avenue SE* from Wilford Street SE to Harcrest Street SE.
- c. *Harcrest Street SE*, lying north of Southway Street SE and running in a north/south direction between Sherbrook Street SE and Coolidge Street SE: the request being to vacation that portion of *Harcrest Street SE* beginning approximately 438.6 feet northerly from Southway Street SE to Superior's Avenue SE.
- d. *Wilford Street SE*, lying north of Walnut Road SE and running in a north/south direction between 16th Street SE and Sherbrook Street SE: the request being to vacate the entire street of *Wilford Street SE* from Walnut Road SE northerly to Superior's Avenue SE.

4. Other Business

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 13, 1999 **7:30 P.M.**
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2. *Election of Officers for 1999*
3. *Petitions and Requests*

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RePlat - Lots No. 15190, 15565, and 11567

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Replat - Lot No. 630

Location: 318 First Street NE, a 57 ft. by 132 ft. lot, zoned O-1 Office, located on the east side of First Street NE, between Thorne and Chestnut Avenues. The request is to replat this parcel into two lots: with the front parcel, on which a duplex is located, to be 4,674 square feet in size; and the rear parcel, on which a commercial structure is located, to be 2,850 square feet in size. The property owners are Donald and Dennis Lemon. The surveyor is Orville R. DeBos.

4. *Other Business*

The Massillon's Planning Commission met in regular session on December 9, 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.
Alan Climer
Ben Bradley
Sharon Eslich

STAFF

Aane Aaby
Marilyn Frazier
James Benekos

The first item on the agenda was the approval of the minutes for the Commission meeting of the November 18, 1998 meeting. Rev. Dodson moved for approval, seconded by Ben Bradley, motion carried.

The next item was a rezoning.

Rezoning - 931 Lincoln Way West

Location: Lot No. 1915, a 79 ft. by 251 ft. parcel of land located at 931 Lincoln Way West. The request is to rezone this property from R-1 Single Family Residential to R-T Two Family Residential. This request has been by Spiridon Martzaklis, the property owner, who wishes to construct a second housing unit on this property.

Mr. Aaby presented the request. Mr. Martzaklis wants to build a house to live in behind the present house which he is renting. Since two dwelling units cannot be situated on one single family lot, the owner wishes to rezone this lot to a 2 family lot. The area is comprised of single family residences. Some opposition has been expressed. Rev. Dodson asked about the number of signatures on the petition. Mr. Aaby commented that the petition doesn't contain a majority. Gus Martzaklis, Mr. Martzaklis' son, was present along with his father. He explained that the lot is large enough to have another house built on it, and other homes in the area have houses behind them. His father did not have a clear understanding regarding the necessary signatures for the petition.

Mr. Benekos suggested that a lot split would better serve Mr. Martzaklis and the community. After a brief discussion, Mr. Martzaklis stated that he would withdraw his application. No action was necessary.

The next item was a re-plat and vacation. - Forest Hills Allotment No. 3

Re-plat and Vacation - Forest Hills Allotment No. 3

This third phase development of the Forest Hills Allotment involves:

- (1) The re-platting of Lots No. 7189 through 7192, Lots No. 7203 through 7205, Lots No. 115307 through 15328, Part of Lot No. 7206, Part of Lot No. 7185, Lots No. 7186 through 7188, and Lots No. 15373 through 15374 into 21 new single family residential lots; and

- (2) The vacation of part of Bloominghills Place, S.E., (formerly Marvin Street, S.E.); and the vacation of a part of Penmount Avenue, S.E., from the west property line of Lot No. 15317 easterly a distance of 289.47 feet to the east property line of Lot No. 15318.

The owner is Seville Developers, Inc. The consulting engineer is Civil Design Associates, Inc.

Mr. Aaby presented this request. This allotment is between Erie and 16th Street, S.E. This phase is basically the same as the previous phase. Ken Schalmo was present and acknowledged the City's participation in the development. Mayor Cicchinelli, Al Climer, and Rev. Dodson commented on how well the development is progressing, and also on the quality of the homes. Seven homes are either completed or near completion. Rev. Dodson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The last item of the evening was under Old Business - Westside Master Land Use Plan

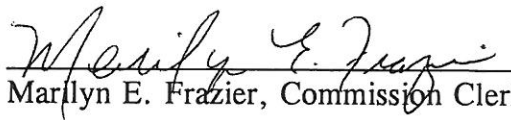
Westside Master Land Use Plan

This plan was prepared by a private consultant at the direction of the City and with the cooperation of the Westside Citizens Committee, is being presented for consideration and review by the Planning Commission. The purpose of this plan is to serve as a reference guide for proposed future development on the west side of Massillon.

Mr. Aaby reported that after the last Planning Commission meeting, he held three community meetings with westside residents to review the master plan. Some meetings were well attended, others weren't, but the residents made interesting and positive comments and provided valuable input. Based on the comments, a future meeting will be planned allowing more advanced notification. The Planning Commission delayed action until after the next residents' meeting.

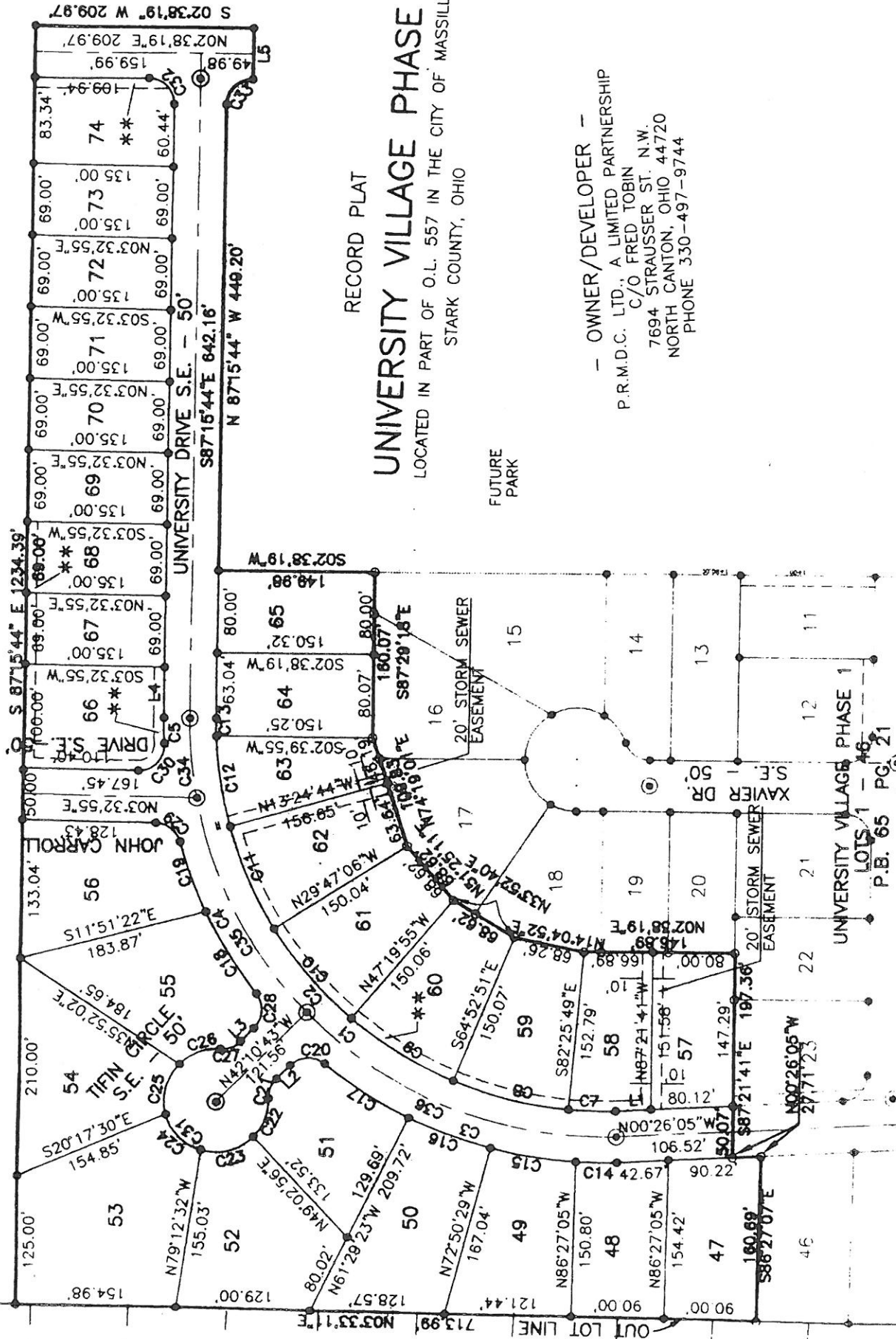
There being no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

MEF/ky

PT. O.L. 557
P.R.M.D.C. LTD.
R.I. No. 97068027



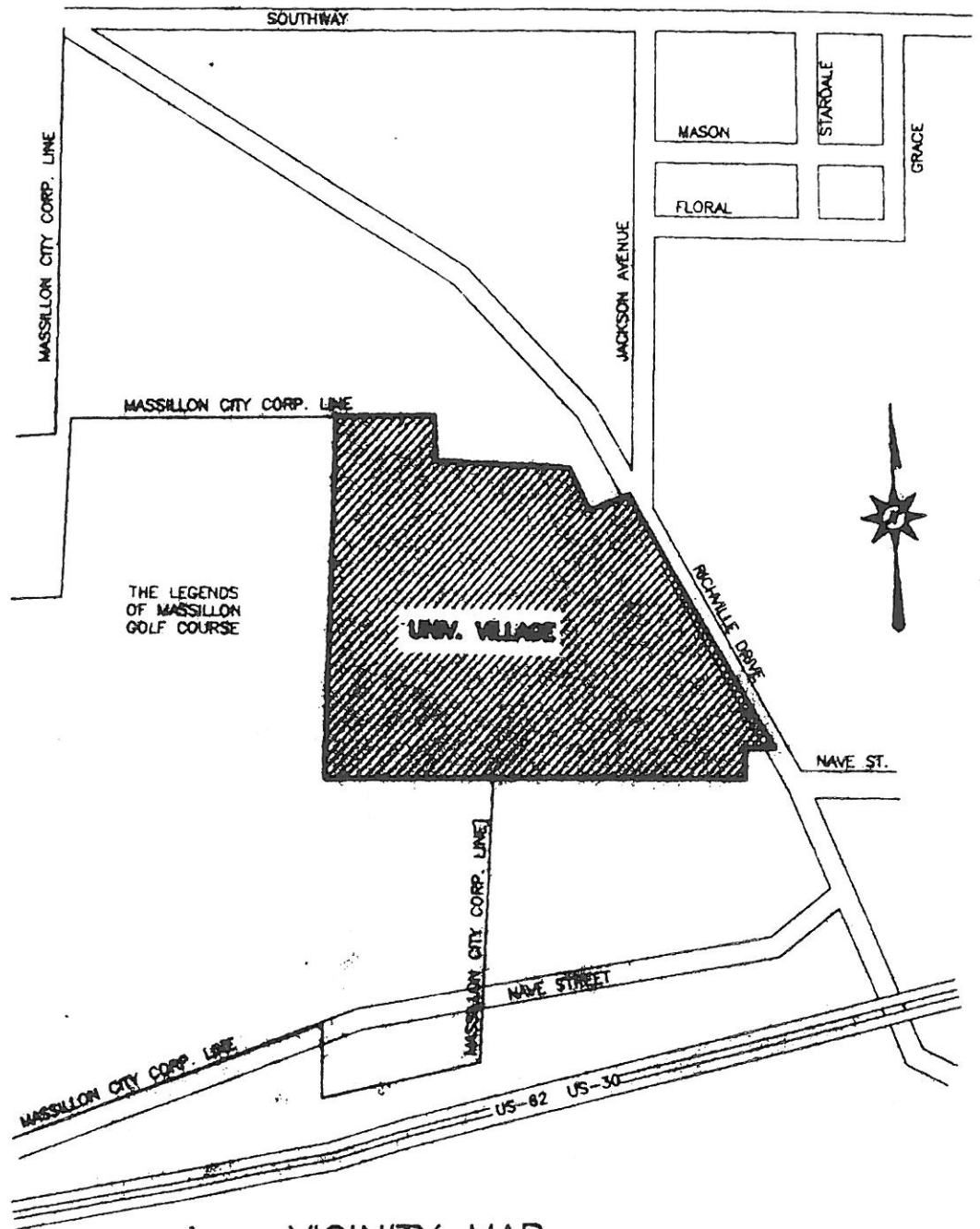
RECORD PLAT

UNIVERSITY VILLAGE PHASE 2

LOCATED IN PART OF O.L. 557 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

FUTURE
PARK

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



VICINITY MAP
NOT TO SCALE

REPLAT OF LOT 1915
IN THE CITY OF MASSILLON

LOT 1915 (0.180 AC)

LOT 1916

LOT 1917

LOT 1914

LOT 1913

LOT 1912

LOT 1911

LOT 1910

LOT 1909

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LOT 1591

3/4" PTFE

LINCOLN WAY N.W.
1" SQUARE BAR USED
FOR W. LINE
3/4" PIPE USED
FOR E. LINE
(BASIS OF BEARING ASSUMED)

66

FACE OF CURB - 5

282.15

3

Diagram of a 3/4" PIPE with dimensions 31.3 mm and 50.24 mm.

$$\begin{array}{r} 2.00 \text{ RET} \\ 2.03 \text{ MS} \\ \hline 3.51 \text{ h.o.} \end{array}$$

LOT

SCALE: 1" = 30'

PERTINENT ID
1. TAX MAPS
2. DEEDS
3. ACTION F
DOME BY





ORVILLE R. DEBOS & ASSOCIATES

REGISTERED PROFESSIONAL SURVEYOR

2327 CARLENE AVE. S. W.
MASSILLON, OHIO 44647



REGISTERED NO. 5823

PHONE 837-2678 & 832-9970

MORTGAGE LOAN SURVEYS

TOPOGRAPHIC SURVEYS

MAPPING

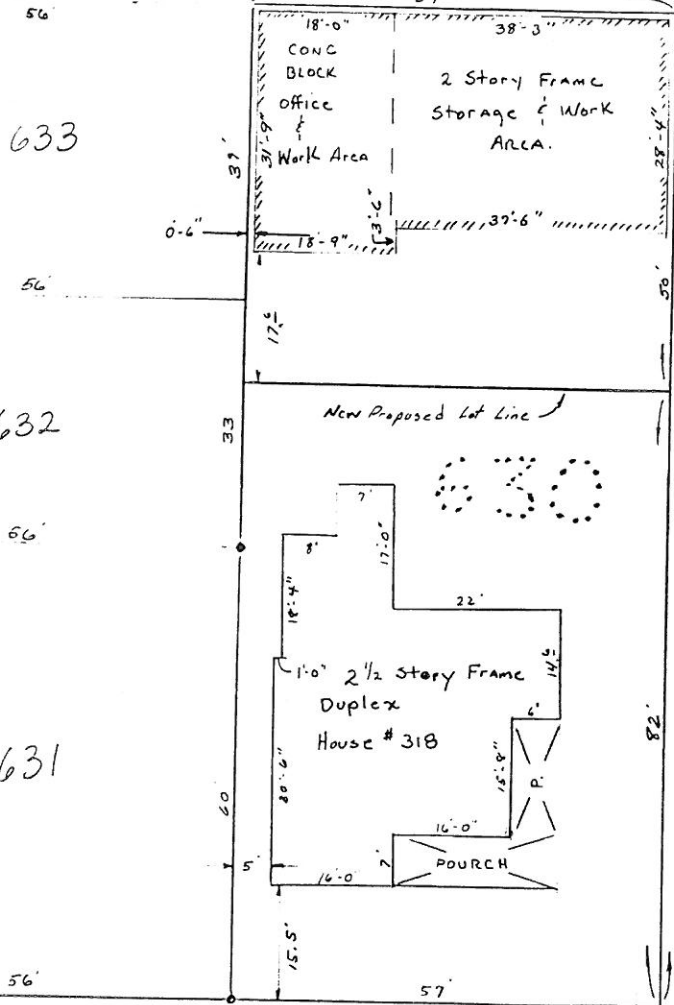
LOT SURVEYS

FARM SURVEYS

16 FT

PUBLIC

ALLEY



ALLEY

14 FT PUBLIC

Proposed East Part of Lot
No. 630 = 50' x 57'. Existing
Home of Kurtz & Vernon Heating
& Cooling.

Proposed West Part of Lot
No. 630 = 57' x 82'.
Newly Remodeled w/ Vinyl
Siding. Duplex
Apt #1 - Downstairs
Apt #2 - Upstairs

FOR: REVIEW OF PLANNING
COMM. MEETING
1-13-99 ONLY

1ST STREET N. E. 66 FT

PROPOSED LOT SPLIT OF LOT NUMBER 630 in the City
of Massillon, County of Stark, Ohio.

SCALE: 1" = 20 FT



DATE JAN. 7, 1998

Orville R. DeBos
Reg Surveyor #5823

FOR: LEMON