

A G E N D A
MASSILLON PLANNING COMMISSION
SEPTEMBER 13, 2000 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of August 16, 2000.*
2. *Petitions and Requests*

Rezoning Request – Wales Road NE

Location and Description: Out Lot 854, located on the east side of Wales Road NE, north of Hankins Road. *Area:* 4.502 acres. *Zone Change:* From R-3 Single Family Residential to RM-1 Multiple Family Residential. *Proposed Use:* Construction of Funeral Home. *Applicant:* Joseph and Charlene Paquelet.

Preliminary Plat – Augusta Lakes

Location and Description: Part of Out Lots 707 and 708, located on the south side of Richville Drive, north of The Legends Golf Course. *Total Area:* 51.27 acres.
Proposed No. of Lots: 88 *Owner/Developer:* Smith Development Corp.
Engineer: Hammontree & Associates.

Replat – Massillon Marketplace

Location and Description: Out Lot 813, located on the west side of State Route 21, north of U.S. 30. *Proposed New Lots:* A 3.095 acre tract and a 60.364 acre tract to be platted. *Owner/Developer:* Deville-THF Massillon Development.
Engineer: Hammontree & Associates.

Replat – 18 Woodland Avenue SE

Location and Description: Lots No. 3851 and 3852, located on the north side of Woodland Avenue SE, east of Erie Street South. *Proposed New Lots:* The two existing lots will be replatted into one lot.. *Owner:* Scott Stanley.

3. *Other Business*

The Massillon Planning Commission met in regular session on August 16, 2000, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

MEMBERS

Vice Chairman Rev. David Dodson
Mayor Francis Cicchinelli, Jr.
Paul Manson
Thomas Seesan
Sheila Lloyd
Ben Bradley
Wendell Edwards
James Johnson

STAFF

Aane Aaby
Marilyn Frazier
James Benekos
Jason Haines

The first item of business on the agenda was the minutes of the July 12, 2000, meeting. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried.

The next item under Petitions and Requests, was an alley vacation.

Alley Vacation Request – Massillon Tiger Football Booster Club, Inc.

The Massillon Tiger Football Booster Club, Inc., is requesting the vacation of the following alleys:

- 1) A 10 foot wide public alley lying between 20th Street SE and 21st Street SE and running in a north-south direction between Harsh Avenue SE and Hartford Avenue SE. The request is to vacate that portion of the alley from a point 40 feet south of Hartford Avenue SE southerly to Harsh Avenue SE.
- 2) A 10 foot wide public alley lying between Hartford Avenue SE and Harsh Avenue SE and running in an east-west direction between 20th Street SE and 21st Street SE. The request is to vacate that portion of the alley from the southwest corner of Lot No. 6742 easterly 120 feet to the southeast corner of Lot No. 6740.

Richard Bordner, Secretary of the Booster Club, was present. Mr. Aaby presented the request. Massillon Tiger Booster Club submitted this request. The Booster Club is constructing a recreation area. These alleys are not improved, and it appears the residents are using them as driveways. The Booster Club is erecting a fence on their present property line.

Mr. Bordner added that the intent is to provide a buffer for the residents in the area. Also, the land acquired for the vacation is to go to the adjacent neighbors since the Booster Club has no need for it. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a request for oil and gas well.

Oil and Gas Well – Great Lakes Energy Partners

Great Lakes Energy Partners L.L.C. has submitted a request for a permit to drill a gas and oil well, which shall be known as the Gerstenslager Unit No. 1, located on a 5.90 acre parcel on the west side of 16th Street, SE, south of Oak Avenue, SE.

Richard Sponaugle of Great Lakes Energy Partners was present. Mr. Aaby presented the request. Mike Gerstenslager, the property owner, filed permits with the State of Ohio. He has the signatures of the adjoining property owners. Mr. Benekos commented that a public hearing has been scheduled prior to next Monday's (August 21) Council meeting.

Barbara Kovatch, 1318 Oak SE, was present and expressed concern about visibility. Diane Page, 1370 Oak SE expressed concern for visibility and safety. Commission Member Thomas Seesan expressed his opposition. Mr. Benekos commented that screening could be a requirement. Mr. Manson moved for approval with fencing and landscape to buffer area residents. Mr. Bradley seconded the motion which carried 5 – 2 with Mayor Cicchinelli and Thomas Seesan voting no.

The next item was a vacation plat and plat of easement.

Vacation Plat and Plat of Easement – Massillon Development Foundation

The Massillon Development Foundation has submitted a combined plat requesting the vacation of an existing 20 foot wide waterline and 50 foot wide sanitary sewer easement and the dedication of a new 20 foot wide waterline and 50 foot wide sanitary sewer easement as follows:

Description and Location: Part of Out Lot 753, located on the east side of Sterilite Avenue SE south of Roni Street. *Easement Area to be Vacated:* 0.624 acres. *Easement Area to be Platted:* 0.574 acres.

Melville Herncane was present representing Massillon Development Foundation. Mr. Aaby presented the request. The easement needs to be moved to a new location in order to prepare the tract for development. Mr. Herncane added that this would make the property more marketable. Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried.

The next item was a final plat.

Final Plat – Lincoln Hills No. 6B

Location and Description: Part of Out Lot 180, located west of Wagoner Street NW between Lee Avenue NW and Abraham Avenue NW. *Total Area:* 5.272 acres. *No. of Lots:* 17. *Zoning:* R-2 Single Family Residential. *Streets to be Dedicated:* Washington Street NW. *Owner/Developer:* Earl J. Glick. *Engineer:* Cooper and Associates.

Gerald Geib, of Cooper and Associates, was present. Mr. Aaby presented the request. Seventeen lots are included in this final plat. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

The next item was a re-plat.

Re-Plat – Part of Out Lot 57 and Lot No. 9457

Location: The north side of Walnut Road SE between Young Street SE and 14th Street SE. *No. of new lots:* 3, including a 16.465 acre out lot, a 2.210 acre out lot, and a 0.123 acre lot. *Zoning:* RM-1 Multiple Family Residential. *Owner:* Brenton Ltd.

Attorney Martin Olson, developer Chuck Webster, and Walter Henderson, Executive Director of Stark County Community Action Agency (SCCAA) were present. Mr. Aaby presented the request. SCCAA plans to develop an office and Headstart facility in order to more effectively serve western Stark County residents. Mr. Henderson elaborated on the plans for the facility.

Mr. Bradley abstained since he is a member of SCCAA's Board of Directors. Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried.

The final item for the evening was a re-plat.

Re-plat – Lot No. 12192

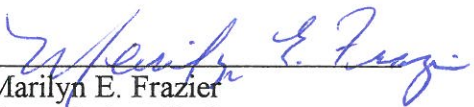
Location: 814 Thomas Circle NE. No. of new lots: 2. Zoning: R-3 One-Family Residential. Owner: Mark Benson. (This request was originally submitted to the Planning Commission on November 28, 1979. However, the plat was never recorded, and due to the time lapse, it is being re-submitted. See the attached minutes.)

Mark Benson, property owner, was present. Mr. Aaby presented the request. This lot is irregularly sloped with 15-foot frontage and is in excess of 22,000 square feet. Splitting the lot would result in one lot being substandard for R-3 zoning but similar to some of the R-1 lots in the area. Mayor Cicchinelli asked if a home is to be built on this lot. Mr. Benekos replied "yes".

Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried.

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

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Date Approved:

MEF/ky

N.E.

7498

7497

7496

7495

7494

7493

7492

ROTCH AVENUE
N.E. 60'

7479

7478

7477

7476

6802

6801

6800

6799

6798

6796

ROAD

WALES

CENTERLINE

N.E.

713.58'

708.41'

N 2° 32' 26" E

S 2° 32' 26" W

0.490 ACRE in R/W

(3.196 ACRES in OUT LOT 345)

OUT LOT LINE

60' STREET and UTILITY EASEMENT

430.16'

490.00'

460.00'

429.84'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

0.286 ACRE in R/W

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0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

0.286 ACRE in R/W

(1.9045 ACRES in OUT LOT 345)

1" IRON PINS
Fd. B. used

(C)
 $\Delta = 22^\circ 07' 02''$
 $R = 807.35'$
 $Ch = 309.72'$
 $Bch = S 66^\circ 18' 52'' E$
 $L = 311.65'$
 $T = 157.79'$

10.420 ACRES
OUT LOT No. 855

(7.224 ACRES)

(A)
 $\Delta = 89^\circ 41' 19''$
 $R = 30.00'$
 $Ch = 42.31'$
 $Bch = S 42^\circ 18' 13'' E$
 $L = 46.96'$
 $T = 29.84'$

(2.5975 ACRES in OUT LOT 555)

4.502 ACRES
OUT LOT
No. 854

(B)
 $\Delta = 90^\circ 18' 41''$
 $R = 30.00'$
 $Ch = 42.94'$
 $Bch = S 47^\circ 41' 47'' W$
 $L = 47.27'$
 $T = 30.16'$

REZONING REQUEST
R-3 To RM-1

FIRST CHRISTIAN
CHURCH OF MASSILLON

HANKINS ROAD

H.

REPLAT OF OUTLOT 813
DEVILLE—THE MASSILLON DEVELOPMENT, L.L.C.
SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING ALL OF OUTLOT 813

LINE	BEARING	DISTANCE
L1	N 03°34'59" W	84.93'
L2	N 50°34'45" E	109.65'
L3	N 39°24'51" E	247.50'
L4	S 50°35'09" E	9.81'
L5	N 39°24'51" E	43.07'
L6	S 50°35'09" E	5.66'
L7	N 42°34'35" E	24.50'
L8	N 47°13'51" E	115.66'
L9	S 45°38'46" W	66.17'
L10	N 44°21'40" E	24.50'
L11	S 39°25'09" E	2.19'
L12	N 39°25'09" E	47.24'
L13	S 50°35'09" E	9.81'
L14	S 39°24'51" W	24.24'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	85.71'	104.50'	46°59'46"	83.33'
C2	37.32'	45.59'	46°59'46"	36.28'



NOTES:

STONE

