

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

1. *Approval of the Minutes for the Commission Meeting of November 8, 2000.*
2. *Petitions and Requests*

Rezoning Request – First Street, N.E.

Location and Description: Out Lot 867, a 1.5918 acre parcel located on the east side of First Street NE, north of Gail Avenue NE.

Zone Change Requested: From R-2 Single Family Residential to RM-1 Multiple Family Residential.

Proposed Use: Construction of nursing home and assisted living facility.

Applicant: Massillon Real Estate Holdings LLC.

Rezoning Request – Flad Area Annexation

Location and Description: Part of Lot 16065, a 2,932 sq. ft. parcel located on the west side of Elizabeth Avenue SE (at the rear of 340 27th Street SE).

Zone Change: From Perry Township to R-1 Single Family Residential.

Present Use: Existing Garage.

Rezoning Request – Kenyon Creek Annexation

Location and Description: Out Lot 872, a 47.005 acre parcel located on the south side of Wooster Road NW between Deermont Avenue NW and Kenyon Avenue NW.

Zone Change: From Tuscarawas Township to R-1 Single Family Residential.

Proposed Use: Residential Allotment (See below).

Rezoning Request – Legends Golf Course Expansion Annexation

Location and Description: Part of Out Lot 869, a 10.111 acre parcel located on the south side of Richville Road SE, east of Huron Road SE.

Zone Change: From Perry Township to R-3 Single Family Residential.

Present Use: Legends Golf Course Expansion.

Final Plat – Autumn Ridge Estates Phase IV

Location and Description: Part of Out Lot 502, located between 29th Street NW and Ford Street NW. *Total Area:* 8.400 acres *No. of Lots:* 24. *Zoning:* R-2 Single Family Residential. *Streets To Be Dedicated:* Autumnal Avenue NW.

Owner/Developer: D.W.P. *Engineer:* Nalex Engineering, Inc.

Final Plat –Autumn Ridge Estates Phase V

Location and Description: Part of Out Lot 502, located between 29th Street NW and Ford Street NW. *Total Area:* 2.816 acres *No. of Lots:* 8. *Zoning:* R-2 Single Family Residential. *Streets To Be Dedicated:* Davis Circle NW. *Owner/Developer:* D.W.P. *Engineer:* Nalex Engineering, Inc.

Preliminary Plat –Kenyon Creek Allotment

Location and Description: Out Lot 872 located on the south side of Wooster Road NW between Deermont Avenue NW and Kenyon Avenue NW. *Total Area:* 47.005 acres *No. of Lots:* 135. *Zoning:* Proposed R-1 Single Family Residential (see above). *Owner/Developer/Engineer:* A. R. Lockhart Development Co.

Re-Plat – Grand Mill Centre

Location and Description: Lots No. 125, 126, 127, and 11593, located on the northeast corner of Lincoln Way East and First Street NE; the request is to replat these parcels into one lot for the proposed new Grant Mill Centre office complex. *Present Zoning:* B-2 Central Business District. *Owner:* R.G. Wild, Inc.

Re-Plat – Cleveland Street SW

Location and Description: Lots No. 4187, 4188, 4189, 4190, and 4191, located on the east side of Cleveland Street SW, south of McKinley Avenue SW; the request is to replat these 5 parcels into two lots. *Present Zoning:* I-1 Light Industrial. *Applicants:* Scott Brown and Harold Prunty.

Lot Split – Kaylynn Avenue SE

Location and Description: Part of Out Lot 324 located at the north end of Kaylynn Street SE; the request is to split off a 1.655 acre parcel from this property. *Present Zoning:* R-T Two Family Residential. *Applicant:* Flek Stoeher.

3. *Other Business*

Proposed Amendment to City Subdivision Regulations

Councilman Glenn Gamber, Chairman of the Council Community Development and Annexation Committee, is requesting the Commission to consider an amendment to the Subdivision Regulations requiring the developer to install underground utilities in all new allotments. See attached.

The Massillon Planning Commission met in regular session on November 8, 2000, at 4:45 P.M. The following were present:

Members

Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Alan Climer
Ben Bradley
Wendell Edwards
James Johnson
Thomas Seesan

Staff

Aane Aaby
James Benekos

Acting Chairman Mayor Cicchinelli called the meeting to order at 4:45 P.M.

The first item of business before the Commission was approval of the minutes of the October 11, 2000, meeting. Mr. Johnson moved for approval of the minutes, seconded by Mr. Edwards, motion carried.

The next item of business before the Commission was a Street Vacation.

Street Vacation – Houston Street, S.W.

Location and Description: Houston Street SW, lying between Fir Street SW and Francis Street SW; the request is to vacate that portion between Lincoln Way West and Wabash Avenue SW. *Petitioner:* Dean Nelson, President, U.S.A.M., Inc.

Mr. Aaby presented the request. The property on both sides is owned by United Studios of America Marketing (U.S.A.M), Inc. The company intends to increase their parking. Mr. Seesan moved for approval, seconded by Mr. Climer, motion carried.

The next item was a replat.

Replat – 165 McCadden Avenue, N.E.

Location and Description: Lots No. 14705, 14882, and Part of Lots. No. 14703 and 14704; the request is to replat these parcels into one new lot. *Present Zoning:* R-2 Single Family Residential. *Owner:* Scott and Anna M. McDonald, Trustees.

Mr. Aaby also made this presentation. This property is in an estate. The family would like to replat these four parcels into one lot. Mr. Bradley moved for approval, seconded by Mr. Johnson, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 4:50 P.M.

Respectfully submitted,

Approval:


Marilyn E. Frazier, Commission Clerk

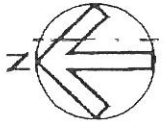
MEF/ky

Rezoning Request - Out Lot 867
From R-2 to RM-1

PARCEL "A"

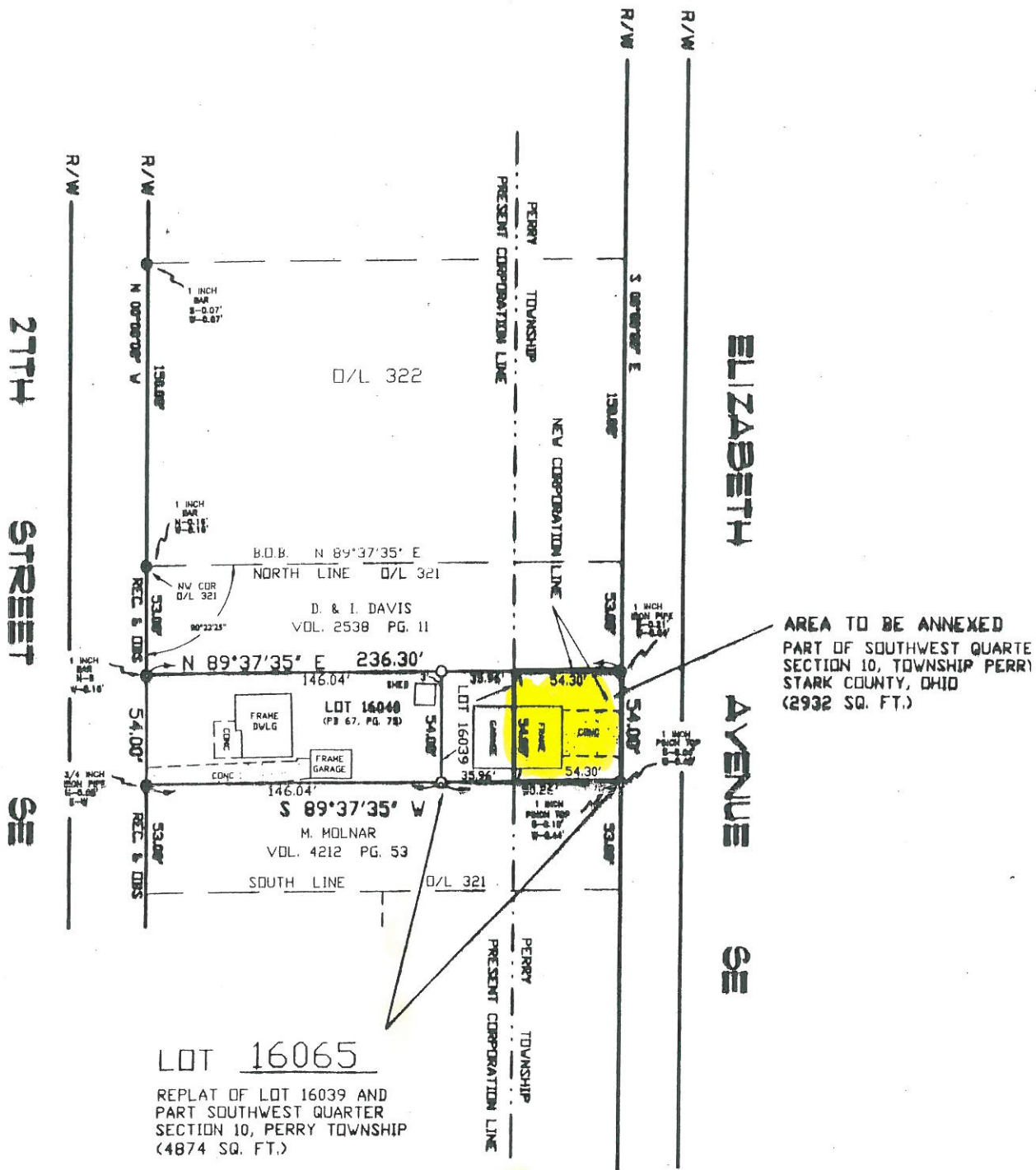
GAIL STREET

1ST STREET N.E.



to show
match

ANNEXATION PLAT AND REPLAT



Rezoning - Flad Annexation
Part of Lot 16065
From Perry Township to R-1

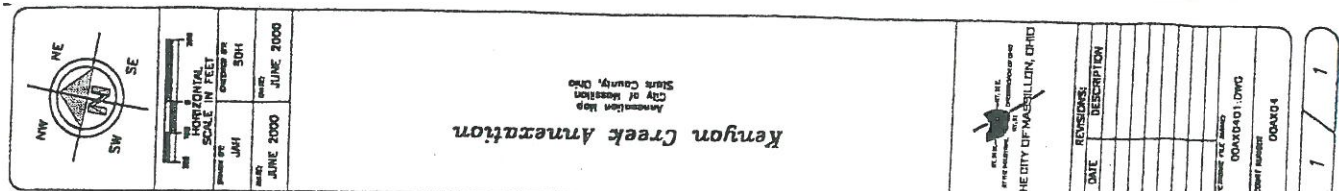
CERTIFICATION

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

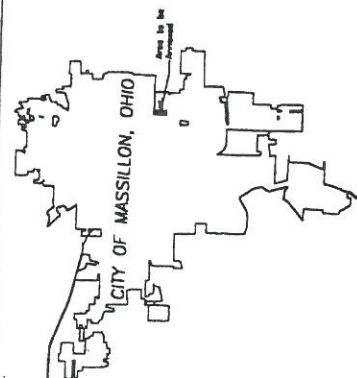
Timothy A. Uzel *5-5-00*
TIMOTHY A. UZEL P.S. No. 7885 DATE

DATE _____

From Tuscarawas Township to R-2



Rezoning from Perry Township to R-3



100% CASH ON DELIVERY

State County, Ohio



HORIZONTAL
SCALE IN FEET

DATE	JULY, 2000
DATE	JULY, 2000

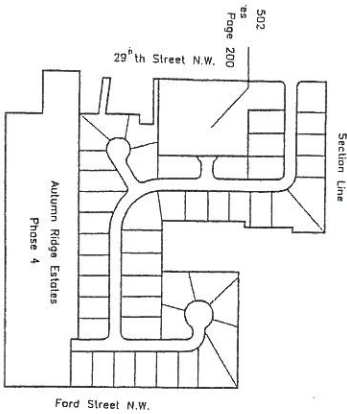
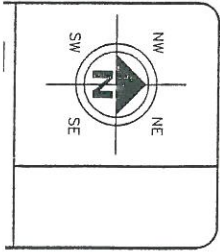
Ronald C. Henlson
 Marketing Company, Inc.
 1313 Commercial Ave.
 Sec. 100-450-2000
 Tel. 1-800-450-2000

REVISIONS:		
DATE	DESCRIPTION	CORR LINE
01/00		

[illegible][illegible]

ELECTRONIC FILE NUMBER
 LENDING NUMBER
 ACCOUNT NUMBER

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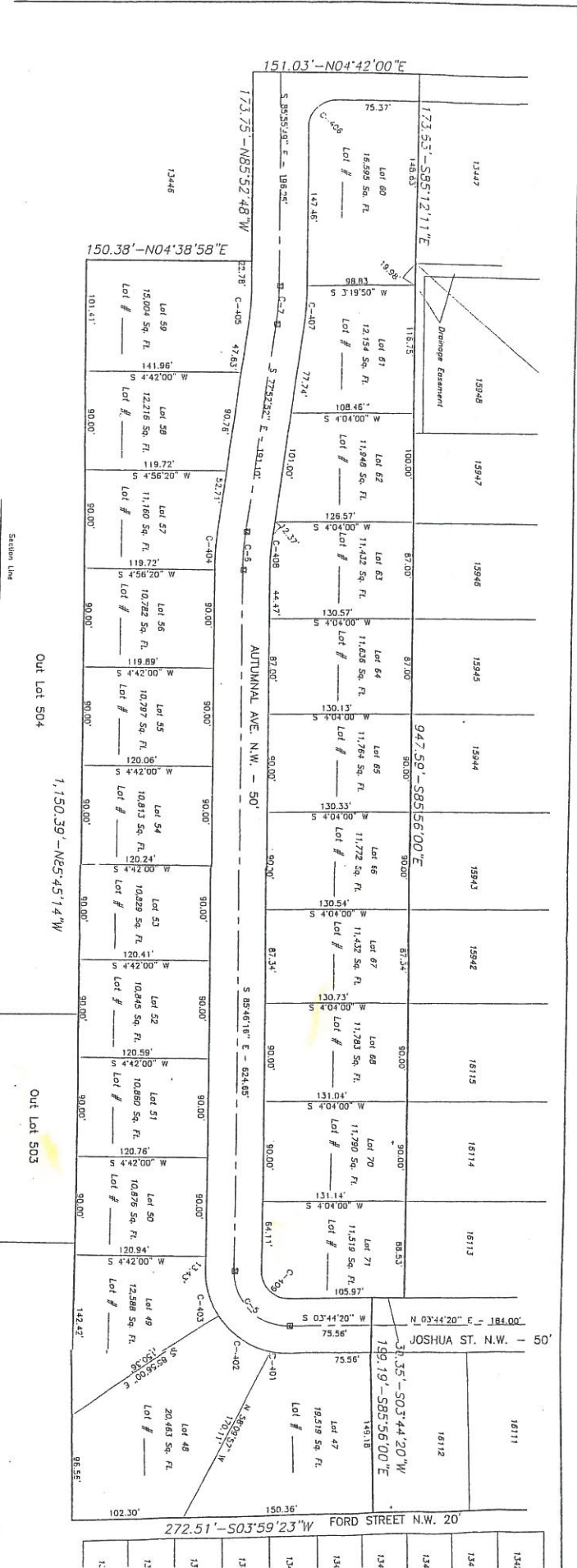
OL 504

LOTS = 6,900 Ac.
ROADS = 1,500 Ac.
TOTAL = 8,400 Ac.

ACREAGE SUMMARY

Autumn Ridge Estates Phase IV

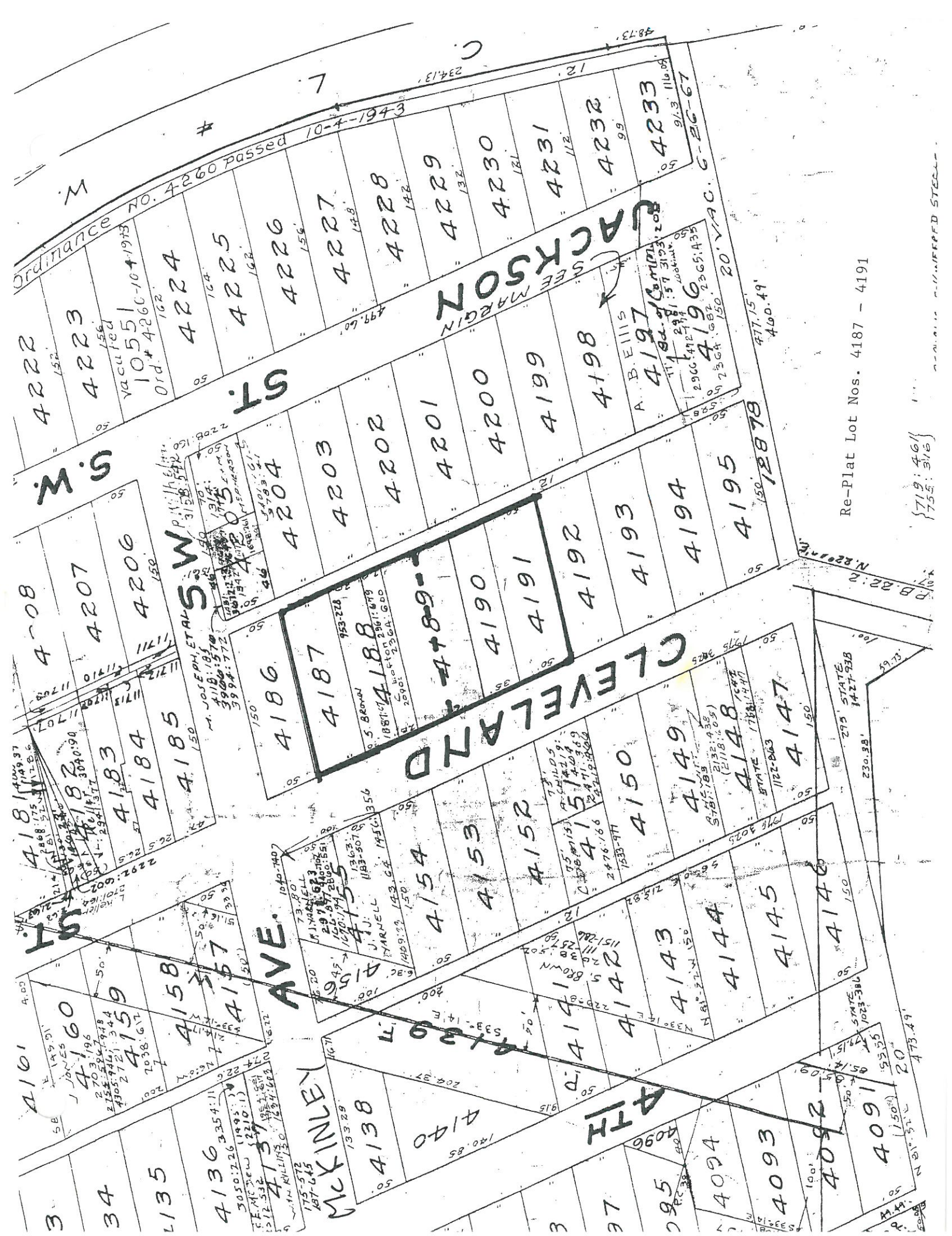
DATE:	Nov. 2000
DATE:	Nov. 2000





TOTAL NO. OF LOTS - 135
TOTAL ACREAGE - 47,007.9 ACRES
PHASE IA - 17,799.6 ACRES, 50 LOTS
PHASE II - 11,069.7 ACRES, 32 LOTS
PHASE III - 18,138.6 ACRES, 53 LOTS

TOTAL NO. OF LOTS - 135
TOTAL ACREAGE - 47.0079 ACRES
PHASE IA - 17.7996 ACRES, 50 LOTS
PHASE II - 11.0697 ACRES, 32 LOTS
PHASE III - 18.1386 ACRES, 53 LOTS



Proposed Lot Split - Part of Out Lot 324

Fnd.

(175.0)

175.03'

PT. O.L. 31

Lands of E.A

0.49 A

2623 : 250

175.04'

(175.0)

Lands of R. & N

0.52

2471 : 25

Lands of P. Rutledge

0.70 Ac.

2872 : 129

141

PT. O.

150.00

PT. O.

150.00

PT. O.

150.0

PT. O.

150.00

HAROLD AVE. S.E

11619

KAYLYNN ST.

11613

11614

11615

11616

11617

11618

1.655 Acres This Survey

PT. O.L. 324
Lands of J. Gellenbeck
9.83 Ac.
- 1.655 Ac.
= 8.175 Ac. Remains

WY
Massillon, County

DATE: NOV. 4, 2000

Orville R. DeBos, Jr.
Reg. Surveyor # 5823



67

(82.89')

24th ST. S.E. 60'

N 2°-44'-09" E

(82.67')

13468

13470

(125.75')

S 87°-46'-14" E

134.98

N 87°-46'-14" W

132.00'

20' Drainage Easement

S 2°-44'-09" W

20.04'

1. Bar Fnd.

1. Bar Set

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To: Members of the Planning Commission

From: Glenn Gamber, Chairman, Community Development and Annexation Committee

Date: November 29, 2000

RE: UNDERGROUND UTILITIES

Council members have questioned the City's policy regarding the installation of utility lines in the various new allotments being built in Massillon. Most of these allotments, but not all, have electric, phone and cable lines that are buried rather than installed above ground.

The City's current code (1109.06) notes that utility lines "shall preferably be buried", but it is not mandatory.

City Council would like to make underground utilities mandatory in new allotments. Attached is a response by Engineer Jim Benekos addressing the issue. I would very much appreciate your input. Would you please let me know your thoughts on the proposed change?

Thank you,

Glenn Gamber

Memo

To: Glenn Gamber
From: Jim Benekos 
Date: 09/21/00
Re: Underground Utilities

In response to your request, it is my opinion that the changes shown on the attached will require the developer to install electric and phone lines underground. We may want to include "cable" lines in the section.

average depth of a lot shall not exceed three and one-half
age width.

Double-frontage or reversed-frontage lots shall be prohibited
if they are deemed necessary by the Planning Commission to provide
for residential development from traffic arteries or to overcome
topographic conditions. Building setback lines shall not be less than
by applicable zoning regulations. (Ord. 4-1978. Passed 3-6-78.)

109.06 EASEMENTS; INSTALLATION OF UTILITIES; PUBLIC SITES
AND OPEN SPACE.

(a) Easements. *cable,*

- (1) Electric and telephone lines shall ~~preferably~~ be buried and
located in easements at the front property line. When electric
and telephone lines are placed above ground they shall be in
easements at the rear lot line. When electric or telephone
lines are located in rear lot easements, additional easements
shall be provided along side lot lines at intervals of 250
feet or less at such other intervals as may be established by
a street lighting plan approved by the Planning Commission.
Easements shall be at least sixteen feet wide except that
easements used solely for access to utilities above ground or
easements for overhead utilities may be ten feet wide. When
utilities are located underground, adjacent to a street right
of way, there shall be provided an easement six feet wide off
the front of the adjoining property. Light standards shall be
located within the curb strip between the sidewalk and the
street.
- (2) Easements shall be provided on both sides of all drainage
ditches or open watercourses. The width of drainage easements
shall be sufficient to provide for access to the drainage
course. It shall be wide enough for its reasonable protection,
widening, deepening, realignment or enclosure.

(b) Installation of Utilities. All the following utility improvements
shall be installed prior to street construction and shall meet the following
standards:

(1) Water.

- A. All subdivisions shall have public water for domestic use
and fire protection. Adequate size water mains properly
connected to the public water supply system shall be
provided.
- B. All necessary fire hydrants, valves and fittings shall be
installed under the direction of the proper City
officials.

- (2) Storm sewer. Proper and adequate disposal of storm water shall be provided. The type, extent, location and capacity of drainage facilities shall meet the design standards established by the City Engineer. All surface drainage facilities shall connect to an adequate drainage course. Land that is subject to flooding from time to time shall be provided with such improvements as may be required to remove flooding hazards from proposed subdivision lots.
- (3) Sanitary sewers. Sanitary sewers shall be installed in any subdivision where such sewers can be connected by means of gravity fall to existing sewer facilities. At least one lateral shall be installed to the property line of each lot platted. Such laterals shall be sealed in accordance with the requirements of the City Engineer until used.
- (4) Location. Utilities to be located in the street right of way shall be placed in the ground before any pavement is constructed in the proposed street, unless otherwise provided for by joint agreement of the City Engineer and the utility company. (Ord. 4-1978. Passed 3-6-78.)
- (5) Street Lighting. ~~When electric lines are placed underground,~~ The subdivider or developer shall be responsible for the cost of the installation of street lighting in accordance with design standards established by the City Engineer. (Ord. 62-1985. Passed 5-6-85.)

(c) Public Sites and Open Spaces. Where a proposed park, playground, school or other public use shown in the Massillon General Development Plan is located in whole or in part in a subdivision, the Planning Commission may require the dedication or reservation of such areas within the subdivision. Where large scale development occurs necessitating additional community facilities not shown in the General Development Plan, the Planning Commission may require the dedication or reservation of sites meeting the requirements for schools, parks and other neighborhood purposes. Public sites may be made available by one of the following methods:

- (1) Dedication to public uses.
- (2) Reservation of land for the use of property owners by deed or covenants.
- (3) Reservation for acquisition by a public agency within a period of three years. Such reservation shall be made in such a manner as to provide for the release of the land to the subdivider in the event no public agency proceeds with the purchase. (Ord. 4-1978. Passed 3-6-78.)