

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 9, 2001 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of April 11, 2001.*
2. *Petitions and Requests*

Street Vacation – Second Street NE

Location and Description: A portion of 2nd Street NE, a 66 foot right-of-way lying between 1st Street NE and 3rd Street NE and running in a north/south direction between Lincoln Way East and Federal Avenue NE; the request is to vacate that portion from Lincoln Way East to Federal Avenue NE. *Petitioner:* Massillon Public Library.

Rezoning Request – Schalmo Properties, Inc.

Location and Description: Out Lot 783, a 35.95 acre parcel located on the east side of Manchester Road NW across from Tuslaw High School
Zone Change Requested: From A-1 Agricultural to R-1 One Family Residential
Proposed Use: Development of new single family residential subdivision
Applicant: Schalmo Properties, Inc.

Rezoning Request – Jacob Glick.

Location and Description: Out Lot 772, a 15.351 acre parcel located on the east side of Manchester Road NW north of Beech Grove School
Zone Change Requested: From A-1 Agricultural to R-2 One Family Residential
Proposed Use: Development of new single family residential subdivision to be known as Cedar Lane Allotment
Applicant: Jacob Glick

Preliminary Plat – Cedar Lane Allotment

Location and Description: Out Lot 772, a 15.351 acre parcel located on the east side of Manchester Road NW north of Beech Grove School. *No. of Lots:* 31 *Zoning:* Proposed R-2 One Family Residential (see above) *Owner/Developer:* Jacob Glick.
Engineer: Cooper & Associates

Re-Plat – Friendship Acres

Location and Description: Part of Out Lot 636, located on the north side of Lincoln Way NW in the Friendship Acres allotment; the request is split off an approximate 7.6 acre parcel within the subdivision. *Present Zoning:* R-2 One Family Residential. *Owner:* Jacob Glick.

Re-Plat – Home Depot

Location and Description: Part of Out Lots 330 and 417, located on the north side of Lincoln Way East in Massillon Village Shopping Center; the request is replat this property into one new out lot, 10.511 acres in size. *Present Zoning:* B-3 General Business *Owner:* Starwood Wasserman Massillon LLC.

Re-Plat – Nave Street SE

Location and Description: Part of Out Lot 767, located on the north side of Nave Street SE, east of Richville Drive; Parcel “A” to be 1.9605 acres in size, Parcel “B” to be 2.6511 acres in size. *Present Zoning:* I-1 Light Industrial. *Owner:* D. Wayne Whipkey.

Re-Plat – Southway Street SE

Location and Description: Out Lot 471, a 3.3117 acre tract located on the north side of Southway Street SE; the request is to split off a 1.069 acre parcel from this property. *Present Zoning:* R-1 One Family Residential. *Owners:* Richard and Sharon Campbell.

Lot Split – 1002 8th Street NE

Location and Description: Lot No. 7551, located on the east side of 8th Street NE south of Irvington Avenue NE; the request is split off the rear portion of the lot, creating a new lot that would front on Cornell Street NE. *Present Zoning:* R-1 One Family Residential. *Owner:* Kenneth Balagna.

3. Other Business

The Massillon Planning Commission met in regular session on April 11, 2001, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Paul Manson
Vincent Pedro

STAFF

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business before the Commission was approval of the minutes for the March 14, 2001, meeting. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried.

The next item was a final plat.

Final Plat – Country View Estates No. 5

Location and Description: Part of Out Lot 602, located on the south side of Main Avenue West, west of 24th Street, SW; *Total Area:* 9.684 Acres; *Streets to be Dedicated:* extensions of Benson Street SW and Kelly Street SW; *No. of Lots:* 20 *Present Zoning:* R-3 Single Family Residential. *Owner/Developer:* JEDDS LLC/Realty Executives. *Engineer:* Hammontree & Associates Ltd.

Mr. Aaby presented the request. This development is off West Main with two cul-de-sacs and Kelly Street SW and Benson Street SW extended south. It is comprised of twenty additional lots. Mr. Haines added that the Engineer's office found everything to be in order. Bryan Knapp, of Hammontree & Associates, was present to answer questions. There weren't any. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

The next item was a re-plat.

Re-Plat – 2637 Tanglewood Dr. NE

Location and Description: Lot Nos. 14105 and 14551 located on the southwest corner of Tanglewood Drive NE and 27th Street NE; the request is to re-plat this property into one lot. *Present Zoning:* R-3 One Family Residential. *Owners:* Richard and Beth Rosia

Mr. Aaby explained that there is a house with a deck on this property. The owner wishes to build an accessory building. In order to do this, the two lots must be combined since an accessory building can't be built on a lot by itself. The property owner, Richard Rosia, was present and commented that he is planning to construct a storage building on this property. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a street vacation.

Street Vacation – Rhode Island Avenue SE

Location and Description: A portion of Rhode Island Avenue SE, a 50 foot right-of-way located between Cambridge Avenue SE and Connecticut Avenue SE and running in an east-west direction between 19th and 20th Streets SE; the request is to vacate that portion from the southwest corner of Lot No. 6522 and the northwest corner of Lot No. 6557 a distance approximately 346.65 feet easterly to the southeast corner of Lot No. 6515 and the northeast corner of Lot No. 6550. *Petitioner:* Larry and Glenna Herron.

Mr. Aaby presented the request. This portion of Rhode Island SE is near Cambridge and Connecticut SE. It is an unopened street. To vacate it will not affect access. Mrs. Herron was present and commented briefly. Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion carried.

The next item which was presented by Mr. Aaby was a sanitary sewer easement.

Sanitary Sewer Easement – University Village Condominiums

Location and Description: The proposed dedication of a 20 foot wide sanitary sewer easement in University Village Condominiums, located at the northeast corner of Ohio State Drive SE and Bowling Green Drive SE. *Owner/Developer:* P.R.M.D.C. Ltd. *Engineer:* Cooper & Associates.

After Mr. Aaby's presentation, Bryan Ashman, of Cooper & Associates, explained the sanitary sewer is coming from east side of building and not off of Bowling Green Drive. Mayor Cicchinelli asked if there will be four units in each building, and when construction would begin. Mr. Ashman replied there are four units in each building and construction would begin this year. Mr. Manson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item which was presented by Mr. Aaby was also a sanitary sewer easement.

Sanitary Sewer Easement – Filters, Inc.

Location and Description: The proposed dedication of a sanitary sewer easement located along the west and south property lines of Out Lot 768 and Part of Out Lot 767, located at the northeast corner of Richville Drive and Nave Street SE. *Owner/Developer:* Filters, Inc. *Engineer:* Cooper & Associates.

This property was before the Commission to have two lots combined into one in February. Bryan Ashman, of Cooper & Associates, commented that the sanitary sewer is constructed but wasn't recorded, therefore this is necessary in order to proceed. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried.

The next item was another sanitary sewer presented by Mr. Aaby.

Sanitary Sewer Easement – CVS Pharmacy

Location and Description: The proposed dedication of a 20 foot wide sanitary sewer easement within Lot No. 14603, located at the southeast corner of Federal Avenue NW and Third Street NW. This easement is being relocated by CVS Pharmacy at the request of the City of Massillon.

Mr. Aaby said this is the proposed location of CVS Pharmacy. The sanitary sewer is under the building site. Mr. Manson moved for approval, seconded by Mr. Pedro, motion carried.

The final item of the evening was an addendum to the agenda that was a lot split.

Lot Split – Freshmark Inc.

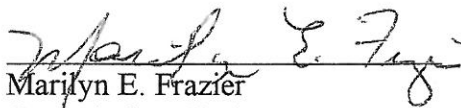
Location and Description: Part of Out Lots 468 and 481, located on the north side of Southway Street SE, east of Kaymont Street SW; *Total Area:* 31.882 Acres; *No. of Lots:* Two new out lots to be created: one to be 9.034 acres in size, the other lot to be 22.848 acres in size.

Present Zoning: I-1 Light Industrial. *Owner:* Freshmark, Incorporated; *Engineer:* Cooper & Associates LLP.

Mr. Aaby presented the request. After a brief discussion, Mr. Manson moved for approval, seconded by Mayor Cicchinelli, motion carried.

There being no further business before the Commission, the meeting adjourned at 7:50 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

PETITION TO VACATE A PORTION OF 2ND STREET NE

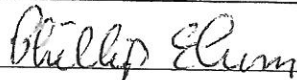
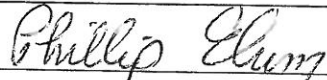
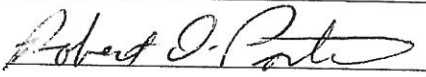
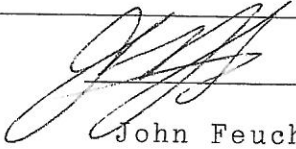
Date: March 22, 2001

Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting a portion of 2nd Street NE, lying between 1st Street NE and 3rd Street NE and running in a north/south direction between Lincoln Way East and Federal Avenue NE, do hereby petition your honorable body to vacate that portion from Lincoln Way East northerly to Federal Avenue NE. (See attached)

A fee of \$75.00, payable upon the approval of Planning Commission, 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)
Board of Trustees of Public Library of Massillon 208 Lincoln Way East Massillon, Ohio 44646	 Phillip Elum	06-80143 135
Board of Trustees of Public Library of Massillon 176 Lincoln Way East Massillon, Ohio 44646	 Phillip Elum	06-80945 382,383
Central Presbyterian Church 47 - 2 nd Street NE Massillon, Ohio 44646	 Robert D. Porter	06-80048 384
Shaidnagle Frances W. Trustees Et Al 26 - 2 nd Street NE Massillon, Ohio 44646	 John Feucht	06-17214 128,129

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

April 27, 2001
Date

Massillon Public Library
Applicant

Subscribed and sworn to before me this 27th day of April A.D., 2001.

My commission expires August 19, 2002.

ELAINE WITTIG KARAM
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES Aug. 19, 2002

LITCOLL

WAY

MAC

380

381

382

383

384

2ND

AVE.

8C

128

129

130

135

134

133

132

Board of Trustees - Public Library
2835:307

Board of Trustees - Public Library
2835:307

512
398 205
203 15
075 115
085 121
982 185

CLUB OF

56.28

105

236

125

50

100

50

105

125

137

94

67

94

130

66

94

15

3

4.8

58

98

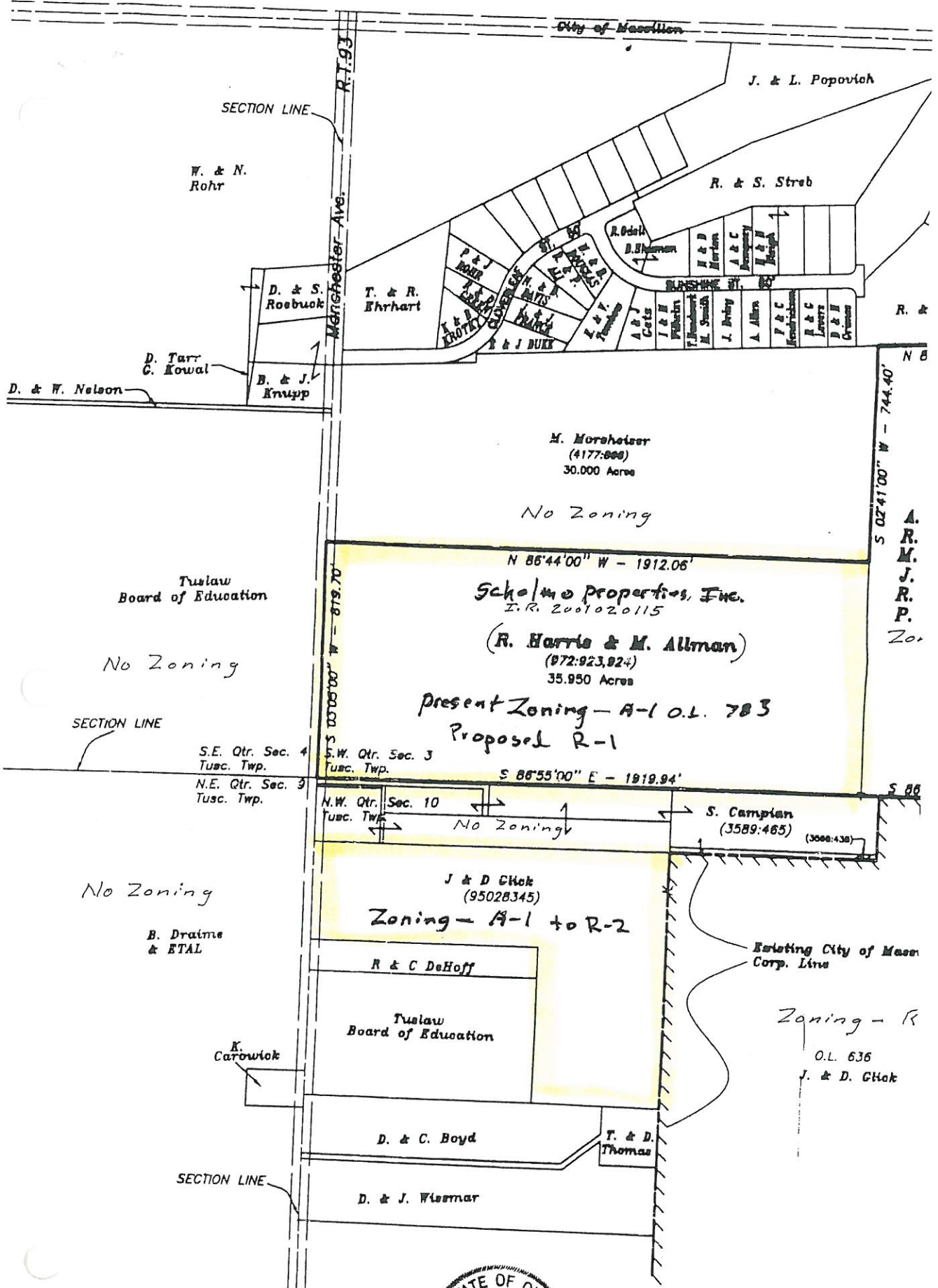
56

52

133

133

RD



SURVEYOR'S CERTIFICATION

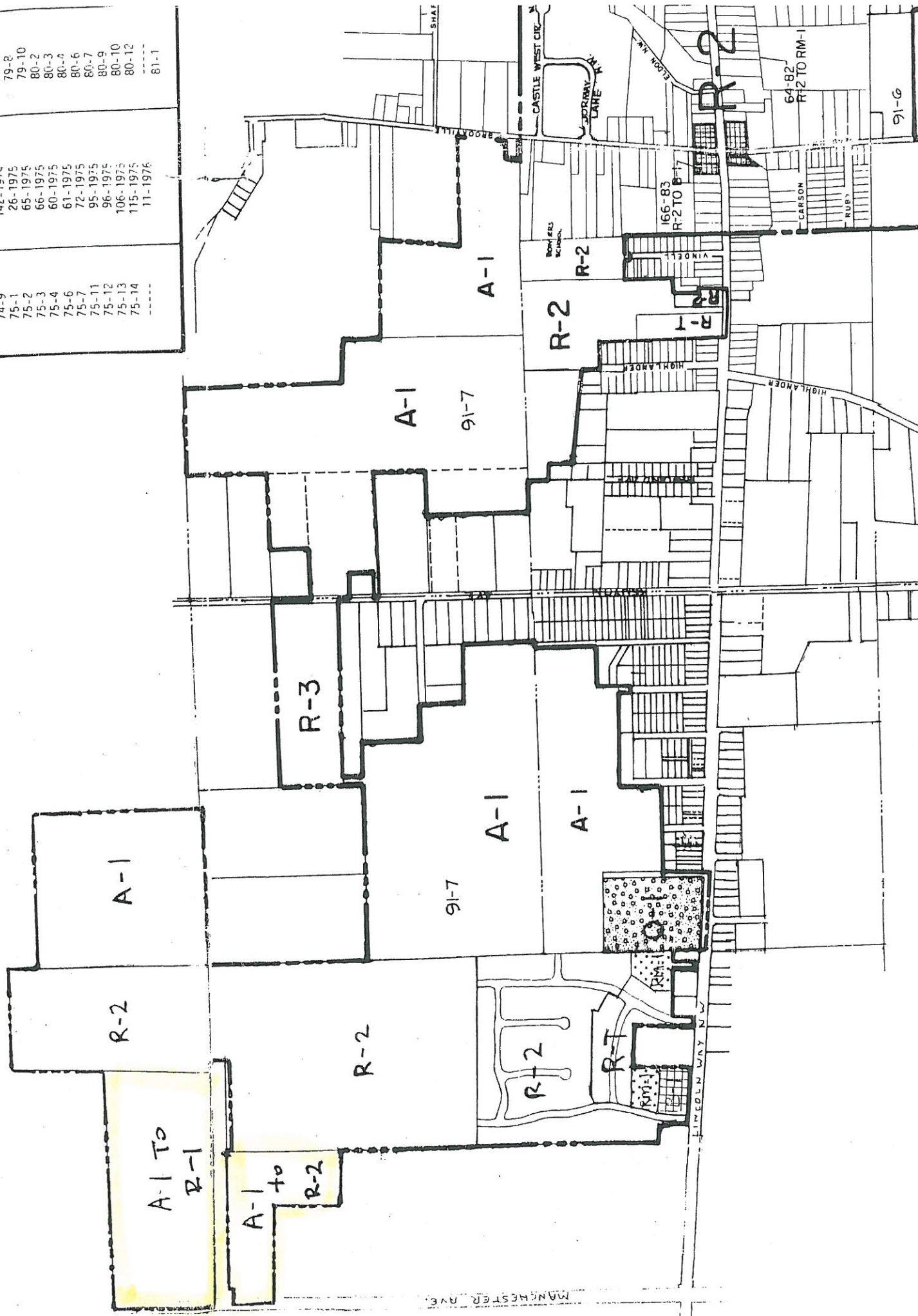
I hereby certify that this is a true description of that tract to



CITY ENGINEER

City lot numbers assigned this 12th day of

74-6	33-1976
74-3	45-1972
74-4	44-1972
74-5	60-1974
74-7	82-1974
74-9	142-1974
75-1	26-1975
75-2	65-1975
75-3	68-1975
75-4	60-1975
75-6	61-1975
75-7	72-1975
75-11	95-1975
75-12	96-1975
75-13	106-1975
75-14	115-1975
---	11-1976



NE QUARTER
SECTION 9
TUSCARAWAS TWP.

MANCHESTER AVE. NW (SR-93)

MAURICE P.
MORSEHEIMER, ETAL
R.L.No. 98002587
79.97 AC.

NW CORNER
SECTION 10
TUSCARAWAS TWP.

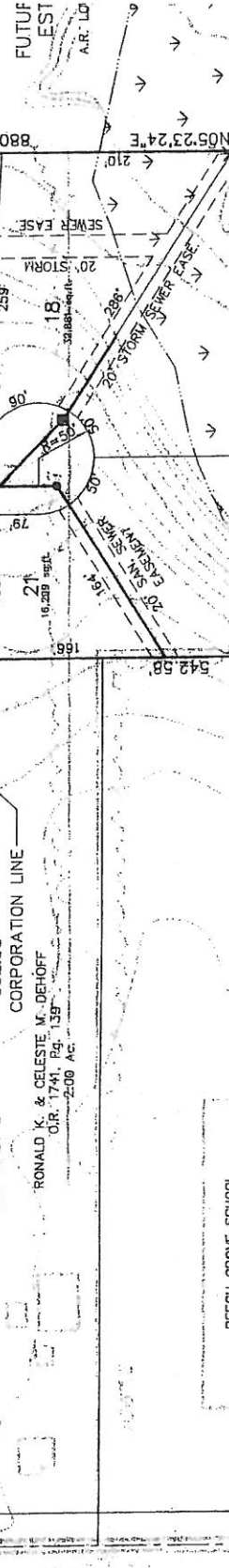
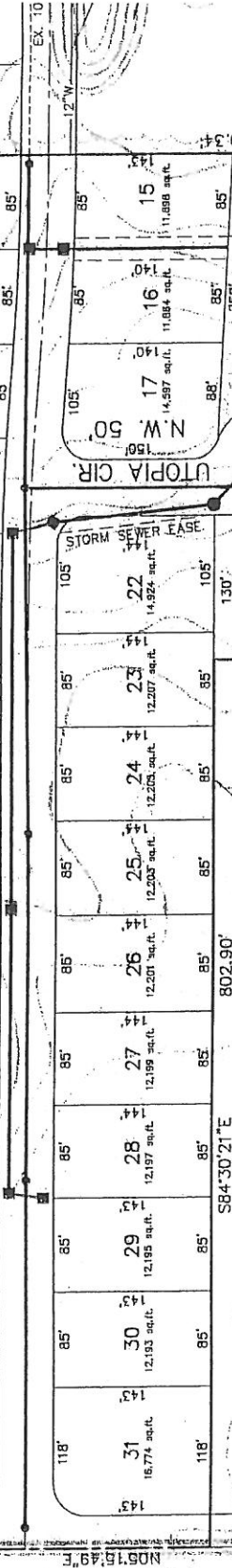
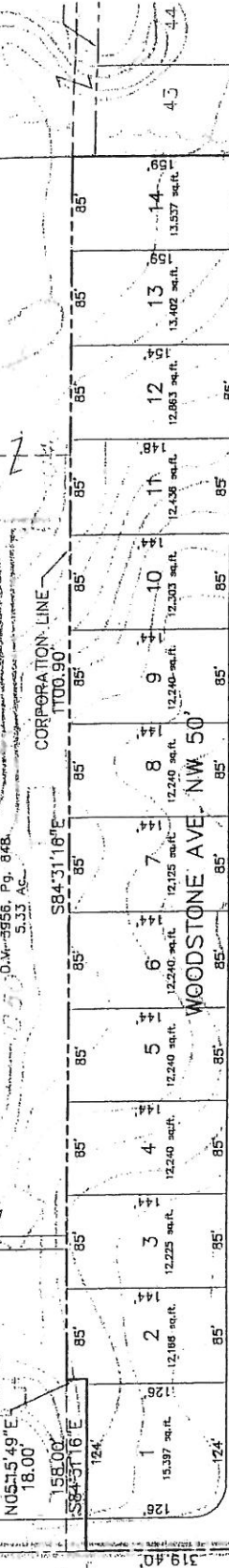
SAMUEL E. CAMPAN
O.R. 851, Pg. 14
D.V. 3956
3.67

SAMUEL E. CAMPAN
O.R. 851, Pg. 14
D.V. 3956
3.67

SAMUEL E. CAMPAN
O.R. 851, Pg. 14
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SAMUEL E. CAMPAN
O.R. 851, Pg. 14
D.V. 3956
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SAMUEL E. CAMPAN
O.R. 851, Pg. 14
D.V. 3956
3.67



PRELIMINARY PLAT OF CEDAR LANE ALLOTMENT

KNOWN AS AND BEING OUTLOT 772 IN THE CITY OF MASSILLON,
AS SITUATED IN PART OF THE N.W. QUARTER OF SECTION 10,
TOWNSHIP-12 (TUSCARAWAS TWP.), RANGE-10,
STARK COUNTY, OHIO

SCALE 1"=100' DATE: MARCH 2001

BOARD OF EDUCATION
TUSLAH LOCAL SCHOOL DISTRICT
O.R. 1824, Pg. 80
8.00 AC.

BEECH GROVE SCHOOL

RONALD K. & CELESTE M. DEHOFF
O.R. 1741, Pg. 139
2.06 AC.

FUTUR
EST
A.R. 10

TERRY L. & DEBBIE R.
THOMAS
R.L.No. 98005192
1.51 AC.

OUTLOT 860
A.R. LOCKHART DEVELOPMENT CO.
1.80 AC.

COOPER & ASSOCIATES,LLP

TRANSMITTAL SHEET

TO: Massillon Engineering Department
ATT: Aane Aaby
Municipal Government Annex; 151 Lincoln Way East
Massillon, Ohio 44646

COPY TO:
Jacob Glick - mail

FROM: Bryan J. Ashman
DATE: April 11, 2001
REF: Friendship Acres - Property Split

TRANSMITTED VIA: ☒ STANDARD MAIL ☐ OVERNIGHT MAIL ☐ PICKUP ☐ HAND DELIVERY
THE FOLLOWING:
☐ PRINTS ☐ SPECIFICATIONS ☐ COMPUTER DISK (S)
☐ ORIGINAL TRACINGS ☐ DESCRIPTIONS ☒ OTHER:

Copies	Date	No.	Description
1	4/11/01	2	Vicinity Map + Highlighted area of property to be split

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 ☐ FOR YOUR PROCESSING

DETAIL REMARKS:

Earlier this week, I spoke to Jason Haines (Engineering) about the potential for splitting the property presented on the attached map. Jason, after review with Steve Hamit stated that the split could occur, however, we should submit a request for the split to City of Massillon Planning Commission.

On behalf of the Owner Jacob Glick
4600 Lincoln Way West
Massillon, Ohio 44647
phone = (330) 832-7897

Cooper & Associates,LLP is requesting that this request for the subject lot split is presented before the City Of Massillon Planning Commission for approval. The following items are relevant:

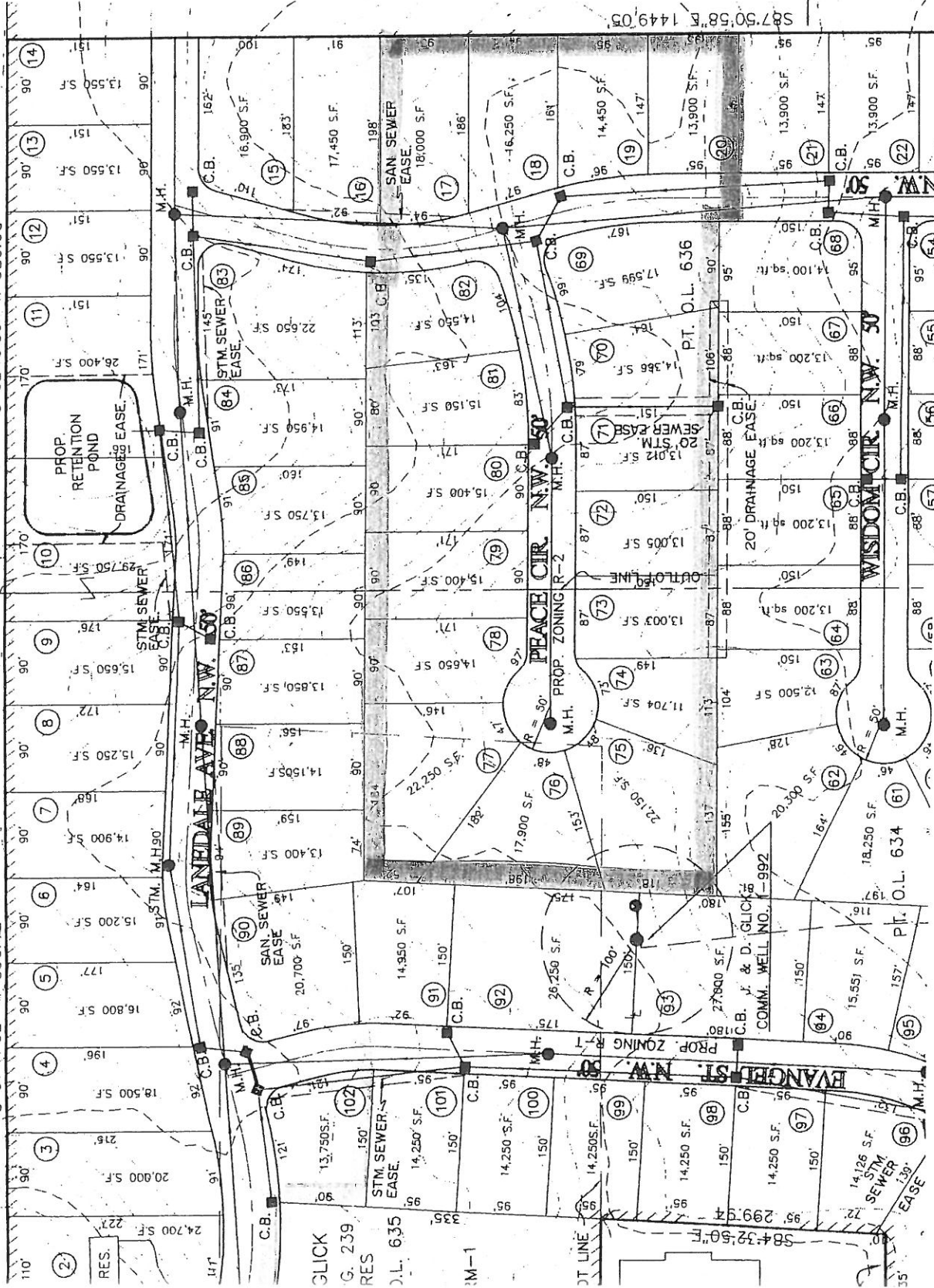
1. Friendship Acres No. 1 & No. 2 have been developed and recorded by Mr. Jacob Glick
2. The subject split is to include Lots 17-20 & 69-82 plus that portion of future Brotherly Street NW and Peace Circle NW in front of the subject lots. Total Acreage of the split is 7.6± acres.
3. The subject split has frontage on the end of Brotherly Street NW at the south side of Friendship Acres No.

If you have any questions, or additional information is required, contact me.

CITY OF MASSILLON CORPORATION LINE

S 01°41'02" W 890.42'

S 02°10'36" W 580.00'



LEGEND

AREA TO BE SPLIT
FRIENDSHIP AC #1
FRIENDSHIP AC #2



SCALE 1" = 100'

FRIENDSHIP ACRES

PROPERTY SPLIT
LOTS 17-20 & 63-82

01169

REPLAT

OF PART OF OUTLOTS 330 & 417 IN THE CITY OF MASSILLON,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP-10 (PERRY TOWNSHIP), RANGE-9,
STARK COUNTY, OHIO

L-G	S18°17'02"W	70.00'
L-H	N71°42'58"W	30.00'
L-I	S06°30'07"W	292.96'

MEADOW WIND ASSOC. L.P.
R.L.No. 97066770
5.834 Ac.
LOT 14287

STARWOOD WASSERMAN MASSILLON, LLC
S.739 AC.
R.L.No. 2000024236
PARCEL #07-00730

R.L.No. 2000024234
(4.772 Ac.)

R.L.No. 97066770
6.299 AC.
LOT 14288

CURVE A

CITY OF MASSILLON
N.E. QTR. ST
PERRY TW

RAYMO

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
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1/2" L.B.F.
(COOPER)
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1/2" L.B.F.
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1/2" L.B.F.
(COOPER)
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PARCEL 43-1
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1/2" L.B.F.
(COOPER)
FLORA M.
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PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

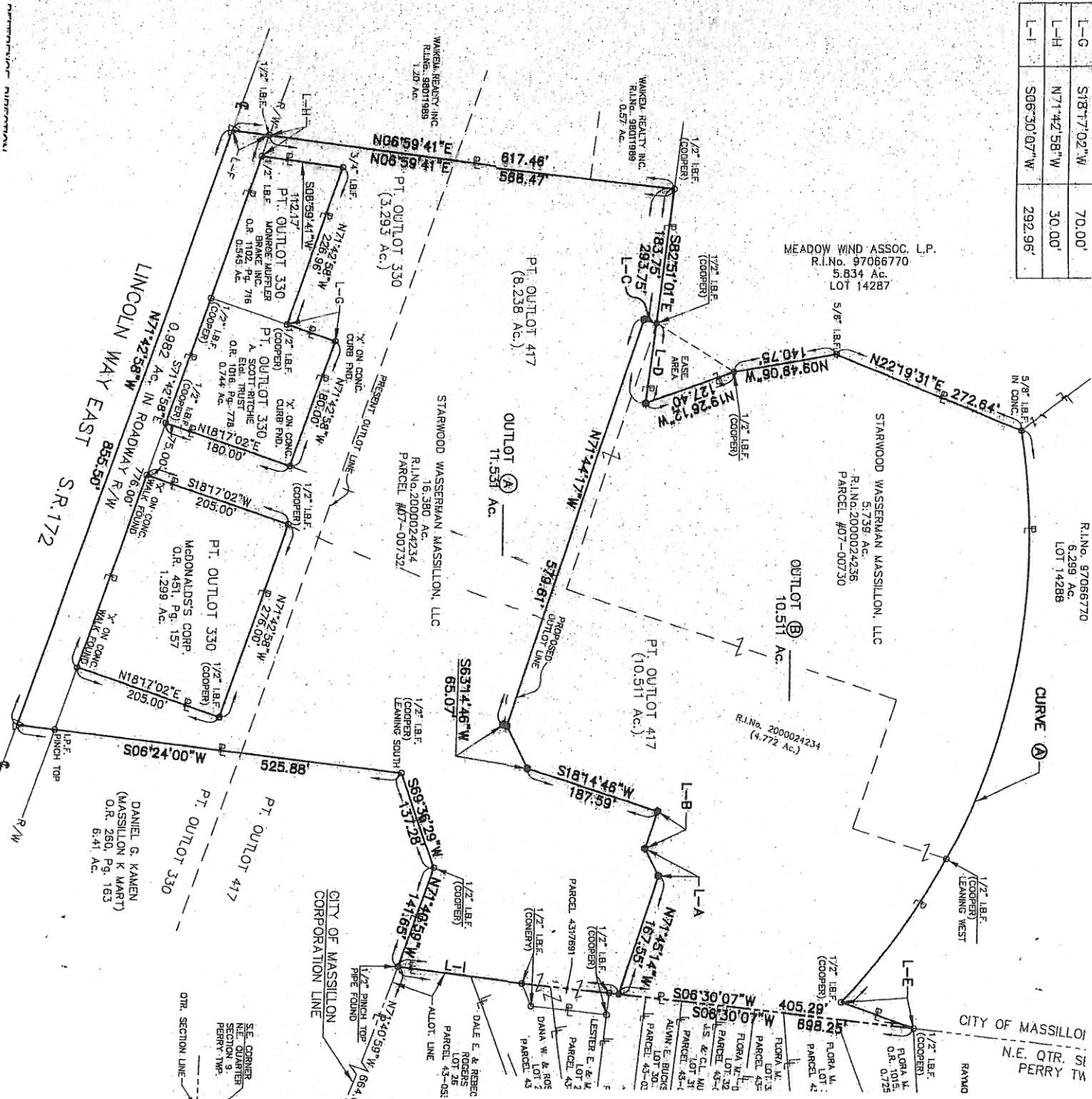
1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

1/2" L.B.F.
(COOPER)
FLORA M.
LOT 3
PARCEL 43-1
0.725

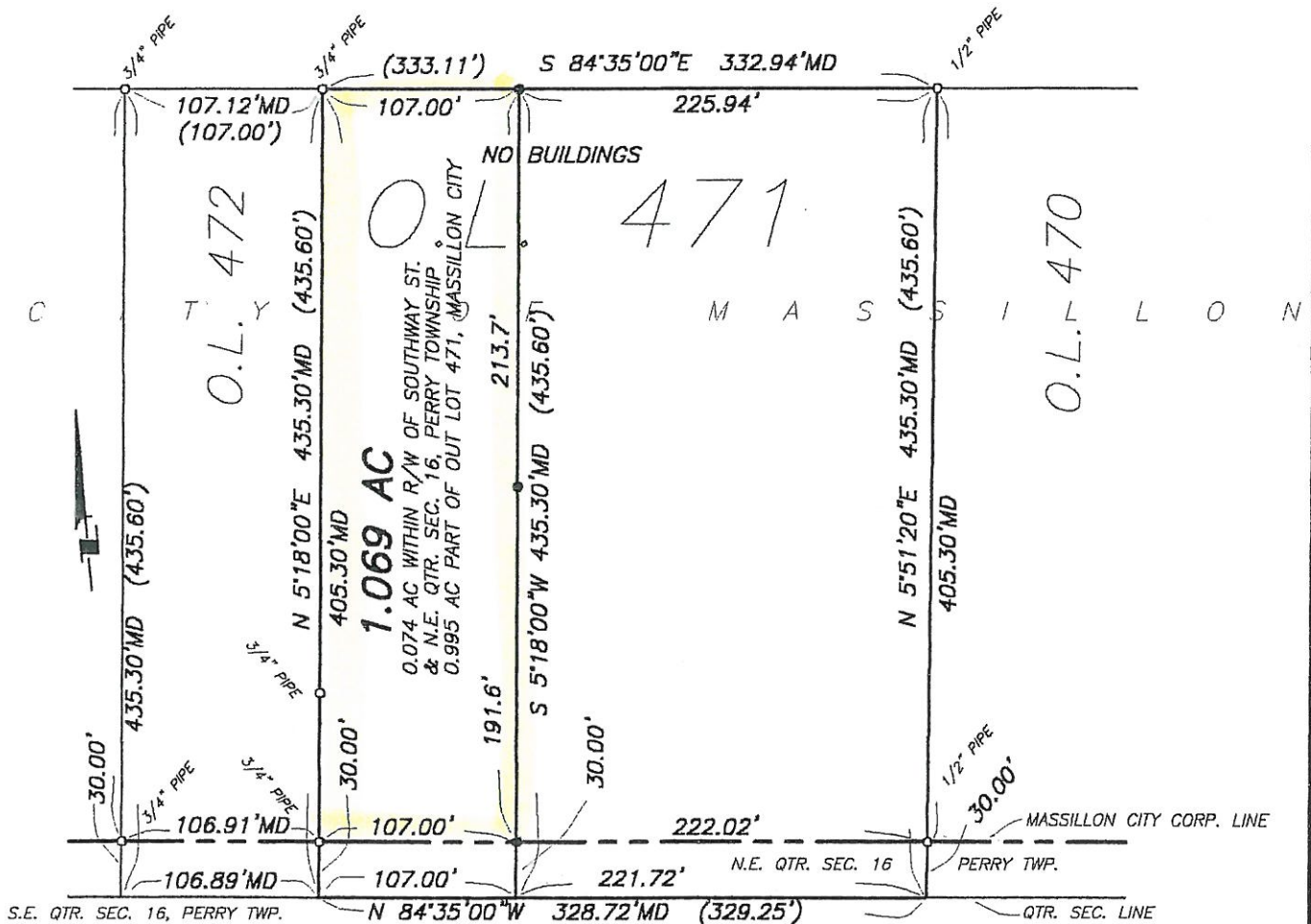


PLAT OF SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, (T-10, R-9)
PERRY TOWNSHIP, STARK COUNTY, OHIO

SUBDIVISION OF 1.069 ACRES FROM A 3.3117 ACRE TRACT OF LAND CONVEYED TO
R.E. CAMPBELL, DESCRIBED IN DEED VOLUME 3963, PAGE 12, OF THE STARK COUNTY RECORDS

O.L. 468



SOUTHWAY ST. S.W. 60' (C-247)

R.R. "C", P.234

NOTES:

- - INDICATES IRON PIN FOUND AS NOTED
- - INDICATES 5/8" IRON BAR WITH "METZGER 7090" CAP SET
- () - INDICATES RECORD DISTANCE
- MD - INDICATES MEASURED DISTANCE

BASIS OF BEARINGS:

N 84°35'00"W, USED FOR THE SOUTH LINE OF PROPERTY,
AND NORTHEAST QUARTER OF SECTION 16, TAKEN FROM
DEED VOLUME 3963, PAGE 12, OF THE STARK COUNTY
DEED RECORDS



DOCUMENTS OF RECORD USED FOR THIS SURVEY:
PLAT BOOK 36, PAGE 156-157;
DEED VOLUME 3963, PAGE 12

(13)

12418 - 113419

34 IS HL8

2022:306

124

40. Irvington

Proposed Lot Split
1002 8th St NE
Lot No. 7551

[illegible]

COMMONWEALTH

40

[illegible]

Vacated 1-18-58

12416

40

5. 2

			VAC	11-698
		FIRST	VAC	11-698
		1003	1002	99
		VAR	1003	11-698

448/200-57-1

12449