

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 14, 2000 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of May 10, 2000.*
2. *Petitions and Requests*

Rezoning Request – 118 Ohlman Court, NE

Location and Description: Lot No. 9669, located on the north side of Ohlman Court, NE, east of First Street, NE; *Lot Size:* 3,947.5 Sq. Ft.; *Zone Change:* From R-1 Single Family Residential to O-1 Office; *Proposed Use:* Additional parking (for employees) and possible future expansion for insurance agency located at 956 First Street, NE; *Applicant:* Janet Hamel

Lot Split – Part of Out Lot 694

Location: 200 Deerford NW, Part of Out Lot 694, located on between Deerford and Meadowcrest NW. *Total Area:* 1.5 acres. *Zoning:* A-1 Agricultural. *Owner:* Dave Pape. *Surveyor:* Hammontree & Associates.

Re-Plat – Lot No. 3397

Location: The east side of 14th Street, SE, south of Walnut Road, SE.
No. of new lots: 4. *Zoning:* R-1 One Family Residential.
Owner/Developer: Eldon Glick.

Re-Plat – Lot No. 9775 and Part of Lot No. 9776

Location: 419 12th Street NW. *No. of new lots:* 1. *Zoning:* R-1 One Family Residential. *Owner:* Thomas Yarger.

Re-Plat – Lots No. 9754 and 9755

Location: 239 Orange Street NW. *No. of new lots:* 1. *Zoning:* R-1 One Family Residential. *Owner:* Mae Zimmerman.

Street Vacation Request – 14th Street, SW

Location: A 50 foot wide street lying between Lawn Avenue SW and Out Lot 288 and running in a north/south direction between 13th Street SW and 15th Street SW.

Request: To vacate that portion of the street approximately 120 feet south of Lawn Avenue to where it dead ends. *Petitioners:* Roy Stevens and Brian & Kim Karam.

Request for Variance – University Village Association Park

Location: University Village, located west of Richville Drive and north of Nave Road. *Variance Request:* The developer is requesting a variance from City subdivision regulations to not construct sidewalks within the roadway right-of-way around the perimeter of the proposed Village Association Park. *Submitted by:* Cooper & Associates

3. *Other Business*

The Massillon Planning Commission met in regular session in Massillon City Council Chambers on May 10, 2000, at 7:30 P.M. The following were present:

MEMBERS

Vice Chairman Rev. David Dodson
Paul Manson
Thomas Seesan
Sheila Lloyd
Ben Bradley
James Johnson

STAFF

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

Rev. Dodson announced that the 3rd item on the agenda, which was a replat, had been deleted because it was previously handled.

The next item of business was the minutes for the April 12, Commission meeting. Mr. Johnson moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

The first item under Petitions and Requests was a final plat.

Final Plat – University Village No. 5

Location: Part of Out Lot 557, located north of Nave Road, SE, between University Drive, SE, and Richville Drive. *Total Area:* 9.175 Acres. *No. of new lots:* 27. *Zoning:* 23 lots zoned R-2 One Family Residential, 4 lots zoned R-1 One Family Residential. *Street Dedications:* Extensions of Malone Avenue, SE, and Urbana Avenue, SE. *Owner/Developer:* P.R.M.D.C. c/o Fred Tobin. *Engineer:* Cooper & Associates.

Mr. Aaby presented the request. This fifth phase of University Village consists of twenty-seven lots. The zoning is a combination of R-1 and R-2 depending on the size of the lots. This plat includes the extension of Malone and Urbana Avenue. Mr. Benekos added that he had no problems with the final plat, although he has a few minor clarifications which he would resolve with the developer. Bryan Ashman of Cooper and Associates was present. He added that the lay out is nearly identical, and there would be a park in the allotment. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was also a final plat.

Final Plat – Friendship Acres No. 2

Location: Part of Out Lots 634 and 635, located north of Lincoln Way, NW, east of Lanedale Street, NW. *Total Area:* 8.054 Acres. *No. of new lots:* 18. *Zoning:* R-T Two Family Residential. *Street/Dedications:* Extensions of Evangel Avenue, NW, and Alpha Street, NW. *Owner/Developer:* Jacob Glick. *Engineer:* Cooper & Associates.

In addition, the Project Engineer is requesting the following variances:

- (1) A variance from Section 741.05 of the Massillon City Code reducing the building restriction from an existing oil/gas well from 200 feet to 100 feet.
- (2) A variance from Section 1109.03(g & h) of the City Subdivision Regulations to permit the construction of the Alpha Street north extension without a temporary turnaround due to a limited number of homes.

Mr. Aaby presented the request. This property will be developed as duplexes. The variances are being requested due to the size of the homes. Mr. Benekos commented that he feels the two lots near the oil/gas well shouldn't be included in this plat, but left until the well is capped. This concern was shared by the Commission Members.

Mr. Ashman of Cooper & Associates was representing this developer also. He said he and Mr. Glick, also present, were agreeable to deleting the two lots in question, although the well is a non-producing well. He also commented that the state regulations only require 100 feet as do most adjacent communities.

Mr. Aaby asked if an item concerning Westbrook Estates could be added because it involves an easement that needs to be dedicated which also affects Friendship Acres.

The request was to dedicate an easement and sewer extension of the Massillon Sanitary Trunk Sewer for the Westbrook Subdivision. Mr. Johnson moved for approval to add this item to the Agenda, seconded by Mr. Bradley, motion carried. Mr. Aaby then presented the request.

Mr. Manson moved to approve the final plat as presented (including variances), but excluding lots 41 and 42, seconded by Mr. Bradley, motion carried.

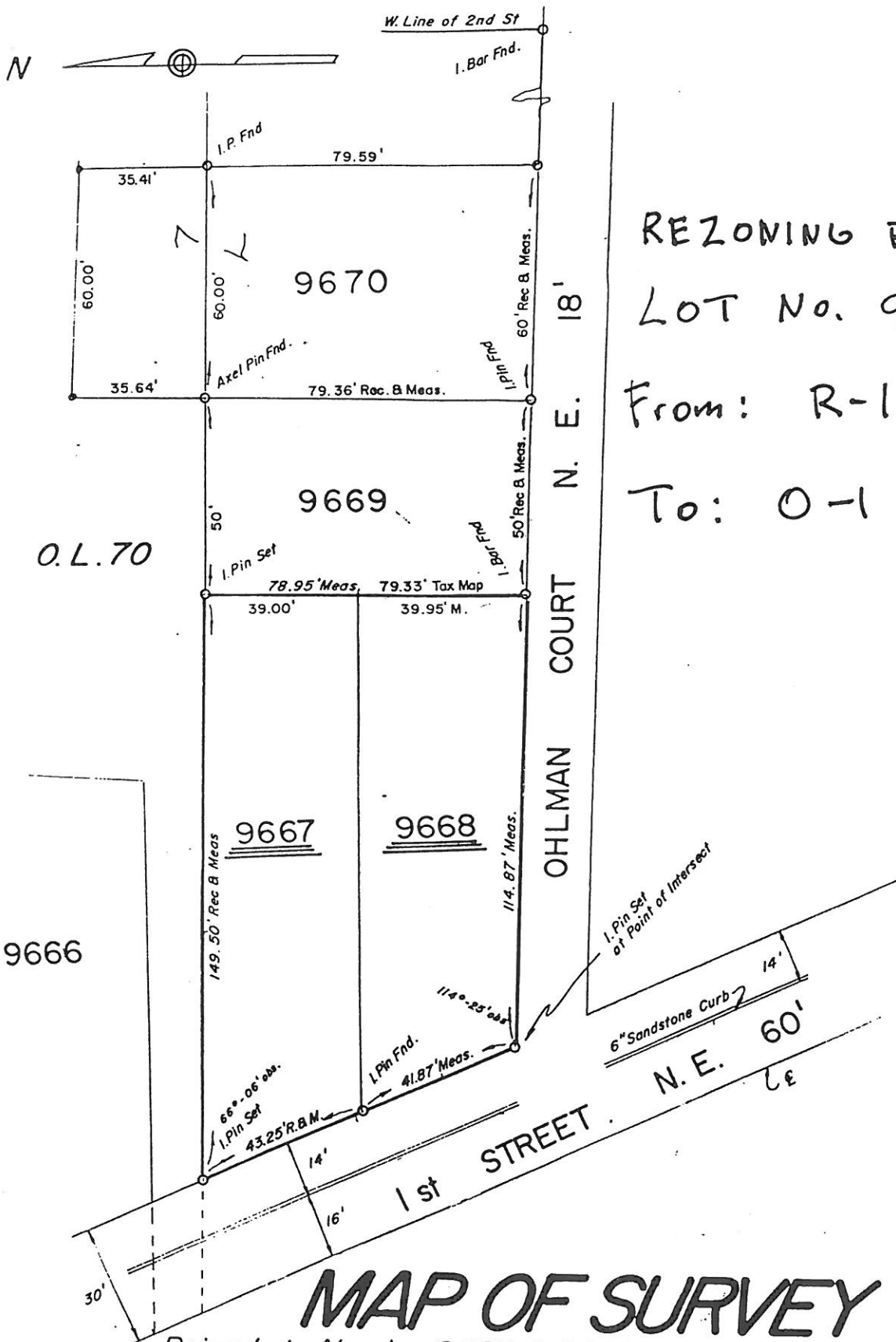
There being no further business before the Commission, the meeting adjourned at 8:05 P.M.

Respectfully submitted,



Marilyn E. Frazier, Commission Clerk

Approved:



REZONING REQUEST
 LOT No. 9669
 From: R-1
 To: O-1

MAP OF SURVEY

Being Lots Number 9667 & 9668 in the City of Massillon, County of Stark, Ohio.

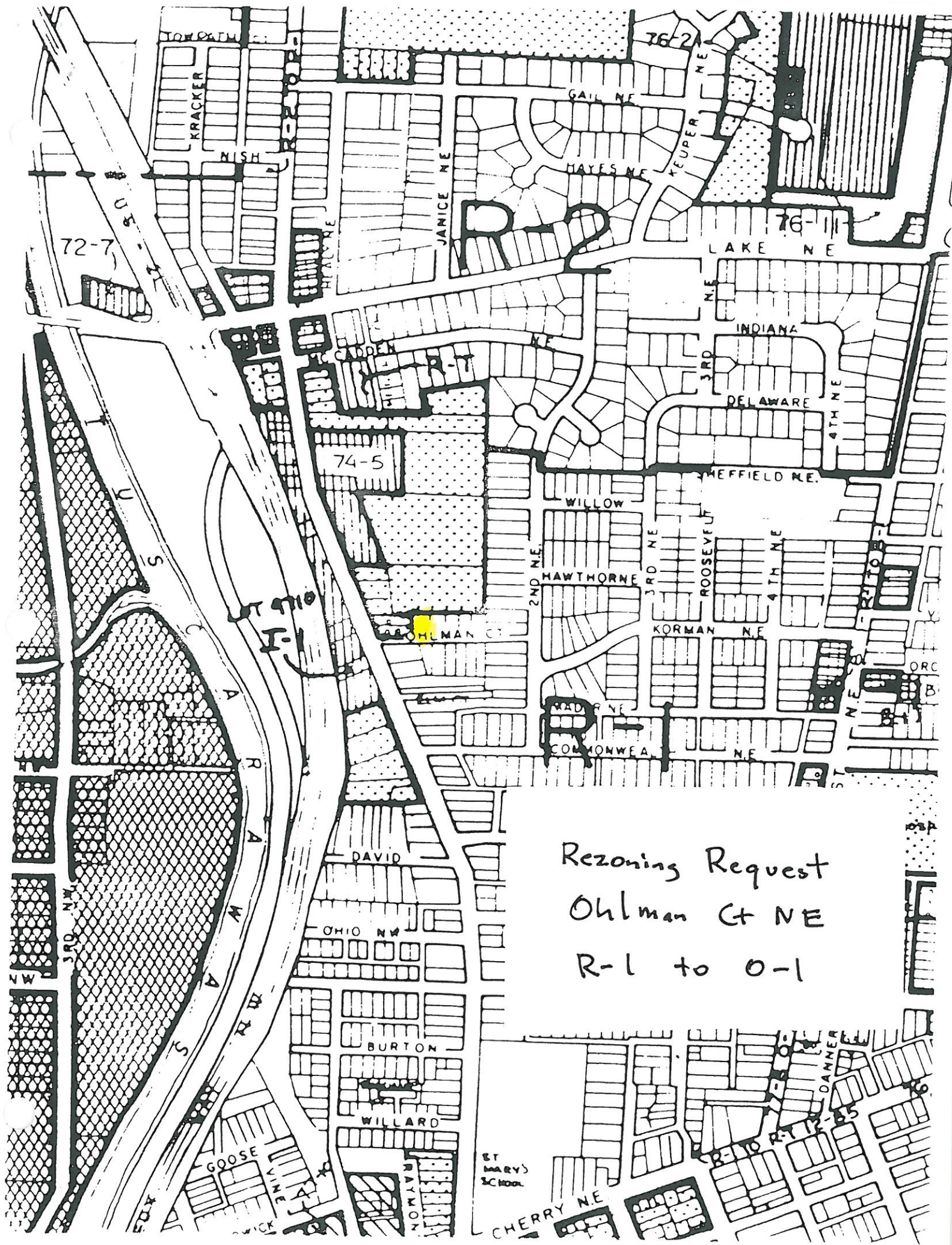
SCALE: 1" = 30'



FOR: HAMEL

DATE: FEB. 14, 1984

Orville R. De Bos, Jr.
 Orville R. De Bos, Jr.
 Reg. Surveyor # 5823



Rezoning Request
Ohlman Ct NE
R-1 to O-1

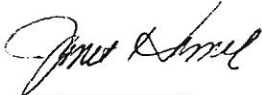
5/31/00

I HAVE OPERATED QUIETLY AS A INSURANCE AGENCY AT 956 FIRST ST NE (LOT #9667 AND LOT #9668 SINCE APPROX 1983. I'VE RECENTLY PURCHASED Lot#9669 WHICH IS IMMEDIATELY BEHIND MY PRESENT LOCATION. I COULD CERTAINLY USE ADDITIONAL PARKING FOR EMPLOYEES AND HOPEFULLY WILL BE ABLE TO EXPAND MY BUILDING AT THE REAR WHICH WOULD TAKE ME OVER INTO THIS RECENTLY PURCHASED LOT.

I BELIEVE OUR DAYTIME HOURS ARE NOT DISRUPTIVE TO THE NEIGHBORHOOD. ANY CUSTOMERS WOULD ENTER AND EXIT ONTO FIRST ST AS THEY DO NOW, WITH NO ON STREET PARKING NECESSARY. THE EXTRA SPACE WILL GIVE ME THE ROOM I NEED VERY BADLY WITHOUT MOVING MY LOCATION.

IT WOULD PROBABLY BE A YEAR BEFORE ANY ADDITION TO THE OFFICE BUILDING WOULD OCCUR, HOWEVER I WOULD LIKE TO BUILD A 3 STALL GARAGE AND USE THE LOT FOR EMPLOYEE PARKING IN THE INTERIM.

THANK YOU


JANET HAMEL

JUN-08-00 THU 08:27 AM HAMMONTREE&ASSOC. LTD

FAX NO. 3304990149

P. 02/03



BRUCE M. BAIR, P.E., P.S.
CHARLES F. HAMMONTREE, P.E., P.S., A.P.A.
BARBARA H. BENNETT, P.E., P.S.
KEITH A. BENNETT, P.E., P.S.
RONALD P. DOHY, P.S.
GARY L. TOUSSANT, P.S.
JOSE E. TOLEDO, P.E., P.S.
RICHARD R. COOK, P.E., P.S.
JAMES C. BOLLIBON, P.E., P.S.

HAMMONTREE & ASSOCIATES, LIMITED
Consulting Engineers - Planners - Surveyors

TREEMORE BUILDING
5233 STONEHAM ROAD
NORTH CANTON, OHIO 44720

PHONE (330) 499-8817
TOLL FREE 1-800-394-8817
FAX (330) 499-0149

MICHAEL L. DECKER, P.S.
GREGORY E. MENCER, A.P.A.
DANIEL J. GRINSTEAD, P.E.
MARK E. FRANZEN, P.E.
KARL J. OPRISCH, P.E.
KAREN S. MONAGHAN
JEFFREY L. SPRAY, P.S.
PAUL A. TOMIC, P.S.
DAVID T. MILLER, P.S.
C. JASON POPA, P.E.
JEFFREY D. YOHE, P.E.
JENNIFER D. SCHUMACHER, P.E.
SCOTT E. ELLSWORTH, P.E.

R. JAMES HAMMONTREE, P.E., P.S.

June 7, 2000

City of Massillon Engineering Department
Massillon City Engineer
153 Lincoln Way East
Massillon, Ohio 44646

Attn: Jason Haines

Re: Dave & Cathie Pape
200 Deerford Street

Dear Sir:

On behalf of Mr. And Mrs. Pape, we are requesting a variance of the length to width ratio requirement for the proposed split .

Please have this on the Planning Meeting on June 14, 2000.

Very truly yours,

HAMMONTREE & ASSOCIATES, LIMITED

Ronald P. Dohy, P.S.
Chief Surveyor

JUN-07-00 WED 02:06 PM HAMMONTREE&ASSOC. LTD

FAX NO. 3304990149

P. 01/02

F A X T R A N S M I T T A L

**HAMMONTREE & ASSOCIATES**
ENGINEERS & SURVEYORS5233 STONEHAM RD.
NORTH CANTON, OHIO 44720Date: 6/7/00Time: 2:00PMNumber of pages including cover
sheet: 2**To: JASON HAINES**Company: MASSILLON CITY ENG.Phone: 830-1722Fax phone: 830-1786

CC: _____

From: RONALD P. DOHY
P.S.Phone: (330) 499-8817Fax phone: (330) 499-0149Toll free: 1-800-394-8817Email: rdohy@hammontree-
engineers.com

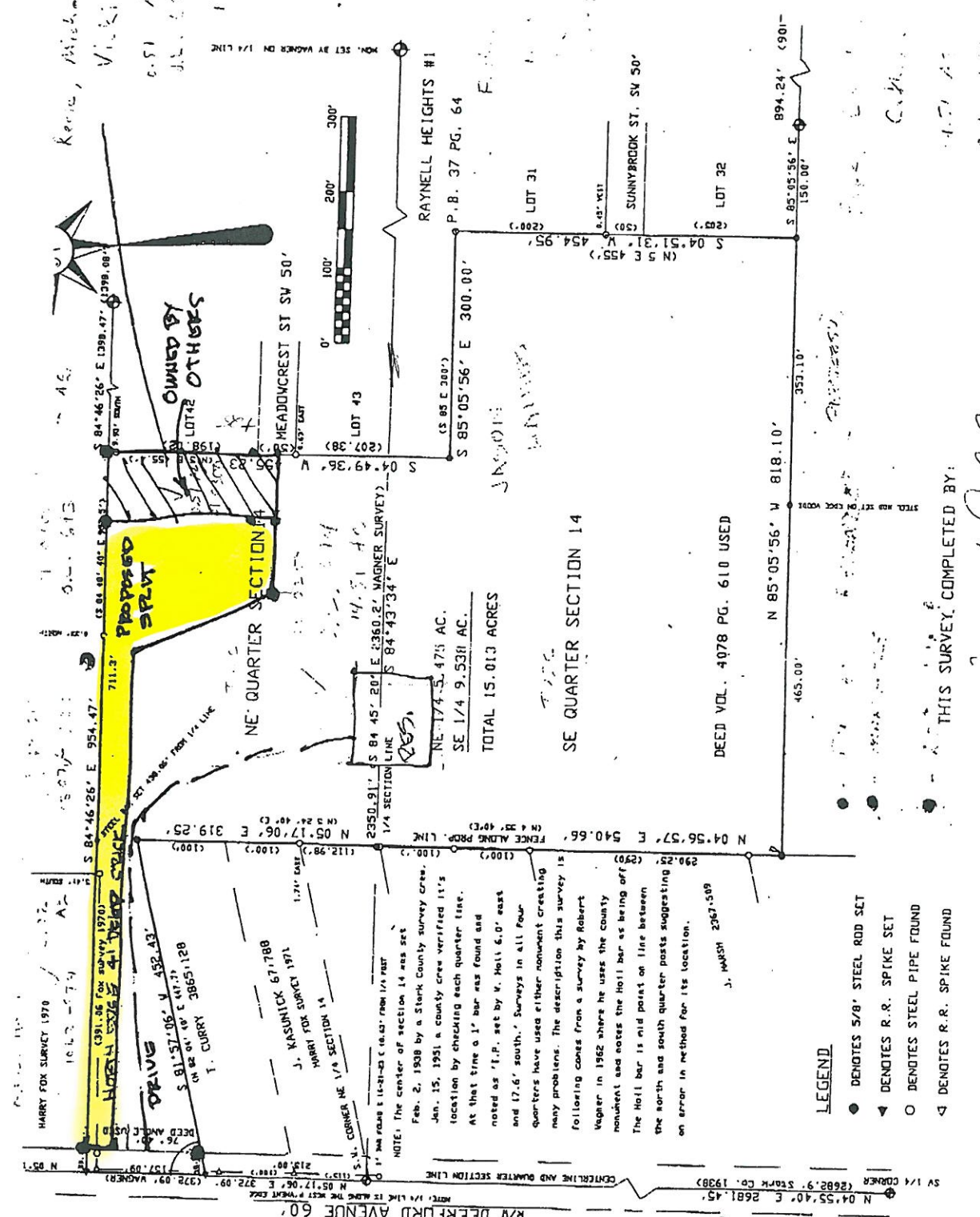
PAPE SURVEY, DEERFORD AVE.

REMARKS:

ATTACHED IS A SKETCH OF A PROPOSED SPLIT THAT DAVE PAPE WOULD LIKE TO SELL. THE SOUTH LINE OF THE PROPOSED SPLIT WILL FOLLOW THE NORTH EDGE OF A 4' DEEP CREEK. THE DRIVE TO THE PAPE RESIDENCE IS SOUTH OF THE CREEK AS SHOWN. PLEASE CALL TO DISCUSS THE PROPOSED SURVEY.

OL 74
1.5 Acres

Notarized = 15



LEGEND

- DENOTES 5/8\" STEEL ROD SET
- ◄ DENOTES R.R. SPIKE SET
- DENOTES STEEL PIPE FOUND
- ◄ DENOTES R.R. SPIKE FOUND

THIS SURVEY COMPLETED BY:

DAVE PAPE
837-3070
200 DEERFORD
N.W. MASS.
OH
44647

P.02/02

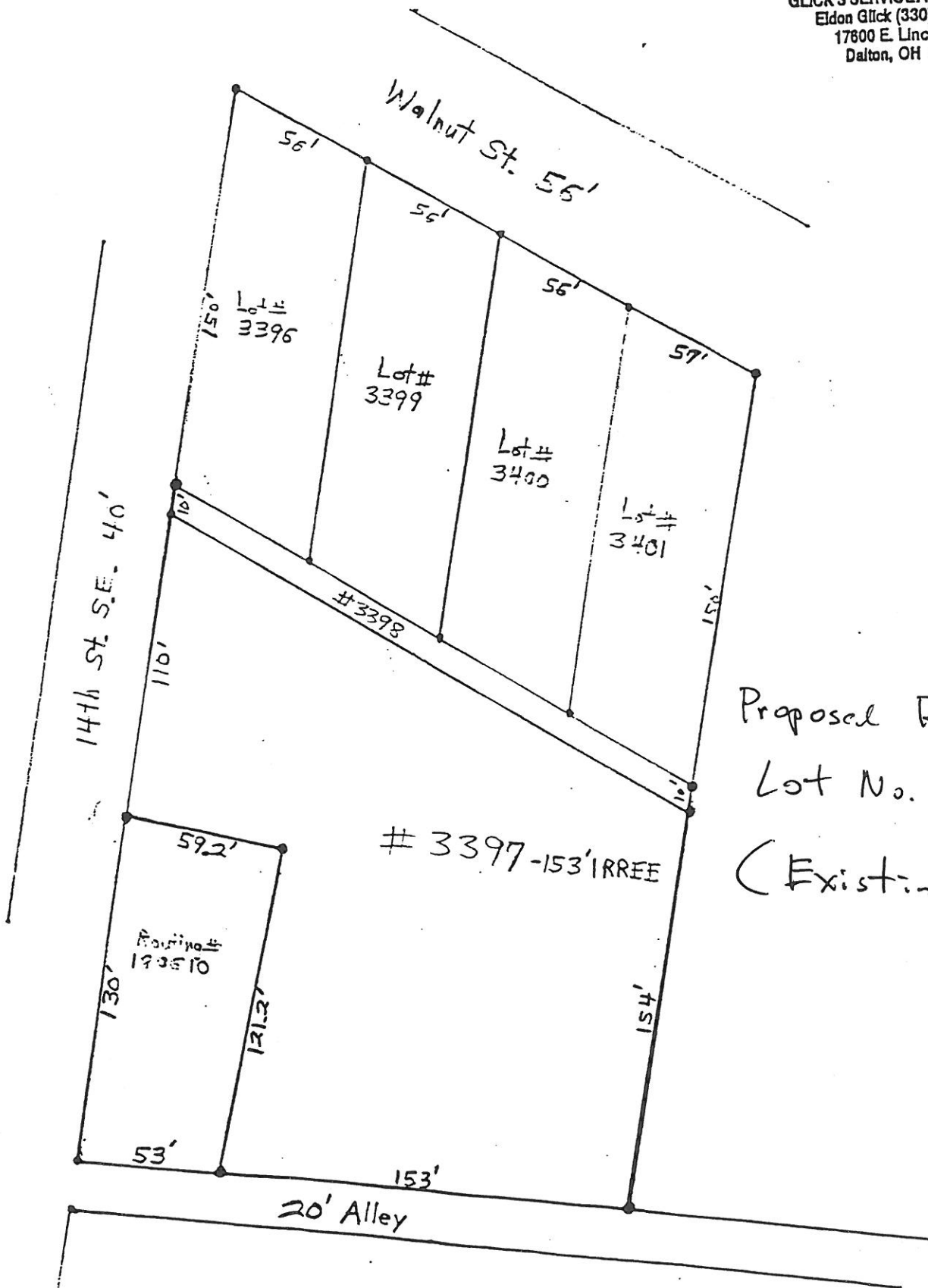
FAX NO. 3304990149

3304990149 - Y Engineering City of Massillon; Page 2

JUN-07-00 WED 02:06 PM

Received: 6/7/00 1:11PM;

GLICK'S SERVICE/INSTALLATION
Eldon Glick (330) 828-2333
17800 E. Lincoln Way
Dalton, OH 44618



Proposed Re Plat
Lot No. 3397
(Existing)

Lot # 3397-153' IRREE
Parcel # 0614126

4 Lots

Using Alley for 2 Lots
20' Access for NE lot

Proposed Re Plat
Lot No. 3397
Creating 4
New Lots

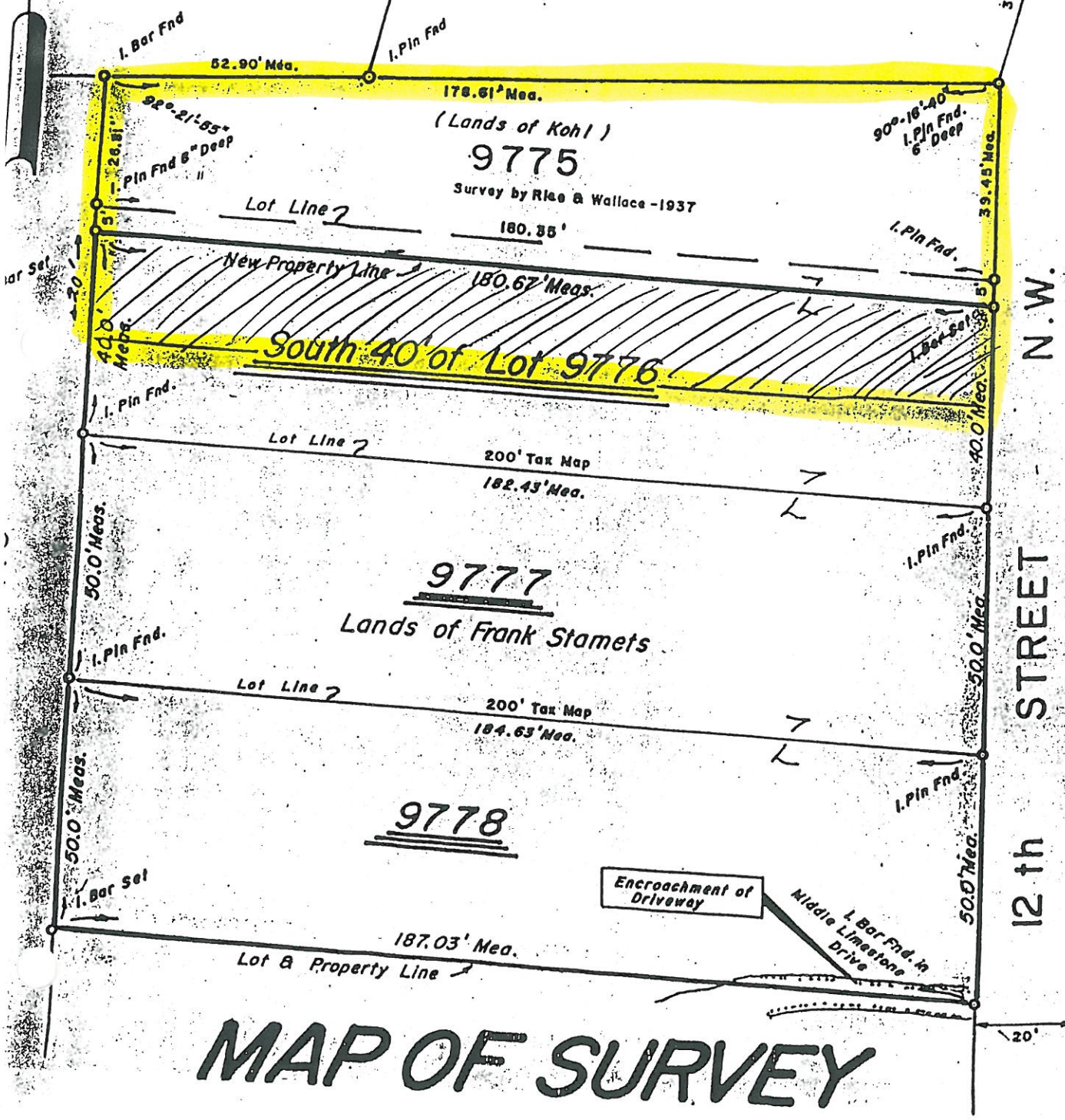


AGREEMENT

N

O.L. 116

RE-PLAT REQUEST



MAP OF SURVEY

SURVEY PLAT

for

MAE ZIMMERMAN

being all of

CITY LOTS No. 9754 & 9755
239 ORANGE STREET N.W.

CITY OF MASSILLON

STARK Co., OHIO

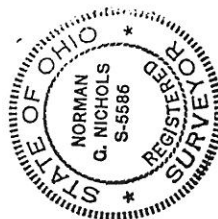
MAY, 2000



BEARING BASIS:

ASSUMED BEARING OF S 00°00'00"W
ON THE WEST R/W LINE OF ORANGE
STREET N.W.

I HEREBY CERTIFY THIS PLAT ACCURATELY
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS IN OHIO, PUBLISHED IN CHAPTER
4733-37 OF THE OHIO ADMINISTRATIVE CODE.



Norman G. Nichols 5/3/00
NORMAN G. NICHOLS
REGISTERED PROFESSIONAL SURVEYOR # 5586
DATE

NICHOLS FIELD SERVICES, INC.

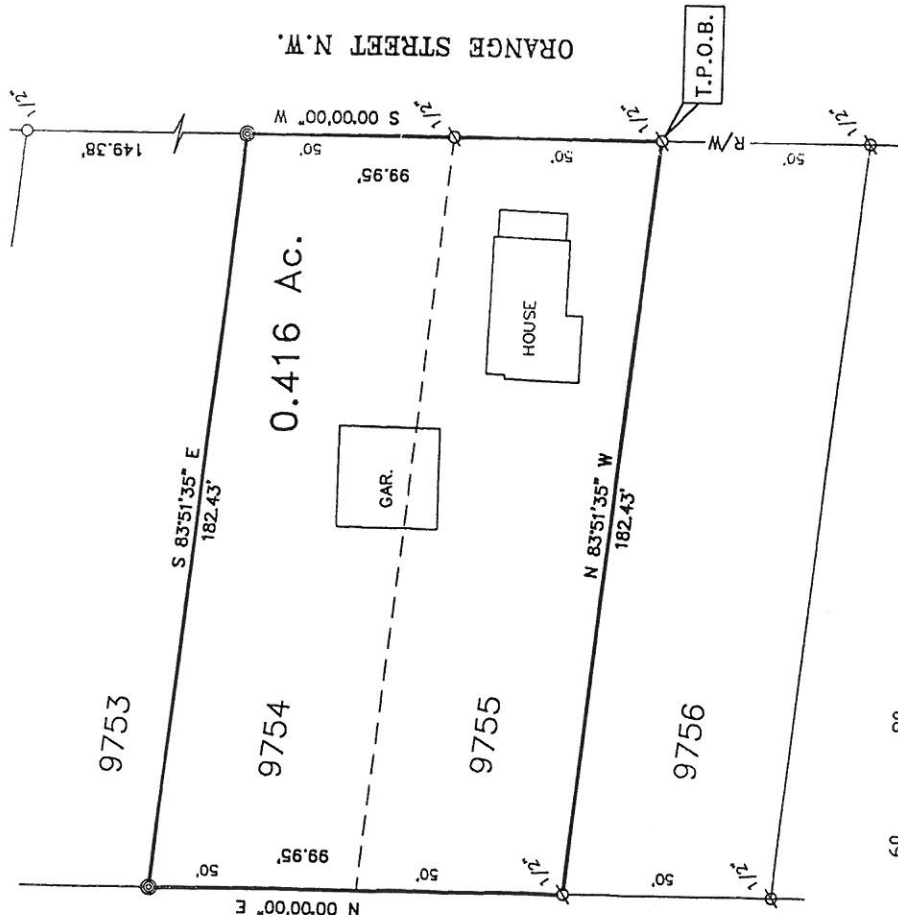
526 4th STREET NW
CANTON, OHIO 44703

- △ RR SPIKE FOUND
- ▲ RR SPIKE SET
- P.K. NAIL FOUND
- P.K. NAIL SET

- IRON BAR FOUND
- ⊗ IRON PIPE FOUND
- ⊙ #5 REBAR W/NGN #5586 CAP SET
- STD COUNTY MONUMENT FOUND

LEGEND

SCALE: 1"=30'



TEL (330) 453-6688
FAX (330) 453-1764

NFSI-1031



COOPER & ASSOCIATES, LLP

TRANSMITTAL SHEET

TO: City of Massillon - Planning Commission - JASON HAINES BY 9:00 AM
ATT: Aane Aaby
 City Hall; 1 James Duncan Plaza
 Massillon, Ohio 44646

COPY TO:
 Fred Tobin (1 set)

FROM: Bryan J. Ashman
DATE: June 7, 2000
REF: University Village Association Property Park

TRANSMITTED VIA: ☐ STANDARD MAIL ☐ OVERNIGHT MAIL ☐ PICKUP ☒ HAND DELIVERY

THE FOLLOWING:
☒ PRINTS ☐ SPECIFICATIONS ☐ COMPUTER DISK (S)
☐ ORIGINAL TRACINGS ☐ DESCRIPTIONS ☐ OTHER:

Copies	Date	No.	Description
2	6/7/00	1	24" x 36" Grading Plan representing proposed on-site asphalt sidewalks
3	6/7/00	1	11" x 17" Reduction of above plan

TRANSMITTED AS ☒ BELOW:

☒ FOR APPROVAL ☐ UTILITY CORRESPONDENCE ☐ APPROVED AS NOTED
☐ FOR REVIEW & COMMENT ☐ RETURNED AFTER LOANED TO US ☐ RESUBMIT ____ COPIES ALL
☐ FOR YOUR FILE ☐ APPROVED AS SUBMITTED ☐ ____ COPIES FOR DISTRIBUTION
☐ PER YOUR REQUEST

DETAIL REMARKS:

The above information is submitted for review by the Massillon Planning Commission. We are asking for a variance from the Massillon subdivision regulations to not construct sidewalks within the roadway R/W around the perimeter of the park located north of Wilmington Avenue, south of University Drive and west of Bowling Green Drive. The following items are relevant:

- The concrete sidewalks along the south side of University Drive and the north side of Wilmington Avenue will be extended 30 feet into the park property where they will terminate and connect to the proposed park asphalt walking path.
- The 5 foot wide (possibly rubberized) asphalt walking paths will be installed in an aesthetically pleasing layout thru the park and provide access to the intersections with:
 - Ohio State Avenue/Bowling Green Drive
 - University Drive/Bowling Green Drive
 - Wilmington Avenue/Bowling Green Drive
- This office anticipates the walking paths within the park will be much more beneficial to the community atmosphere of the development.

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 : 99140T12.DOC

PETITION TO VACATE 50' STREET

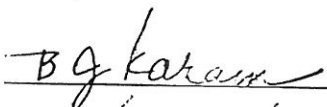
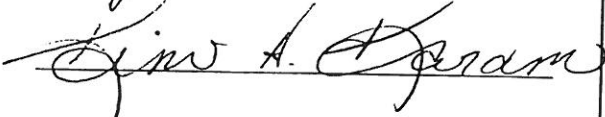
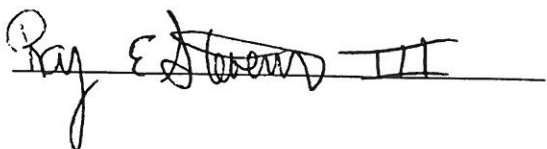
Date: June 5, 2000

Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting a 50' street lying between Lawn Avenue S.W. and O.L. 288 and running in a north/south direction between 13th Street S.W. and 15th Street S.W. do hereby petition your honorable body to vacate that portion approximately 120' south of Lawn Avenue S.W. to where it dead ends.

A fee of \$75.00, payable upon returning the signed petition, is charged for this service; it covers the cost of engineering, advertising and recording involved in the completion of this project.

Owner(s)	Signature(s)	Parcel No.(s) Lot No.(s)
Brian J. Karam Kim A. Karam 1331 Lawn Avenue S.W. Massillon, Ohio 44647	 	06 11879 9017 WH; 9018-20'WS
Roy E. Stevens, III 1405 Lawn Avenue S.W. Massillon, Ohio 44647		06 17160 14994

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

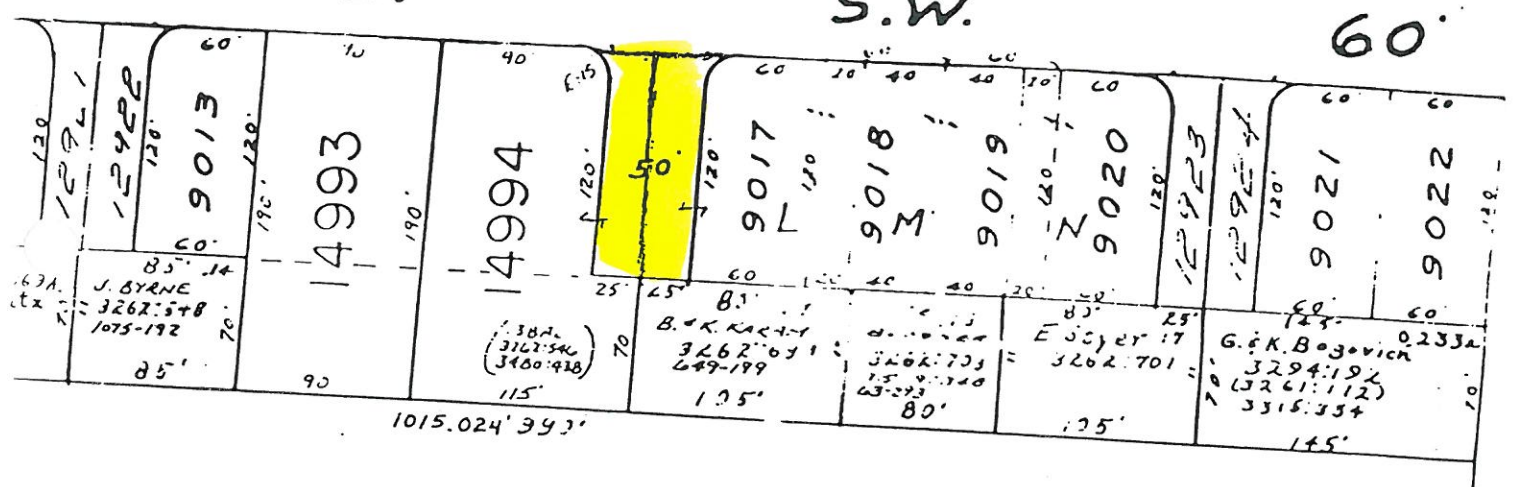
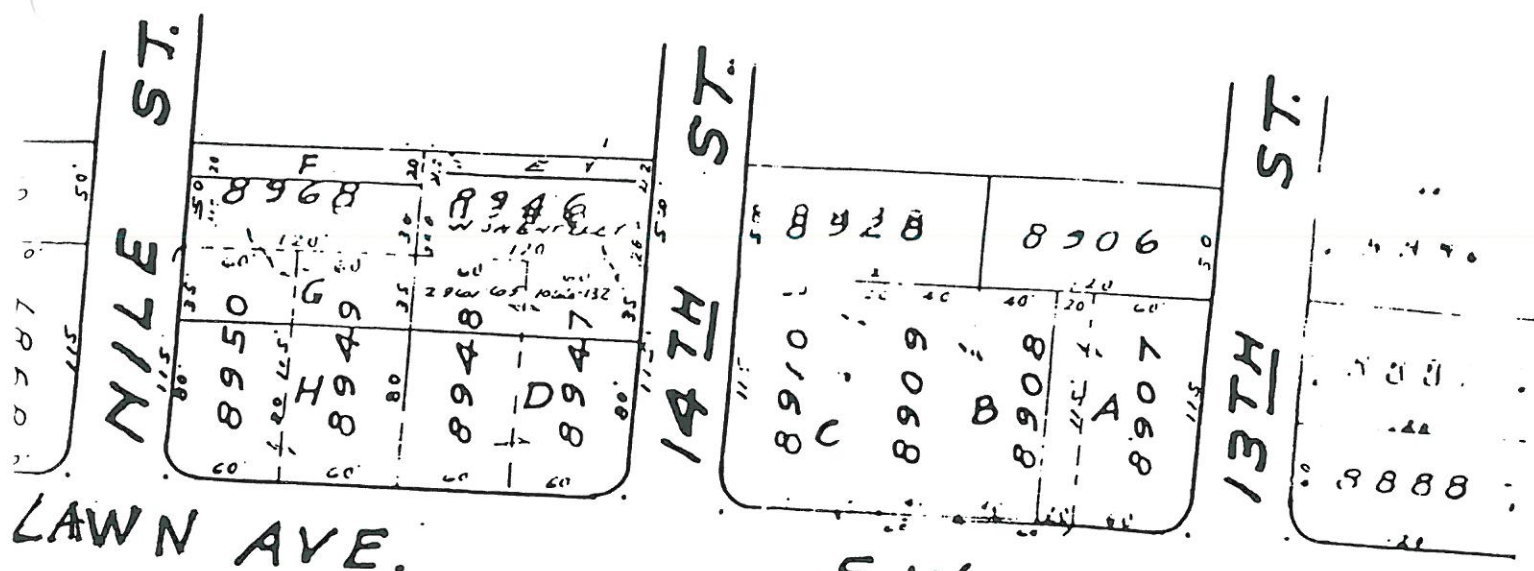
6-6-00
Date


Applicant

Subscribed and sworn to before me this 16th day of JUNE A.D., 2000.

My commission expires MAY 13, 2004.


Notary Public
DADD...



STREET VACATION REQUEST

MASS. BAPTIST EMP.

2

8

8