A G E N D A

MASSILLON PLANNING COMMISSION
MARCH 8, 2000 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. ***Approval of the Minutes for the Commission Meeting of February 9, 2000.***

2. ***Petitions and Requests***

Rezoning Request - Hankins Road, N.E.

Location: A 15.862 acre parcel located on the north side of Hankins Road, N.E., east of Wales Road *Description*: Part of Out Lots 555, 509, and 345 *Rezoning*: From R-3 Single Family Residential to RM-1 Multiple Family Residential. *Purpose:* Private Condominium Development *Applicant / Owner*: William A. Day / William K. Henry.

Rezoning Request - Southwest Area Annexation

Location: A 656.47 acre parcel located on the southern end of the City towards the Village of Navarre *Description*: Out Lots 830 - 850 *Rezoning*: From Perry and Bethlehem Township to I-2 General Industrial. *Purpose:* Sand and Gravel Operations *Applicant / Owner*: Standard Slag Co.

Rezoning Request - Shawview Area Annexation

Location: A 2.459 acre parcel located on Shaw Avenue, N.E., west of Wray Avenue, N.E. *Description*: Out Lot 851 *Rezoning*: From Perry Township to R-1 Single Family Residential *Purpose:* Residential Subdivision *Applicant / Owner*: A.J. Diana & Sons, Inc.

Final Plat- Country Estates No. 4

Location: The south side of Eileen Avenue, S.W., at the Kelly Street, S.W., intersection *Description*: Part of Out Lot 602. *No. of new lots*: 2 (0.446 acres and 0.551 acres). *Zoning*: R-3 Single Family Residential. *Owner*: JEEDS. LLC *Developer:* Realty Executives *Surveyor*: Hammontree and Associates, Ltd.

Replat - Morelli Property Tract IV

Location: The north side of Hankins Road, N.E., between Wales Road and Valerie Avenue, N.E. *Description*: Part of Out Lots 345, 509 and 555. *Total Area*: 7.558 acres. *No. of new out lots*: 1 *Zoning*: R-3 Single Family Residential. *Owner*: Morelli Estate. *Surveyor*: Hoover and Associates, Inc.

Replat - 306 Erie Street North

Location: 306 Erie Street North *Description*: Lots No. 13472 and 13473 *Total Area*: 0.938 acres. *No. of new lots*: 1 *Zoning*: B-3 General Business. *Owner*: Ronald C. Cordray *Surveyor*: Gerald C. Geib

Replat - 1135 Wales Road, N.E.

Location: 1135 Wales Road, N.E. *Description*: Lot No. 7496 and Parts of Lots No. 7495 and 7497 *Total Area*: 1.03 acres. *No. of new lots*: 2 *Zoning*: R-3 Single Family Residential. *Owner*: K. Hudak *Surveyor*: Campbell & Associates

Replat - Stanton Avenue, N.W.

Location: The south side of Stanton Avenue, N.W., between 24th and 25th Streets, N.W. *Description*: Lots No. 3831 and 3832 *Total Area*: 0.505 acres. *No. of new lots*: 2 *Zoning*: R-1 Single Family Residential. *Owner*: Ted Dailey *Surveyor*:

Dedication Plat - Sanitary Sewer Easement for Massillon Marketplace

Location: The northwest corner of the State Route 21 / U.S. 30 intersection *Description*: Part of Out Lot 813 *Total Area*: 0.802 acres. *Purpose:* Sanitary Sewer Easement *Owner*: Deville-THF Massillon Development LLC *Engineer*: Hammontree & Associates Ltd.

Modification of Preliminary Plat - Lincoln Hills No. 6B

Location: The intersection of Washington St., N.W., and Lee Avenue, N.W., in the Lincoln Hills Allotment *Owner*: Earl Glick *Engineer*: Cooper & Associates LLP *Description of Proposed Modification:* The project engineer is requesting to modify the layout of the proposed extension of Lee Avenue in a manner which would result in a one foot strip of property owned by Mr. Glick between the right-of-way of Lee Avenue and the south property lines of two parcels owned by J & D Bing and D. Kienzle. These owners are reportedly not agreeable to Mr. Glick's request to share in the cost of infrastructure improvements in front of their two parcels.

3. ***Old Business***

Massillon Planning Commission **February 9, 2000**

The Massillon Planning Commission met in regular session on this date at 7:30 P.M. in City Council Chambers. The following members were present:

Members	**Staff**
Vice Chairman Rev. David Dodson	Aane Aaby
James Johnson	Robert Sanderson
Sheila Lloyd	
Wendall Edwards	
Paul Manson	

Rev. Dodson opened the meeting at 7:30 P.M. The first item on the agenda was consideration of the Minutes for the Commission Meeting of January 12, 2000. Mr. Johnson made a motion to approve the Minutes as mailed. Seconded by Mr. Edwards, the motion carried.

Under petitions and requests, the Commission then considered the following replat:

Replat - Warstler Property

Location: The east side of 27th Street, N.E., between Tanglewood Drive and Elmbreeze Street. *Description*: Out Lot 824. *Total Area*: 1.562 acres. *No. of new out lots*: 2 (each one 0.781 acres). *Zoning*: R-T Two Family Residential. *Owner*: Simon Warstler. *Surveyor*: Ronald C. Hinton.

Mr. Aaby presented the request. He explained that this property has recently been annexed into the City from Perry Township. On Monday, City Council approved the prior Planning Commission recommendation to rezone this property to R-T Two Family Residential. The property is presently vacant. Mr. Warstler, the property owner, was present and stated that it is his intention to construct duplex housing units on these two lots.

Mr. Johnson made a motion to approve the replat. Seconded by Mr. Manson, the motion carried.

The next item before the Commission was the following replat:

Replat - Morelli Property

Location: The east side of Wales Road, N.E., between Hankins Road and Springhill Street, N.E. *Description*: Part of Out Lots 345 and 555. *Total Area*: 15.698 acres. *No. of new out lots*: 2 (10.420 acres and 4.502 acres). *Zoning*: R-3 Single Family Residential. *Owner*: Morelli Estate. *Surveyor*: Hoover and Associates, Inc.

Mr. Aaby presented the request. Previously, the Commission approved a replat of a portion of this property along Hankins Road. William Day, an area developer, has acquired that property with the intention of developing it residentially, perhaps with condominiums. Under the proposed plat, the 10.420 acre parcel along the northern end of the property is being conveyed to Spring Hill Historic Home. The 4.502 acre parcel will have frontage along Wales Road. No developer has been named for this parcel. Robert Hoover, the surveyor, was present and stated that, as part of the plat, a 60 foot wide strip is being reserved for future roadway to access the remaining interior of the Morelli property.

Mr. Manson made a motion to approve the replat. Seconded by Mr. Edwards, the motion carried.

Rev. Dodson then reported that the Commission has received a copy of a letter, dated February 9, 2000 to Mayor Cicchinelli from Grace Wilson, the wife of Commission Chairman Fred Wilson. Ms. Wilson writes that due to her husband's health, he can no longer serve and must regretfully resign from the Commission. Rev. Dodson expressed the Commission's sympathy for the Wilson's and hoped for the best for Fred.

Mr. Aaby then introduced Robert Sanderson, who has recently been hired by the City as Economic Development Director. Mr. Sanderson will also be serving as a staff member to the Commission.

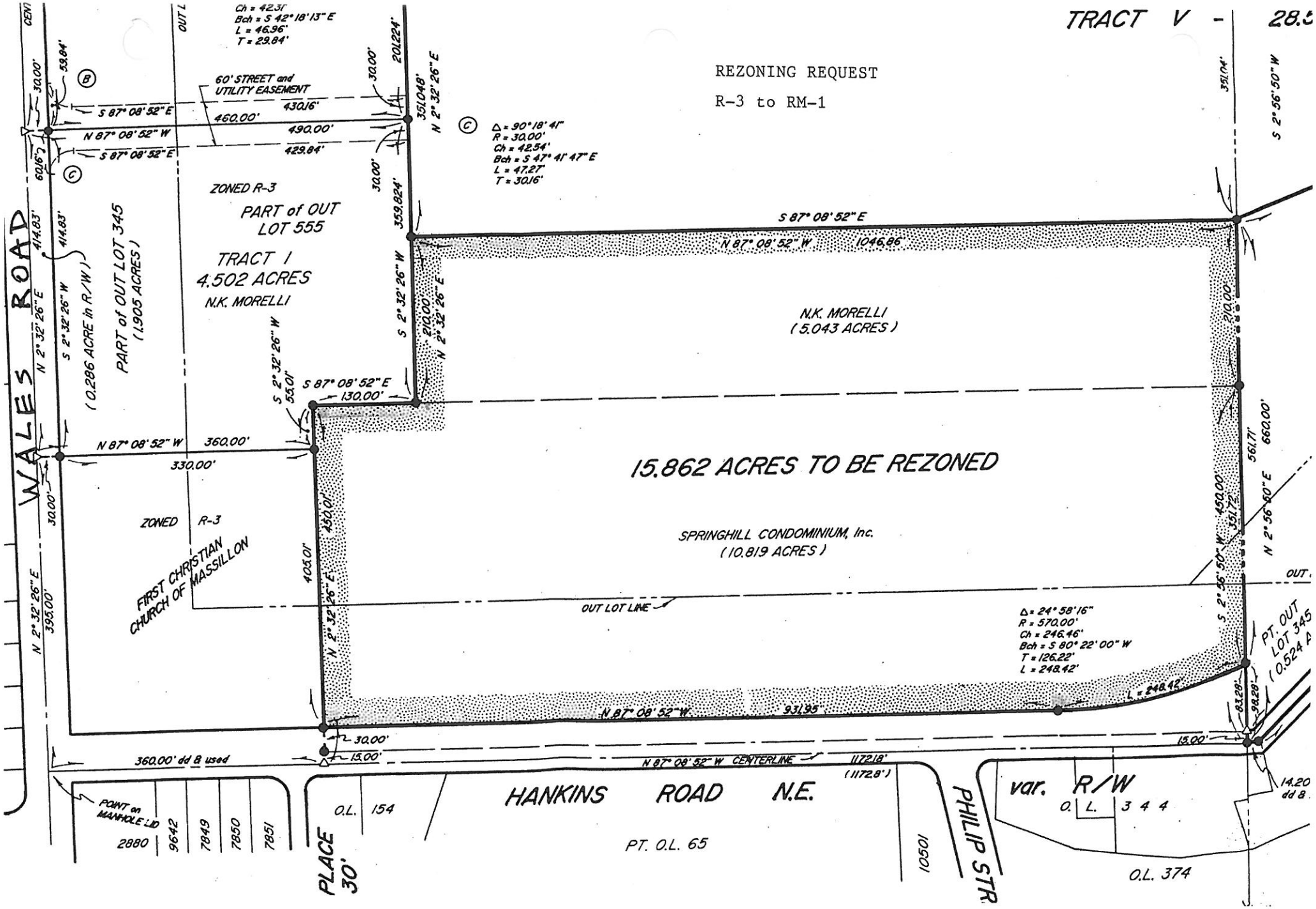
There being no further business to come before the Commission, Mr. Manson made a motion to adjourn. Seconded by Ms. Lloyd, the motion carried. The meeting adjourned at 7:50 P.M.

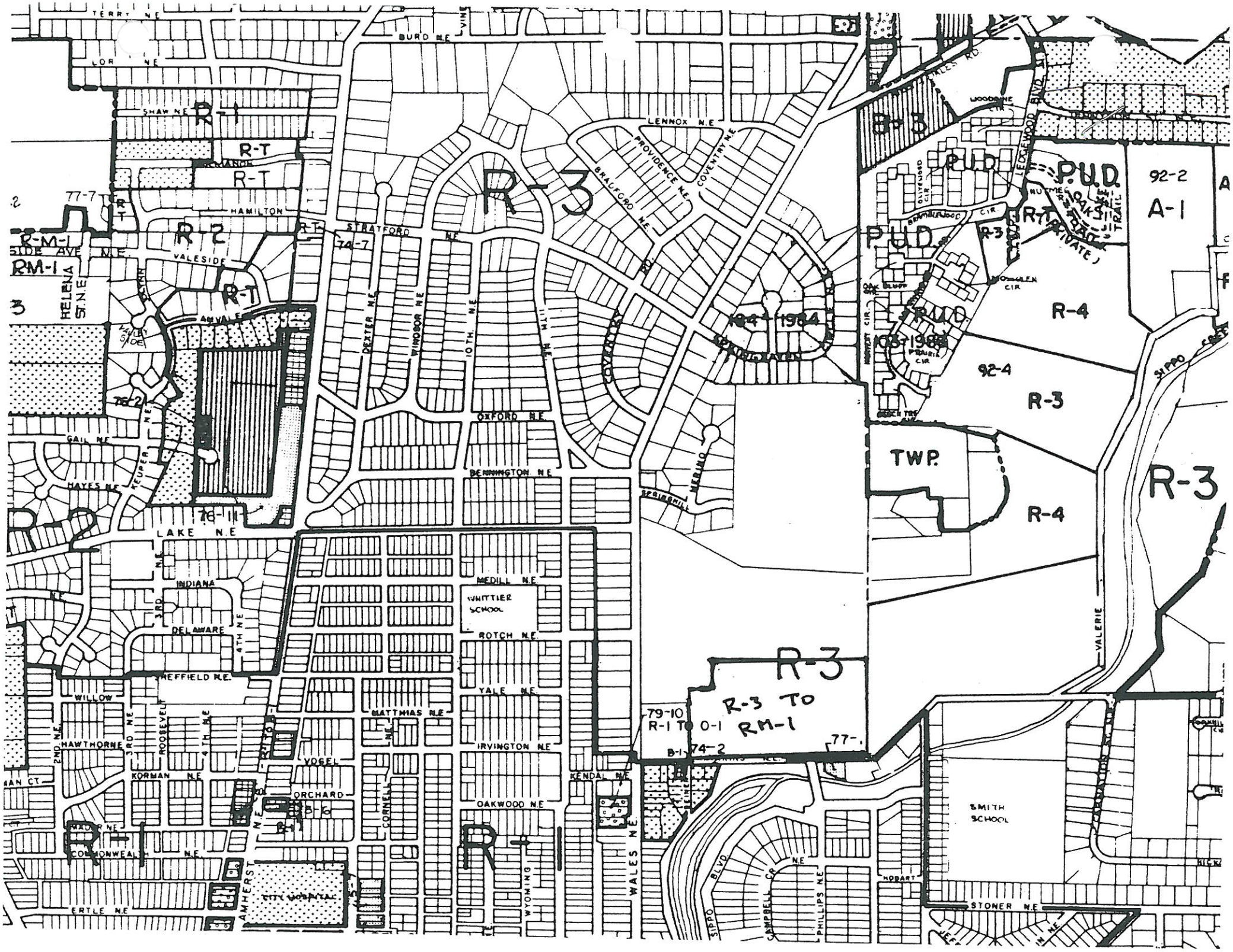
Respectfully submitted,

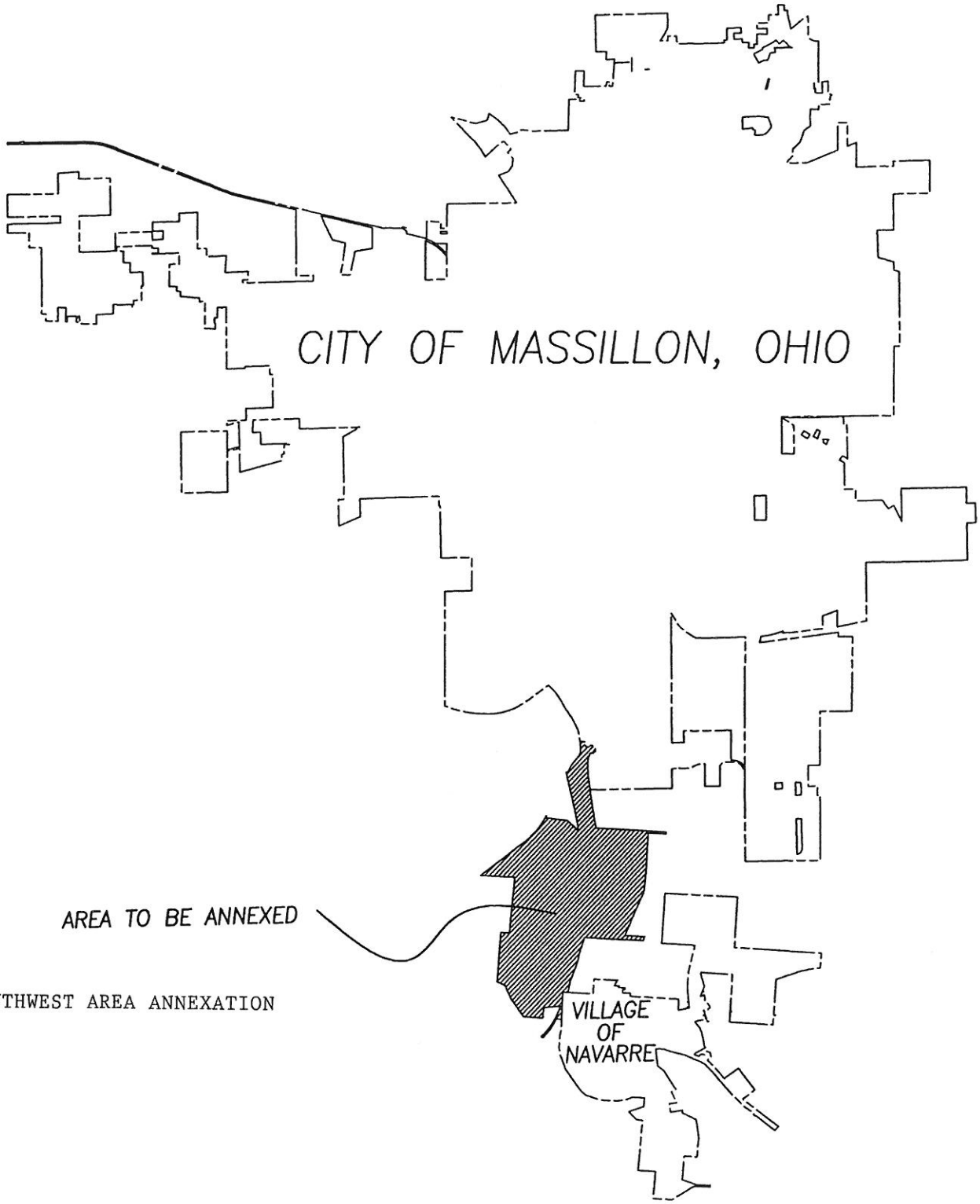
Aane Aaby

Approved,

Rev. David Dodson, Vice Chairman


REZONING REQUEST
R-3 to RM-1
TRACT V - 28.5
WALES ROAD
ZONED R-3
PART of OUT LOT 555
TRACT 1
4.502 ACRES
N.K. MORELLI
PART of OUT LOT 345
(1.905 ACRES)
(0.286 ACRE in R/W)
60' STREET and UTILITY EASEMENT
N.K. MORELLI
(5.043 ACRES)
15.862 ACRES TO BE REZONED
SPRINGHILL CONDOMINIUM, Inc.
(10.819 ACRES)
ZONED R-3
FIRST CHRISTIAN CHURCH OF MASSILLON
OUT LOT LINE
HANKINS ROAD N.E.
PHILIP STR.
PLACE 30'
var. R/W
O.L. 344
O.L. 374
O.L. 154
PT. O.L. 65
POINT on MANHOLE LID
2880
9642
7849
7850
7851
10501
360.00' dd 8 used
N 87° 08' 52" W CENTERLINE
1172.18'
(1172.8')
Ch = 42.31'
Bch = S 42° 18' 13" E
L = 46.96'
T = 29.84'
Δ = 90° 18' 41"
R = 30.00'
Ch = 42.54'
Bch = S 47° 41' 47" E
L = 47.27'
T = 30.16'
Δ = 24° 58' 16"
R = 570.00'
Ch = 246.46'
Bch = S 80° 22' 00" W
T = 126.22'
L = 248.42'
S 87° 08' 52" E
N 87° 08' 52" W
1046.86'
931.95'
S 2° 32' 26" W
N 2° 32' 26" E
S 2° 56' 50" W
N 2° 56' 50" E
PT. OUT LOT 345 (0.524 A)


TERRY N.E.
LOR N.E.
BURD N.E.
SHAW N.E.
R-1
R-T
R-T
HAMILTON
R-2
R-M-1
RM-1
VALESIDE
R-T
AMVALE
HELENA ST. N.E.
R-3
LENNOX N.E.
PROVIDENCE N.E.
COVENTRY N.E.
BRADFORD N.E.
STRATFORD N.E.
74-7
DEXTER N.E.
WINDSOR N.E.
10TH N.E.
COVENTRY RD.
1964-1984
OXFORD N.E.
BENNINGTON N.E.
MERINO
SPRINGHILL
76-2
GAIL N.E.
HAYES N.E.
KEUPER N.E.
76-11
LAKE N.E.
INDIANA
3RD
DELAWARE
4TH N.E.
SHEFFIELD N.E.
WILLOW
2ND N.E.
HAWTHORNE
3RD N.E.
ROOSEVELT
4TH N.E.
KORMAN N.E.
ORCHARD
COMMONWEALTH N.E.
AMHERST N.E.
CITY HOSPITAL
ERTLE N.E.
MEDILL N.E.
WHITTIER SCHOOL
ROTCH N.E.
YALE N.E.
MATTHIAS N.E.
IRVINGTON N.E.
VOGEL
CORNELL N.E.
OAKWOOD N.E.
KENDAL N.E.
WYOMING
WALES N.E.
R-3
R-3 TO RM-1
79-10
R-1 TO O-1
B-1
74-2
77-
STIPPO BLVD.
CAMPBELL CR. N.E.
PHILLIPS N.E.
HOBART
SMITH SCHOOL
STONER N.E.
VALERIE
B-3
WOODBINE CIR.
LEDGEWOOD BLVD.
P.U.D.
OLIVEWOOD CIR.
BEVERLY DOC CIR.
R-3
R-T
OAKS TRAIL (PRIVATE)
92-2
A-1
HUTMEN CIR.
R-4
92-4
R-3
TWP.
R-4
R-3
STIPPO CREEK



SOUTHWEST AREA ANNEXATION

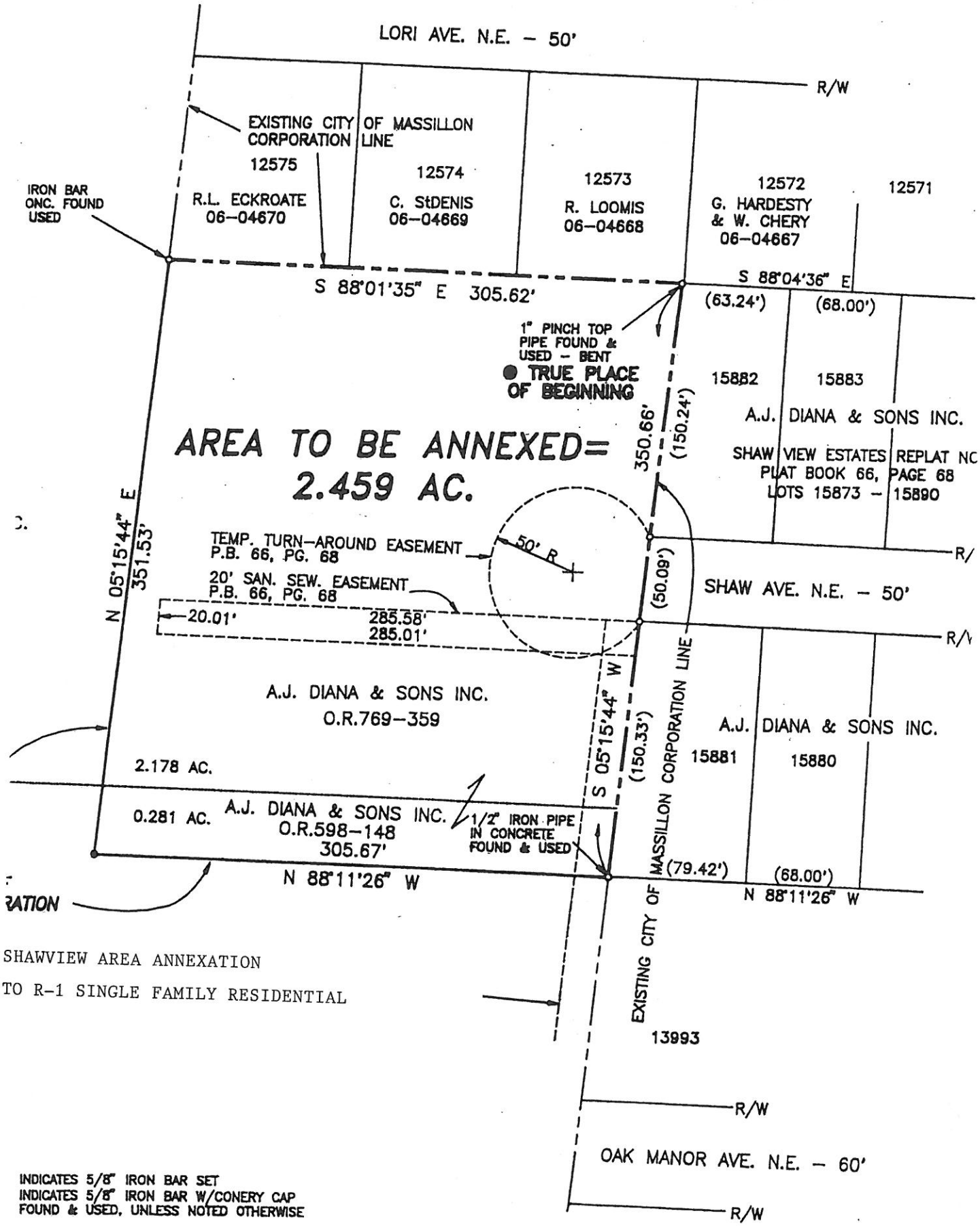
MAP OF TERRITORY TO BE ANNEXED TO THE CITY OF MASSILLON. OHIO

BAY TOWNSHIP (T-10, R-8), STARK COUNTY, OHIO.

BY:
BUCKEYE SURVEYING SERVICES, INC.
2223 FULTON DR. N.W.
CANTON, OHIO 44709

PHONE: 453-8339

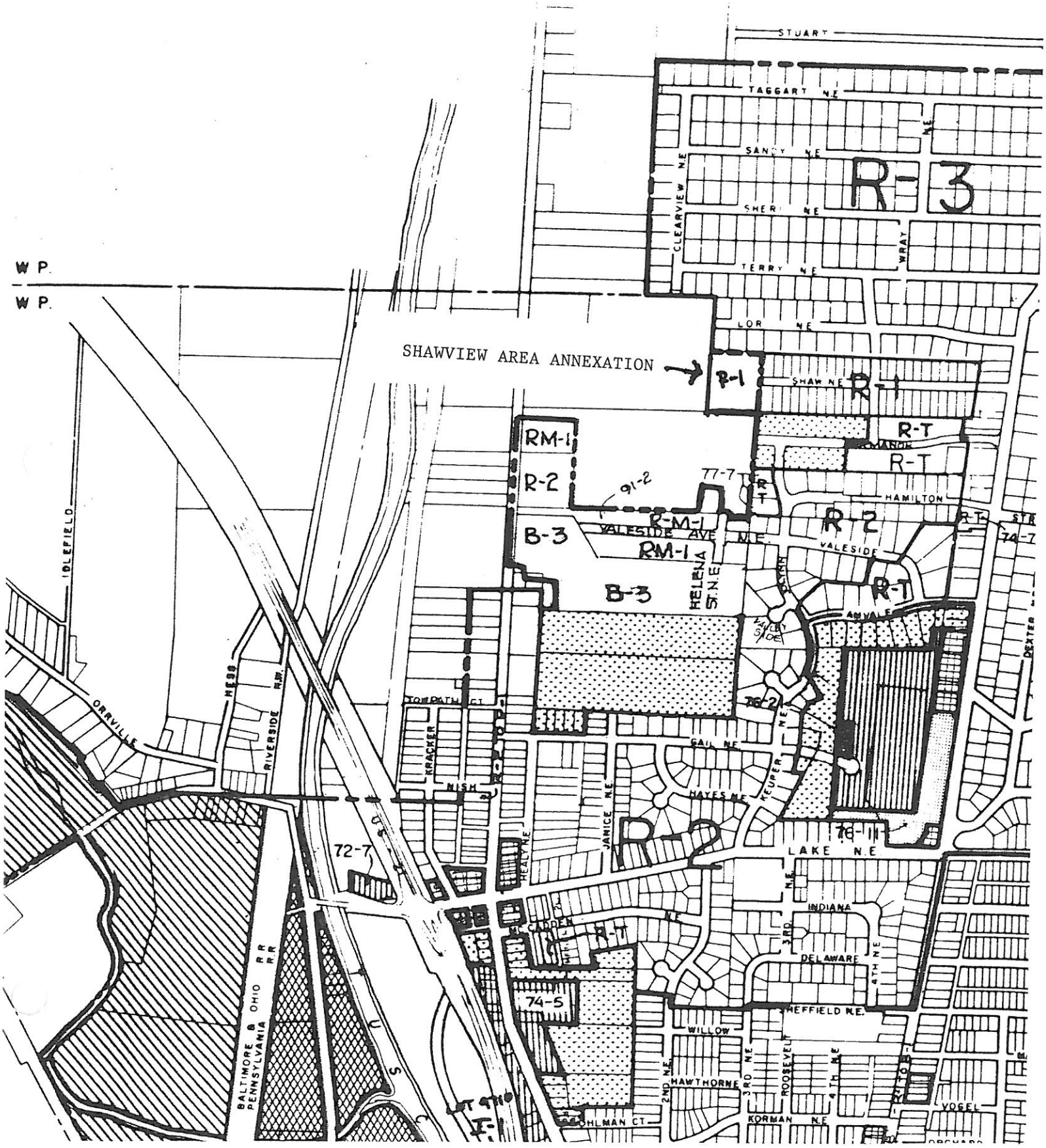
JULY, 1999



SHAWVIEW AREA ANNEXATION

TO R-1 SINGLE FAMILY RESIDENTIAL

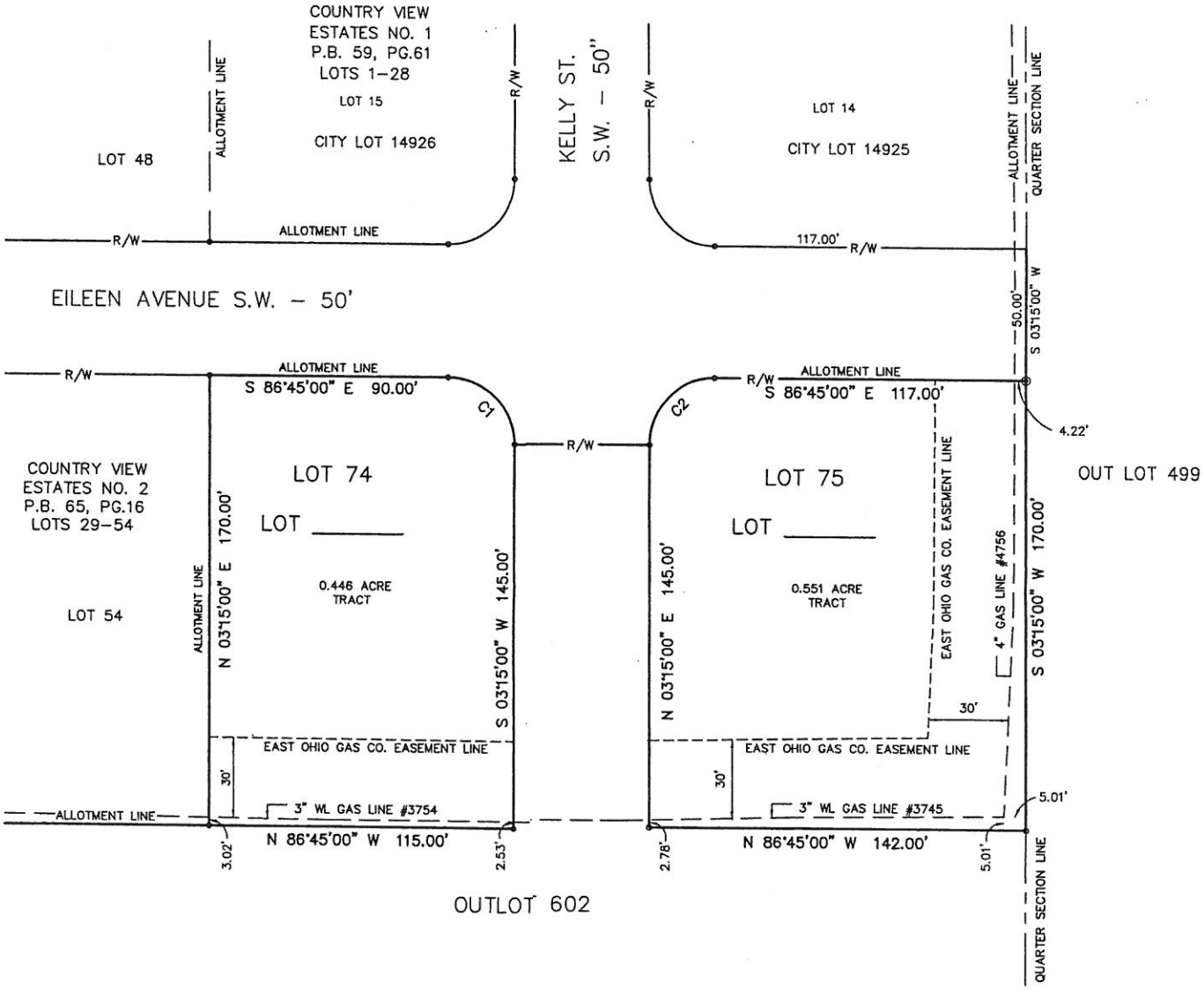
INDICATES 5/8" IRON BAR SET
INDICATES 5/8" IRON BAR W/CONERY CAP FOUND & USED, UNLESS NOTED OTHERWISE

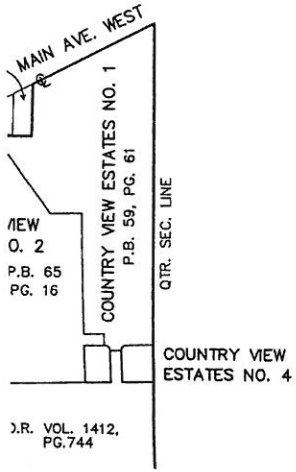

SHAWVIEW AREA ANNEXATION
STUART
TAGGART N.E.
SANDY N.E.
SHERI N.E.
TERRY N.E.
LOR N.E.
SHAW N.E.
CLEARVIEW N.E.
WRAY
R-3
R-1
R-T
R-2
RM-1
B-3
HAMILTON
VALESIDE AVE N.E.
VALESIDE
HELENA ST. N.E.
ARVALE
GAIL N.E.
HAYES N.E.
KEUPER N.E.
LAKE N.E.
INDIANA
DELAWARE
SHEFFIELD N.E.
WILLOW
HAWTHORNE
KORMAN N.E.
VOGEL
ROOSEVELT
JANICE N.E.
HEALY N.E.
KRACKER
NISH
TOWPATH CT.
CADDEN
BOHLMAN CT.
W P.
W P.
IDLEFIELD
ORRVILLE
HESS
RIVERSIDE N.W.
BALTIMORE & OHIO RR
PENNSYLVANIA RR
U.S.
72-7
74-5
77-7
91-2
76-2
76-1
74-7
DEXTER

TH H&A CAP FOUND
TED.
TH H&A CAP SET

9
STATES NO. 1
STATES NO. 2
T – CITY OF MASSILLON
, PG. 744

ERLY LINE OF THE
.0.1 AS RECORDED
51 OF THE STARK



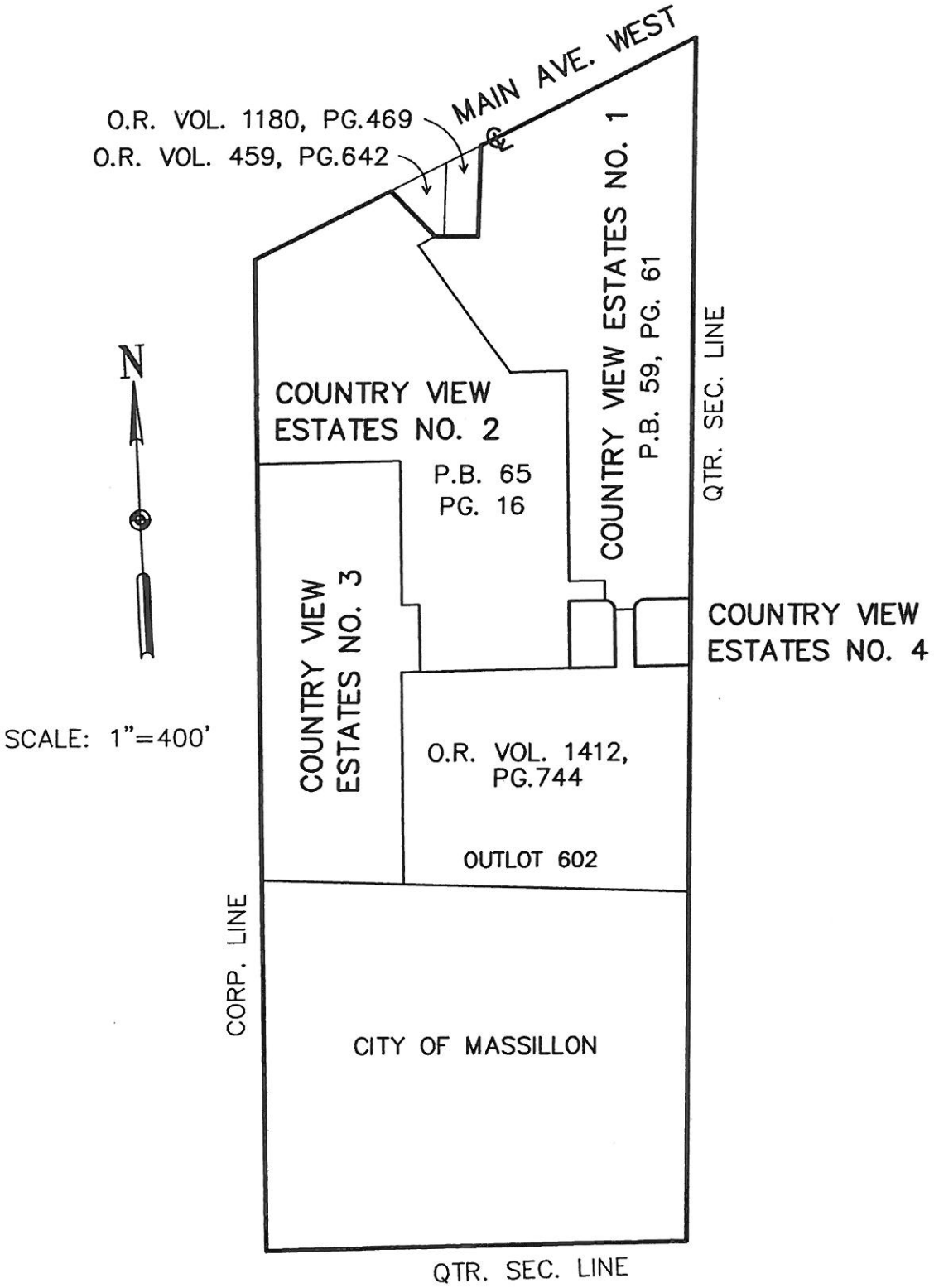


COUNTRY VIEW ESTATES NO. 4

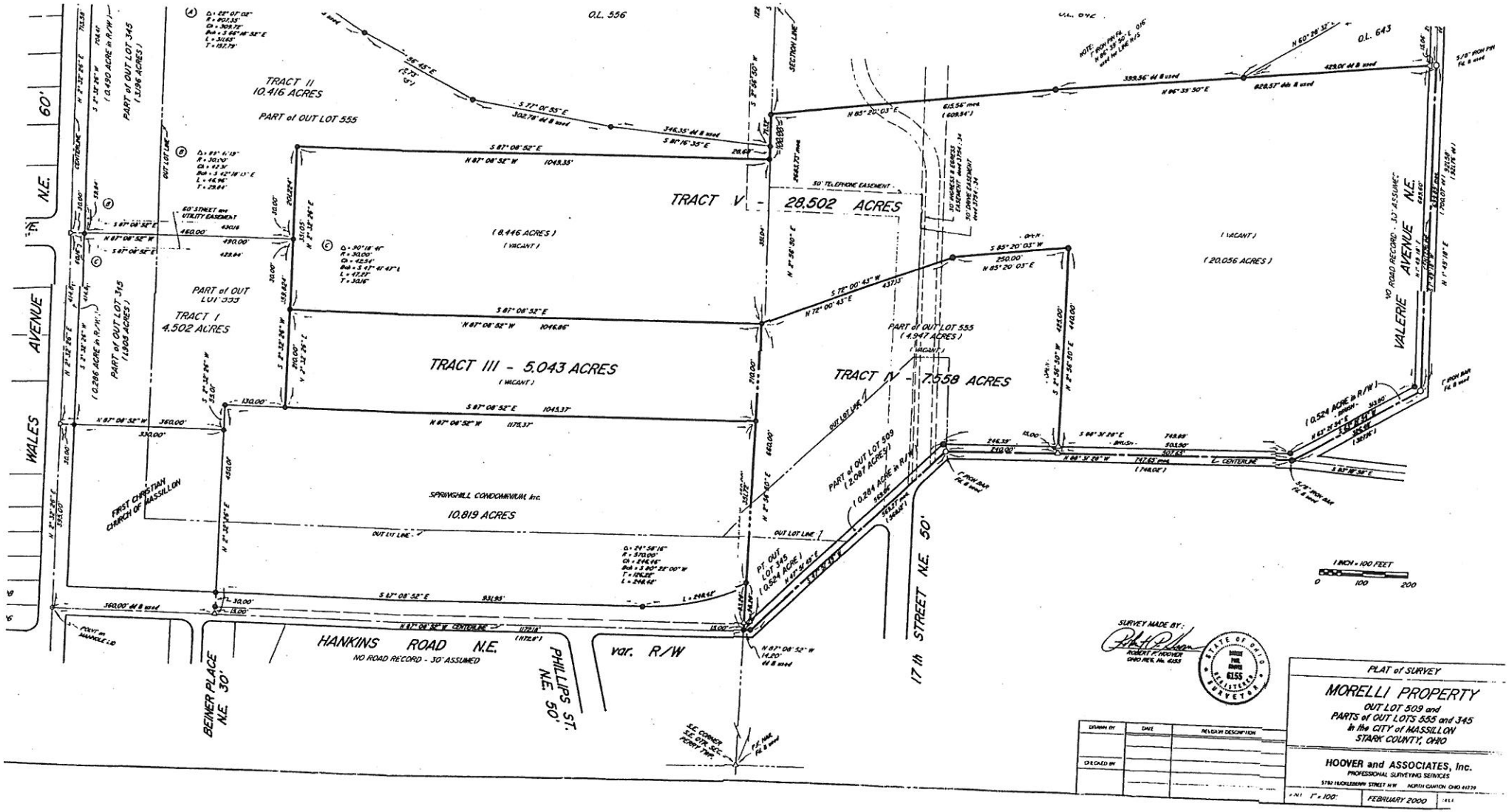
LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING PART OF OUT LOT 602.

MARCH, 2000

2 LOTS



ORIGINAL DEED DESCRIPTION


TRACT II
10.416 ACRES
PART of OUT LOT 555
TRACT V - 28.502 ACRES
(8.446 ACRES)
(VACANT)
TRACT I
4.502 ACRES
PART of OUT LOT 555
TRACT III - 5.043 ACRES
(VACANT)
SPRINGHILL CONDOMINIUM, Inc.
10.819 ACRES
TRACT IV - 7.558 ACRES
PART of OUT LOT 555
(4.947 ACRES)
(VACANT)
(20.056 ACRES)
PART of OUT LOT 509
(2.087 ACRES)
PART of OUT LOT 345
(1.196 ACRES)
PART of OUT LOT 345
(1.903 ACRES)
FIRST CHRISTIAN CHURCH OF MASSILLON
O.L. 556
O.L. 643
SECTION LINE
50' TELEPHONE EASEMENT
60' STREET and UTILITY EASEMENT
OUT LOT LINE
CENTERLINE
WALES AVENUE N.E.
VALERIE AVENUE N.E.
NO ROAD RECORD - 30' ASSUMED
HANKINS ROAD N.E.
NO ROAD RECORD - 30' ASSUMED
BEIMER PLACE N.E. 30'
PHILLIPS ST. N.E. 50'
var. R/W
17th STREET N.E. 50'
1 INCH = 100 FEET
0 100 200
SURVEY MADE BY:
ROBERT E. HOOVER
OHIO REG. No. 6155
STATE OF OHIO
ROBERT E. HOOVER
6155
REGISTERED
SURVEYOR
DRAWN BY
DATE
REVISION DESCRIPTION
CHECKED BY
PLAT of SURVEY
MORELLI PROPERTY
OUT LOT 509 and
PARTS of OUT LOTS 555 and 345
in the CITY of MASSILLON
STARK COUNTY, OHIO
HOOVER and ASSOCIATES, Inc.
PROFESSIONAL SURVEYING SERVICES
5782 HUCKLEBERRY STREET N.W. NORTH CANTON, OHIO 44720
1" = 100'
FEBRUARY 2000

REPLAT AND RENUMBERING PLAT

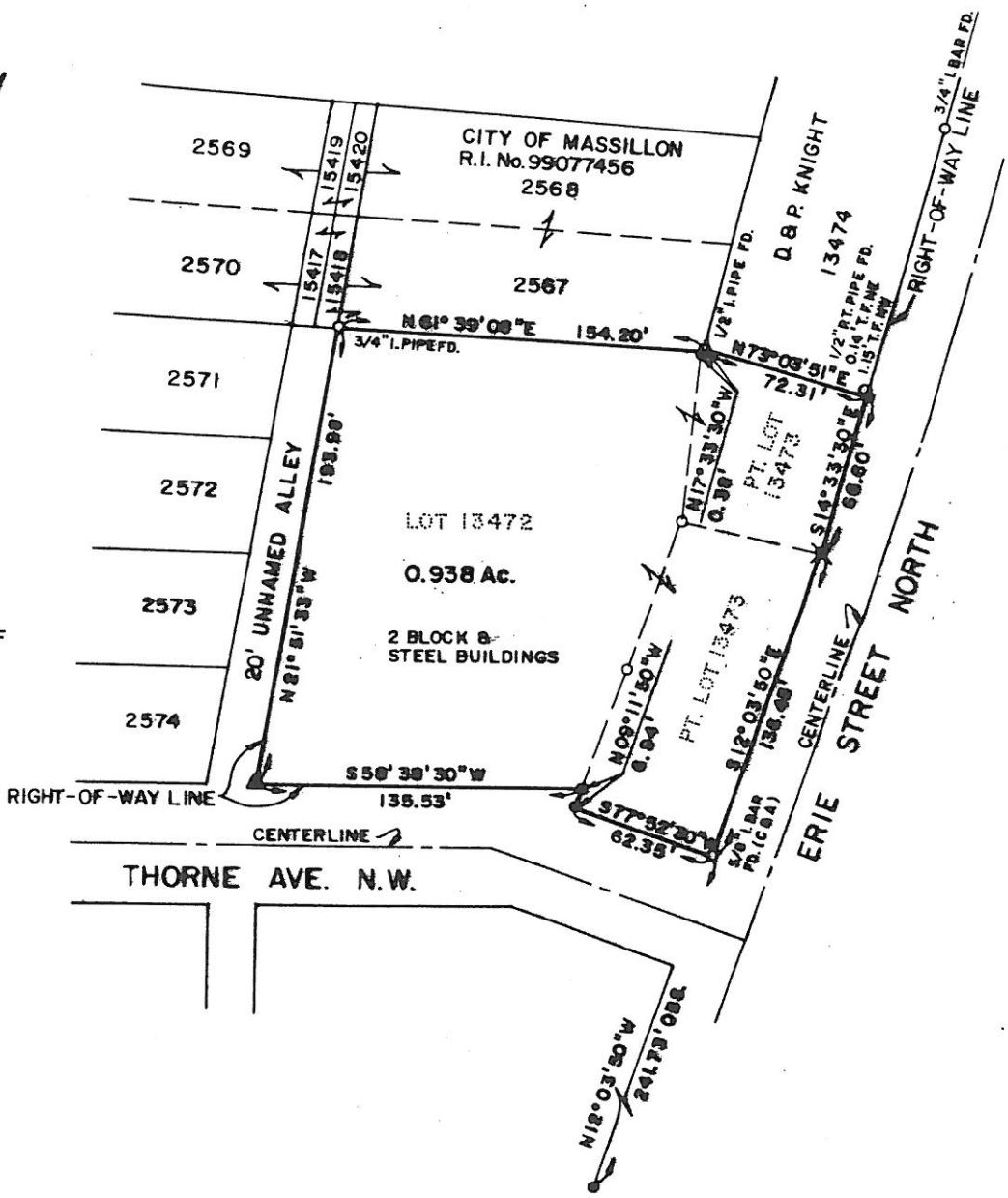
OF LOTS 13472 AND 13473 IN
THE CITY OF MASSILLON, STARK COUNTY, OHIO

JANUARY, 2000

STATE OF OHIO
JEROLD E. GEIB
6725
REGISTERED SURVEYOR

OWNER

RONALD R. CORDRAY
306 ERIE ST. NORTH
MASSILLON, OHIO 44641
PHONE: 330-837-2605



PERTINENT DOCUMENTS

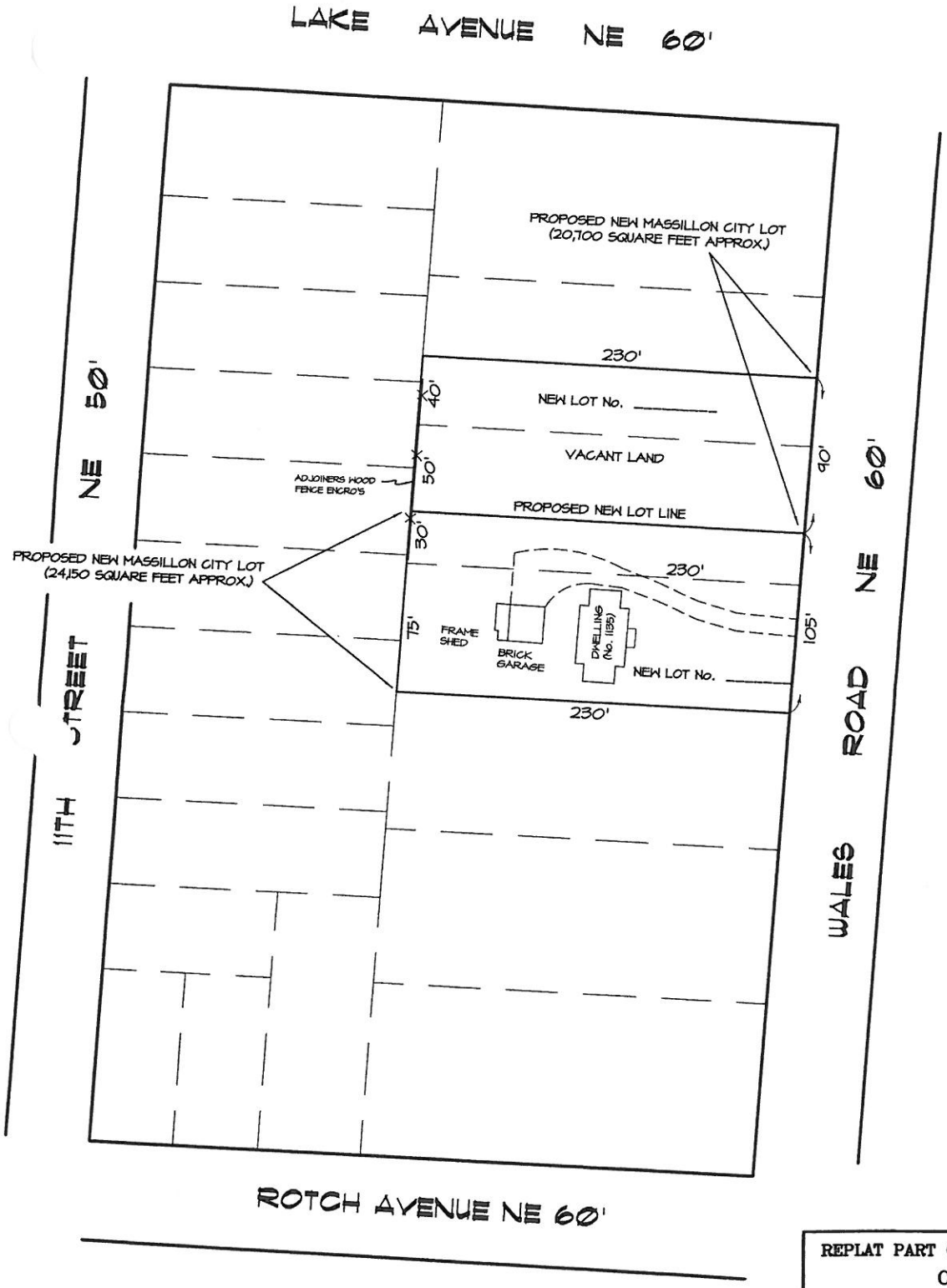
O.R. 915 PG. 109 } DEEDS OF
R.I. No. 99023541 } RECORD
R.I. No. 99086780 }
R.I. No. 99077456
CITY ORDINANCE 1878
P.B. 39 PG. 51

REFERENCE DIRECTION

BEARING SYSTEM ESTABLISHED FROM PLAT BOOK 39 PAGE 51 OF THE STARK COUNTY PLAT RECORDS; USING N 12° 03' 50" W FOR A PORTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET NORTH.

LEGEND

- ● 1/2" IRON BAR WITH COOPER AND ASSOC. CAP SET
- ○ IRON BAR OR PIPE FOUND (AS NOTED)
- ⊗ DRILL HOLE IN CONC. FOUND
- ⊠ DRILL HOLE IN CONC. SET
- ▲ MAG NAIL SET
- △ P.K. NAIL FOUND



DESCRIPT

BEING PART
K. HUDAK A
VOL. 3284 1

PLANNING C(
APPROVED BY
MEETING HELD_

CHAIRMAN
FRED WILSON

COUNTY REC
RECEIVED FOR
RECORDED IN

COUNTY AUI
ENTERED FOR

MASSILLON
LOT NUMBERS

REPLAT PART OF LOT 7495, 7496, PT LOT 7497
CITY OF MASSILLON
STARK COUNTY, OHIO

CAMPBELL & ASSOCIATES, INC.
Surveying • Engineering
130 DEWALT AVENUE N.W. CANTON, OHIO 44702 (330) 455-3707

OWNER: K. HUDAK
1135 WALES RD NE
MASSILLON, OHIO 44646

SCALE:	1"=60'	DRAWN BY:	PLM
DATE:	01/00	JOB No.	20003003

Copyr
All ri
Repr
that
Stat
owne
infor

AMERICAN PROPERTY
GLOBAL PARTNERS, INC.

UNITED BANK PLAZA
220 MARKET AVENUE SOUTH, SUITE 120
CANTON, OHIO 44702

FACSIMILE TRANSACTION

TO:

NAME: MR. AUVI

FIRM: City of Massillon PLANNING Dept

FAX #: 830-1786

DATE: 3-3-00

Number of pages transmitted, including cover page: 2
If you do not receive the total number of pages intended,
or have any questions, please call the person listed below.

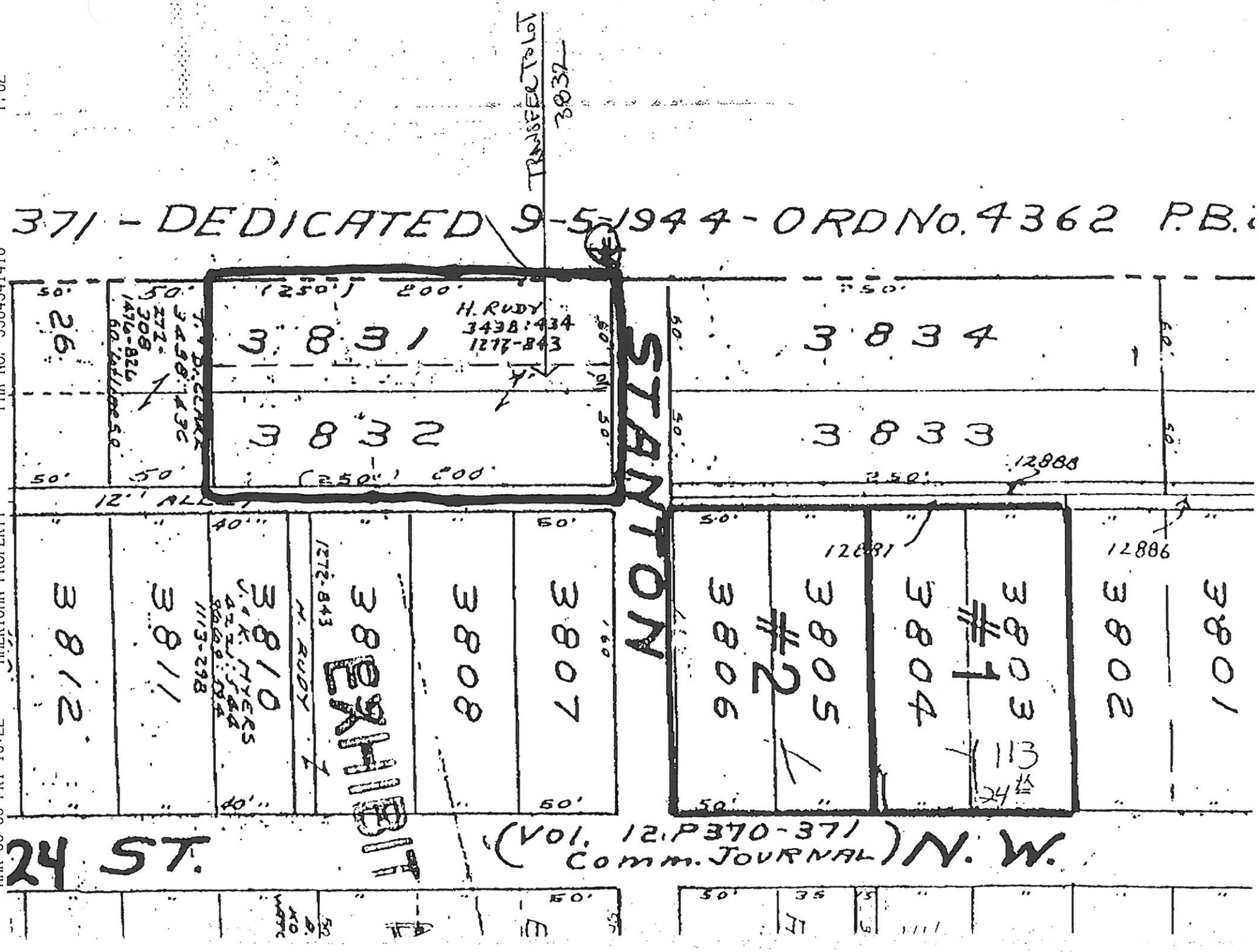
FROM:

NAME: TED DAILEY

PHONE: 330-454-6500
FAX: 330-454-1410

COMMENTS: IN REFRENCE to LOT 3831 60'X 200' AND LOT 3832 50' X 200' I would like to transfer 10' of LOT 3831 To LOT 3832

TED DAILEY
107 24th ST NW
Massillon OH 44647
833-7059 H
454-6500 W

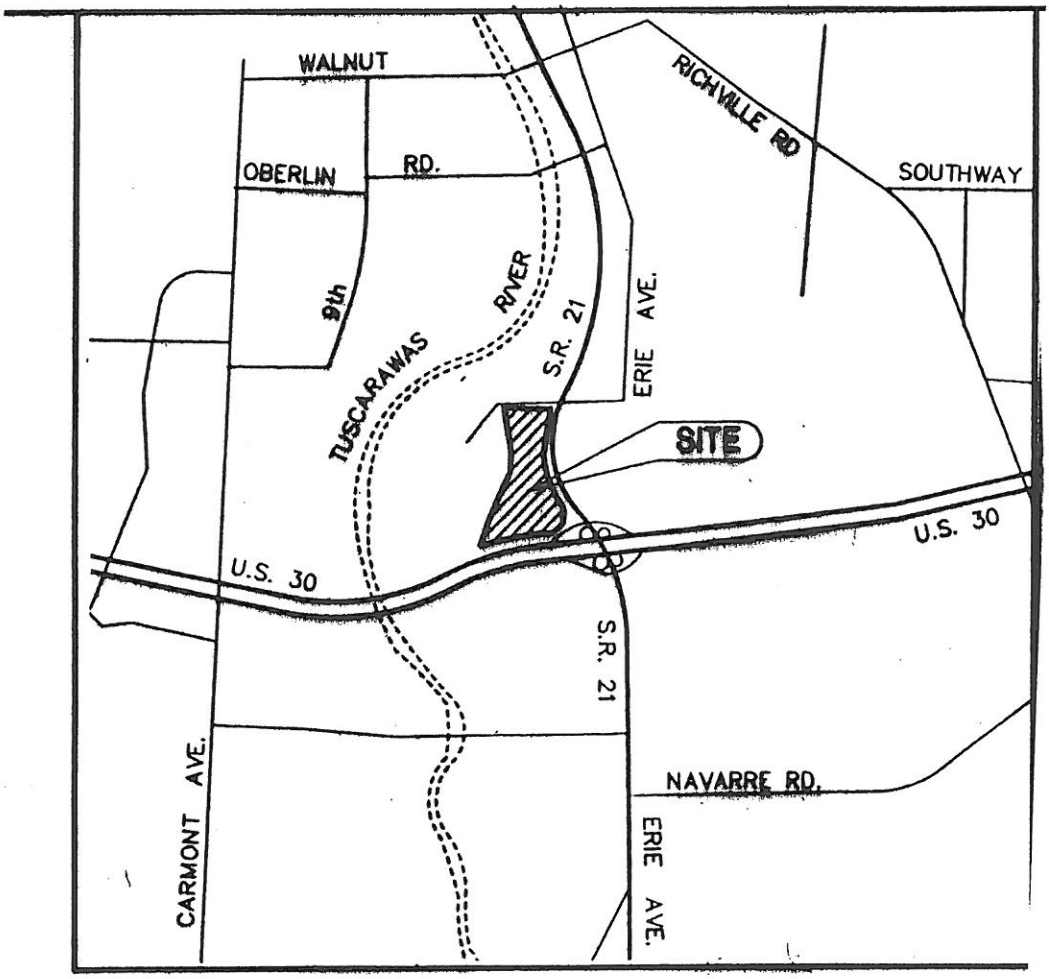

371 - DEDICATED 9-5-1944 - ORD NO. 4362 P.B.
TRANSFER TO LOT 3832
3831
H. RUDY
3832
3834
3833
12888
12881
12886
STANTON
AMERICAN PROPERTY
12' ALLEY
3812
3811
3810
3808
3807
3806
3805
3804
3803
3802
3801
#2
#1
113
24 ST.
(VOL. 12, P370-371 COMM. JOURNAL)
N. W.

DEDICATION PLAT – SANITARY SEWER EASEMENT

LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO
AND BEING PART OF OUTLOT 813

FEBRUARY 1, 2000

0.802 ACRES



VICINITY MAP

NOT TO SCALE

COOPER & ASSOCIATES, LLP

FAX TRANSMITTAL SHEET

****PLEASE DELIVER THESE PAGES IMMEDIATELY****

TO: City of Massillon - Planning Commission
ATT: Aane Aaby
FAX # 830-1786

COPY TO:
Earl Glick fax = 833-4888

FROM: Bryan J. Ashman
DATE: March 3, 2000
REF: Lincoln Hills No. 6B

NUMBER OF PAGES __3__ **(INCLUDING COVER PAGE)**

DETAIL REMARKS:

On behalf of the Owner/Developer, Mr. Earl Glick, this office is requesting permission to make a presentation to, and ask for a determination from, the City of Massillon Planning Commission with respect to the following item (attached find a copy of the applicable portion the Preliminary Plat for the subject property [as per the approved Preliminary Plat and adjusted as proposed]):

1. Mr. Glick wishes modify the layout of the proposed extension of Lee Avenue in a manner which would result in a 1'± strip of property owned by Mr. Glick between the north R/W of Lee Avenue and the south property lines of the two parcels owned by J & D Bing and D. Kienzle
   - This office has been informed that the owners of the two parcels are not agreeable to Mr. Glick's request for their sharing in the cost of infrastructure improvements in front of their two parcels or his request to purchase the subject property.

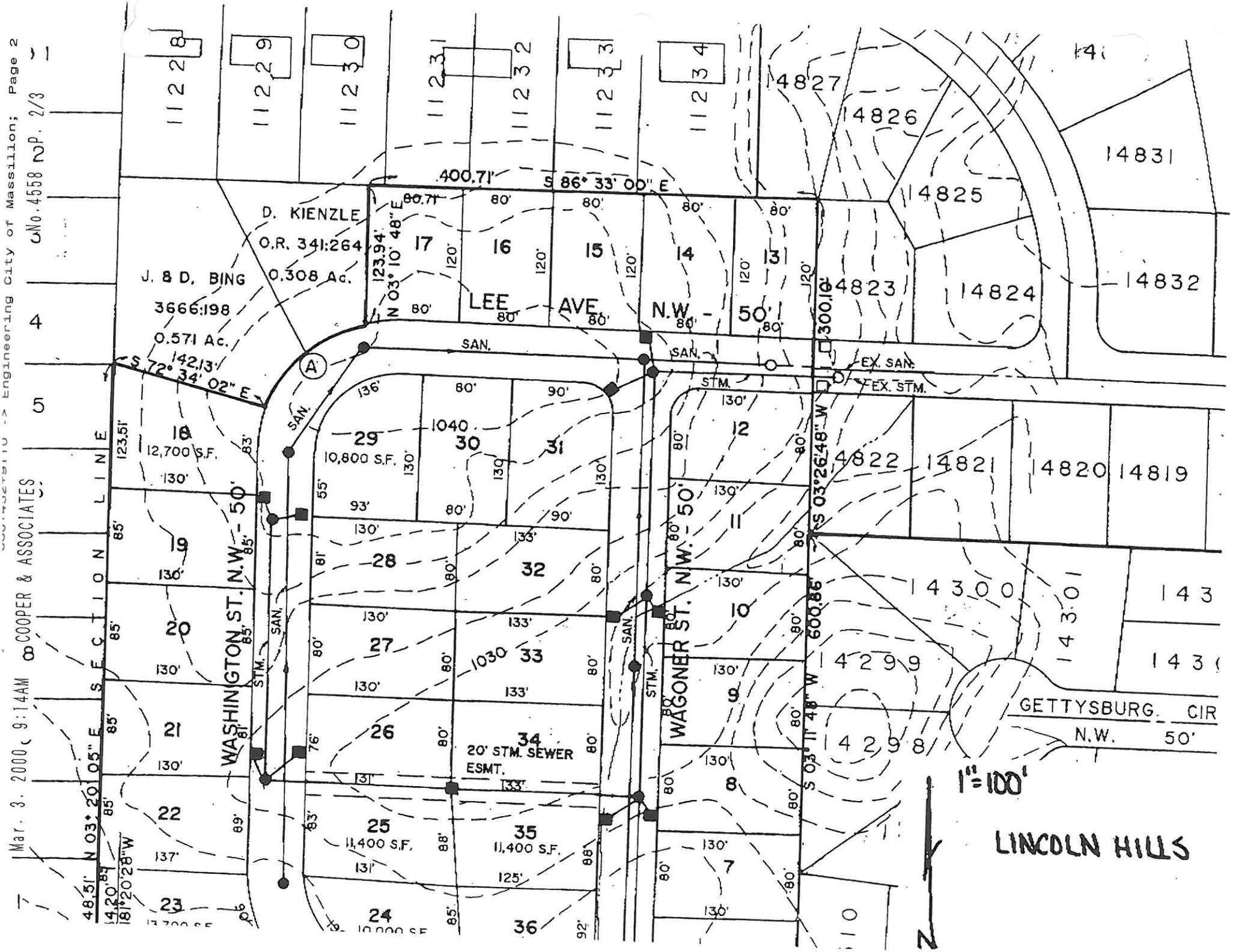
Please include the above request on the agenda for your next Planning Commission meeting which is scheduled for March 8, 2000.

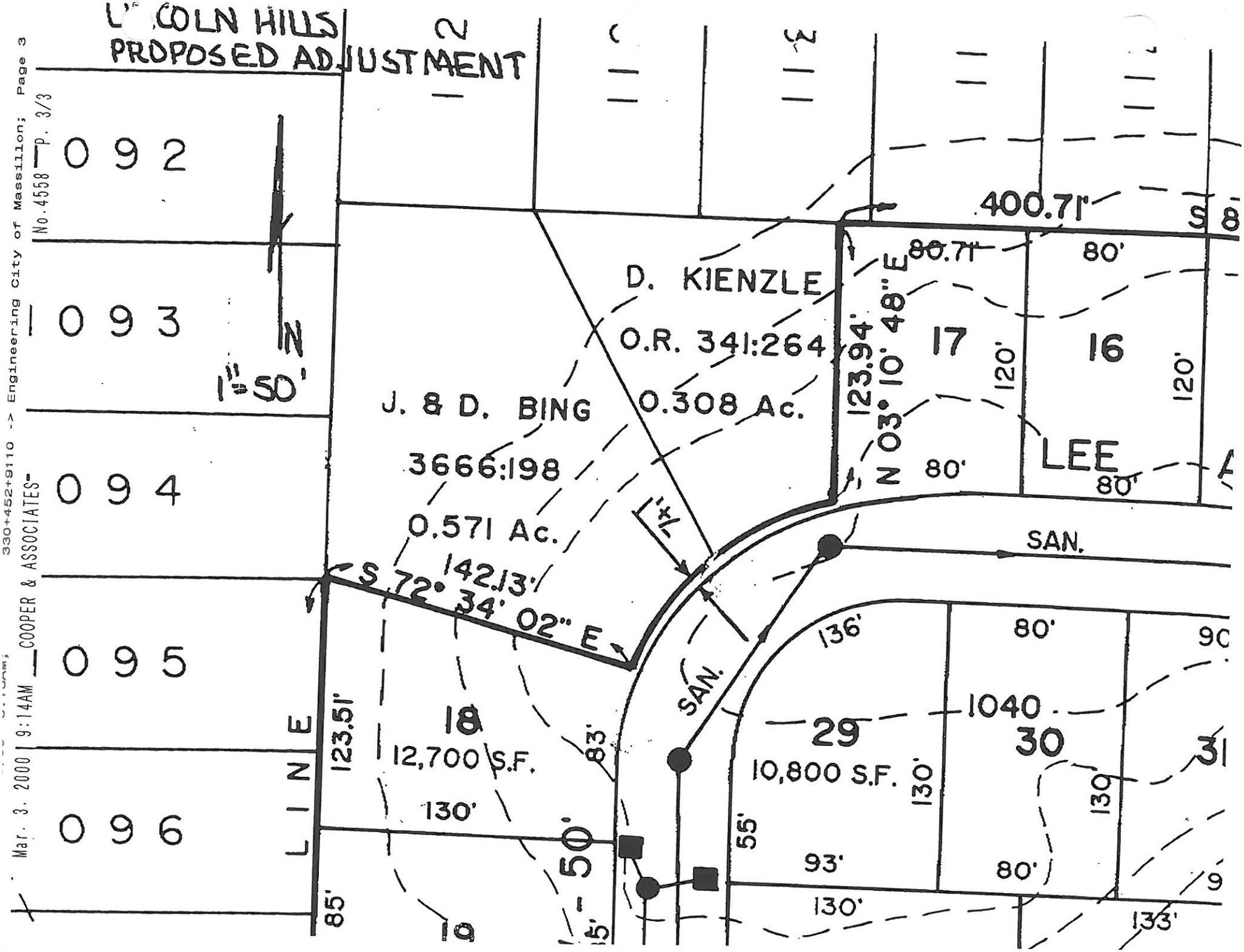
This office is not aware of any City regulations preventing the construction of the roadway in the above described manner, and we ask that the Planning Commission approve of this request. If approved, the proposed roadway plans and Record Plat for Lincoln Hills Allotment No. 6B would be adjusted accordingly.

If you have any questions, or require additional information, contact this office.

Cooper & Associates, LLP
1359 Market Avenue North; Canton, Ohio 44714
tel (330) 452-5731 fax (330) 452-9110

Project File : 00131F1.DOC


400.71'
S 86° 33' 00" E
D. KIENZLE
O.R. 341:264
0.308 Ac.
J. & D. BING
3666:198
0.571 Ac.
142.13'
S 72° 34' 02" E
N 03° 10' 48" E
123.94'
LEE AVE. N.W. - 50'
SAN.
STM.
EX. SAN.
EX. STM.
300.16'
S 03° 26' 48" W
600.86'
S 03° 11' 48" W
WASHINGTON ST. N.W. - 50'
WAGONER ST. N.W. - 50'
SECTION LINE
12,700 S.F.
10,800 S.F.
11,400 S.F.
11,400 S.F.
20' STM. SEWER ESMT.
GETTYSBURG CIR N.W. 50'
1" = 100'
LINCOLN HILLS
N


LINCOLN HILLS
PROPOSED ADJUSTMENT
092
093
094
095
096
N
1"=50'
LINE
D. KIENZLE
O.R. 341:264
0.308 Ac.
J. & D. BING
3666:198
0.571 Ac.
S 72° 34' 02" E
142.13'
123.51'
85'
18
12,700 S.F.
130'
83'
19
50'
15'
SAN.
SAN.
17
16
LEE
400.71'
80.71'
80'
123.94'
N 03° 10' 48" E
120'
120'
80'
80'
136'
80'
29
10,800 S.F.
130'
55'
93'
130'
1040
30
130
80'
133'
31