

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 13, 2001 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of May 9, 2001.*
2. *Old Business*

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. *This request was tabled at last month's meeting.*

3. *New Business*

Rezoning Request – Nova East Industrial Park

Location and Description: Part of Out Lot 767, a 2.624 acre parcel located on the east side of Richville Drive SE across from entrance to University Village (total parcel size is 6.325 acres in size, 3.701 acres of which is already zoned O-1)

Zone Change Requested: From I-1 Light Industrial to O-1 Office

Proposed Use: Church

Applicant: The Beaver Excavating Company

Re-Plat – Nova East Industrial Park

Location and Description: Part of Out Lot 767, a 6.325 acre parcel located on the east side of Richville Drive SE across from entrance to University Village; the request is split off this parcel into a new Out Lot. *Present Zoning:* See above.

Owner: The Beaver Excavating Company.

Engineer: Cooper & Associates LLP.

Green Space and Building Set-Back Plat – Nova East Industrial Park

Location and Description: Nova East Industrial Park, Part of Out Lot 767, a 120.88 acre parcel located on the east side of Richville Drive SE, north of Nave Street; the request is modify the existing plat for Nova East Industrial Park, revising the green space and building set-back lines along the interior lot lines within the industrial park, leaving unchanged the green space and building set-back lines along the exterior lot lines of Nova East. *Present Zoning:* I-1 Light Industrial and O-1 Office.

Owner: The Beaver Excavating Company.

Engineer: Cooper & Associates LLP.

Final Plat – University Village Phase 7

Location and Description: Part of Out Lot 557 and Part of Out Lot 766, located on the west side of Richville Drive SE, north of Nave Street SE

Total Area: 19.5720 Acres

No. of Lots: 3, listed as 211, 212, and 213 on the plat

Present Zoning: Lot 211 – RM-1 Multiple Family Residential, Lot 212 – B-1 Local Business, Lot 213 – R-3 Single Family Residential

Owner/Developer: P.R.M.D.C. Ltd.

Engineer: Cooper & Associates

Street Vacation – American Legion Club

1. Legion Place SE *Location and Description:* Legion Place SE lying between Lincoln Way East and Wellman Avenue SE and running in a north/south direction between 4th and 5th Streets SE; the request is to vacate that portion from Lincoln Way East south approximately 230 feet to an unnamed 20 foot wide alley

2. Unnamed 20 foot alley *Location and Description:* A 20 foot wide alley lying between 4th and 5th Streets SE and running in an east/west direction between Lincoln Way East and Wellman Avenue SE; the request is to vacate that portion approximately 93.38 feet east of 4th Street SE to 5th Street SE.

Petitioner: Massillon Legion Club, Inc.

Street Vacation – Sheffield Avenue NE

Location and Description: Sheffield Avenue NE, lying between 3rd Street NE and Roosevelt Street NE; the request is to vacate that portion measuring approximately 9.97 feet by 103.64 feet north of the property known as Part of Lot 800, 103.64 x 57 WMP and located on the southwest corner of Sheffield Avenue NE and Roosevelt Street NE. *Petitioner:* Gerald and Lori Helline

Re-Plat – 220 6th Street SW

Location and Description: Part of Lot No. 1698, located on the east side of 6th Street SW, south of Tremont Avenue SW; the request is to split off a 0.123 acre tract from this parcel. *Present Zoning:* B-1 Local Business. *Owner:* Joseph & Inge Tavcar.

Re-Plat – 1117 State Avenue NE

Location and Description: Lot No. 1310, located on the southwest corner of State Avenue NE and Parkview Street NE; the request is to split this lot into two equal size parcels. *Present Zoning:* R-1 Single Family Residential. *Owner:* Richard Berry.

The Massillon Planning Commission met in regular session on May 9, 2001, in Massillon City Council Chambers. The following were present:

MEMBERS

Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Paul Manson
Thomas Seesan
Sheila Lloyd
Ron Pribich
Vincent Pedro
James Johnson

STAFF

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business before the Commission was the minutes of the April 11, 2001, meeting. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

The next item under Petitions and Requests was a Street Vacation.

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.

Mr. Aaby presented the request. This petition has been signed by all abutting property owners. The library intends to improve their property and build a parking lot. The Fire Chief, Police Chief, and City Engineer have expressed concern about traffic flow. They felt this item should be tabled so they may investigate further. Jeff Day, 3722 Whipple NW, Canton, was present and explained the library's expansion plans. Mr. Manson then moved to table, seconded by Mr. Manson. Mr. Day requested passage by the Commission since it still has to go before Council. After a brief discussion, the Commission unanimously passed the motion to table the request.

The next item was a rezoning request.

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.

The request was presented by Mr. Aaby. This property is near Tuslaw High School. It was annexed into the City. Schalmo Properties, Inc. would like to develop this property into single family residences. Fred Ethridge, of Schalmo Properties, was present and added that this subdivision would not be detrimental to other properties in the area. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Seesan, motion carried.

The next item was another rezoning request presented by Mr. Aaby.

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

The parcel is a little over 15 acres. It is near Friendship Acres. There are also some mobile homes in the area. Bryan Ashman was present and commented that this proposal was similar to the Schalmo request. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item was a preliminary plat presented by Mr. Aaby.

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

This is the preliminary plat for the previously reviewed rezoning request. The subdivision is larger than previously anticipated. Mr. Haines commented that another means of access was provided. Mr. Ashman discussed how they had addressed the wetland situation. Mayor Cicchinelli moved for approval, seconded by Mr. Seesan, motion carried.

The next item was a re-plat presented by Mr. Aaby.

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

Mr. Glick would like to convey part of this property to one of his children. Bryan Ashman commented that the property only has legal frontage on Brotherly Street. After a brief discussion, Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

The next item, which was presented by Mr. Aaby, was a re-plat also.

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 re-plat this property into one new out lot, 10.511 acres in size. *Present Zoning:* B-3 General Business *Owner:* Starwood Wasserman Massillon LLC

Home Depot is in the process of acquiring this portion of the shopping center. Mr. Ashman stated that an easement to allow access to Lincoln Way East would be provided. Mr. Manson moved for approval, seconded by Mayor Cicchinelli, motion carried.

The next item presented by Mr. Aaby was another re-plat.

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

The reason for this request is the Out Lot doesn't extend to Nave SE. It is being re-platted to extend to Nave SE, thereby eliminating a land-locked situation. Mr. Johnson moved approval, seconded by Mayor Cicchinelli, motion carried.

The next item was another re-plat.

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

The property doesn't meet length and width requirements. Sharon Campbell wishes to construct a house on this property. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

The final item was a lot split presented by Mr. Aaby.

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

Frontage on Cornell would be substandard in size but larger than other houses on the street. Mayor Cicchinelli added that if the house fits into neighborhood, he didn't object. Mr. Balagna added that he knew he'd have to request a variance. Mr. Manson moved for approval, seconded by Mayor Cicchinelli, motion carried.

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

Respectfully submitted,


Marilyn E. Frazier
Housing Director

Approval:

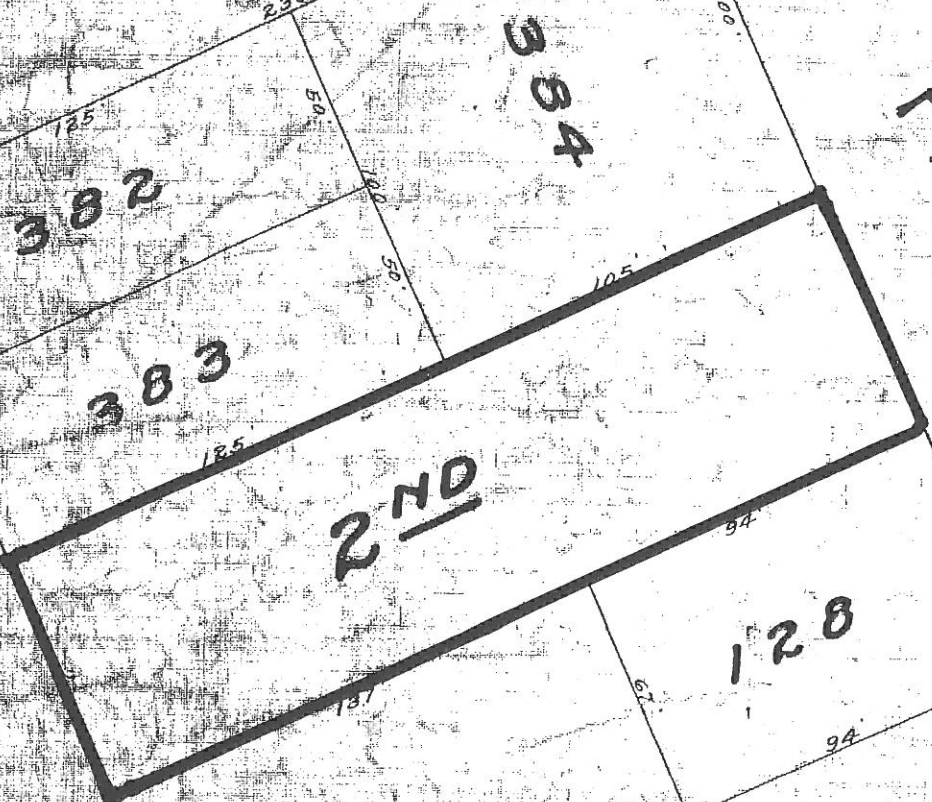
Proposed Street Vacation
Second Street NE
Massillon Public Library

LINCOLN

WAY

AVE.

FEDERAL



Board of Trustees - Public Library
2835:307

Board of Trustees - Public Library
2835:307
2835:309

PETITION TO VACATE A PORTION OF 2ND STREET NE

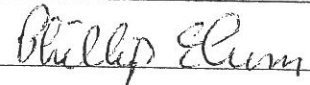
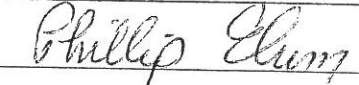
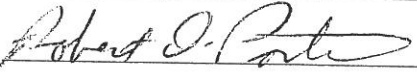
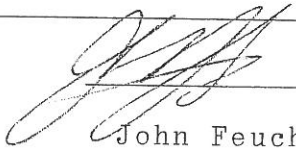
Date: March 22, 2001

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

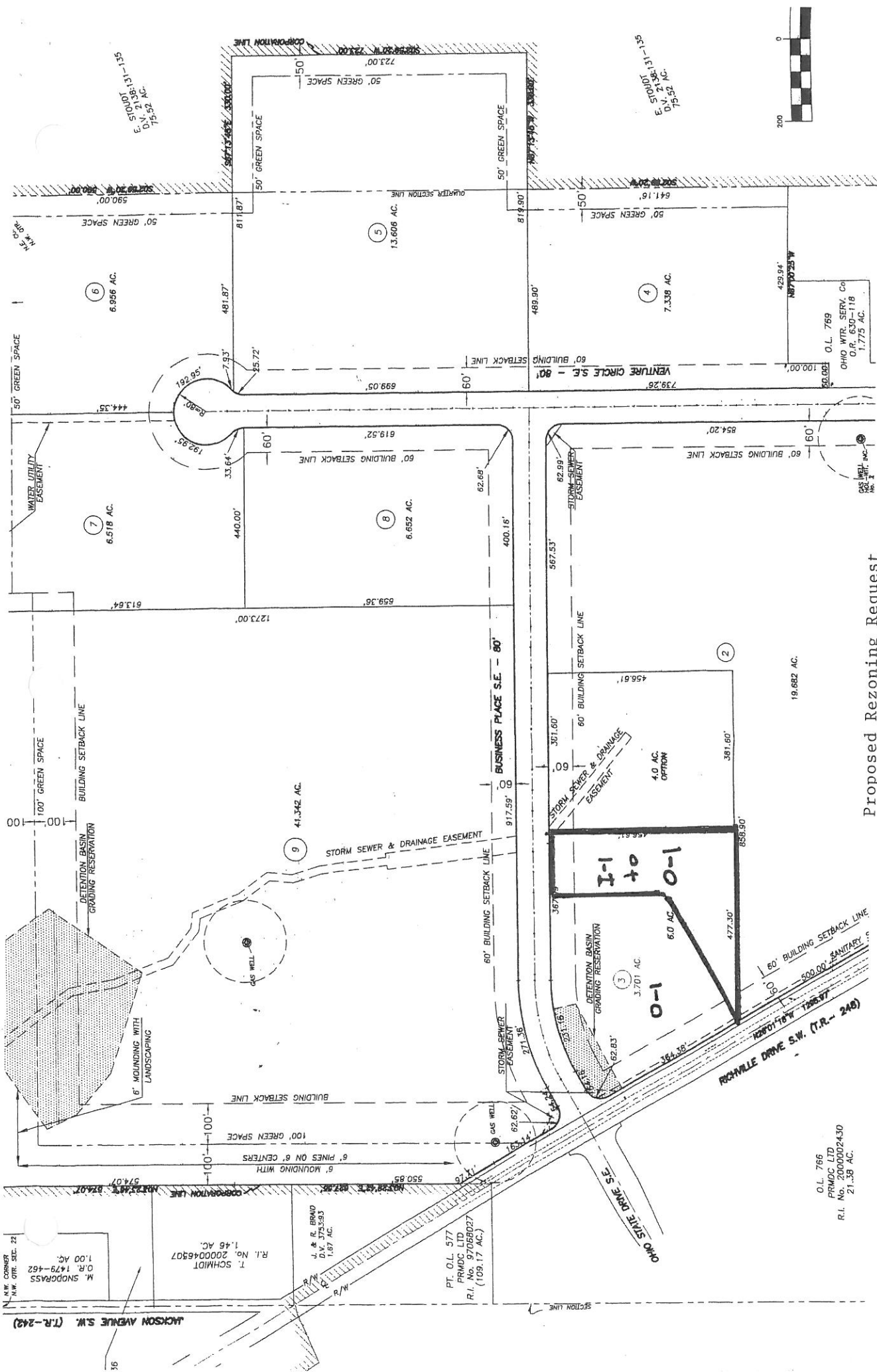
Massillon Public Library

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



Proposed Rezoning Request
Part of Out Lot 767
I-1 to O-1

O.L. 766
PRMOC LTD
R.I. No. 2000002430
21.38 AC.

N.W. CORNER
N.W. QTR. SEC. 22
M. SNODGRASS
O.R. 1479-462
1.00 AC.

T. SCHMIDT
R.I. No. 2000046307
1.46 AC.

J. & R. BRAD
D.V. 375383
1.87 AC.

P.T. O.L. 577
PRMOC LTD
R.I. No. 97068027
(109.17 AC.)

OHIO STATE DRIVE S.E.

BUSINESS PLACE S.E. - 80'

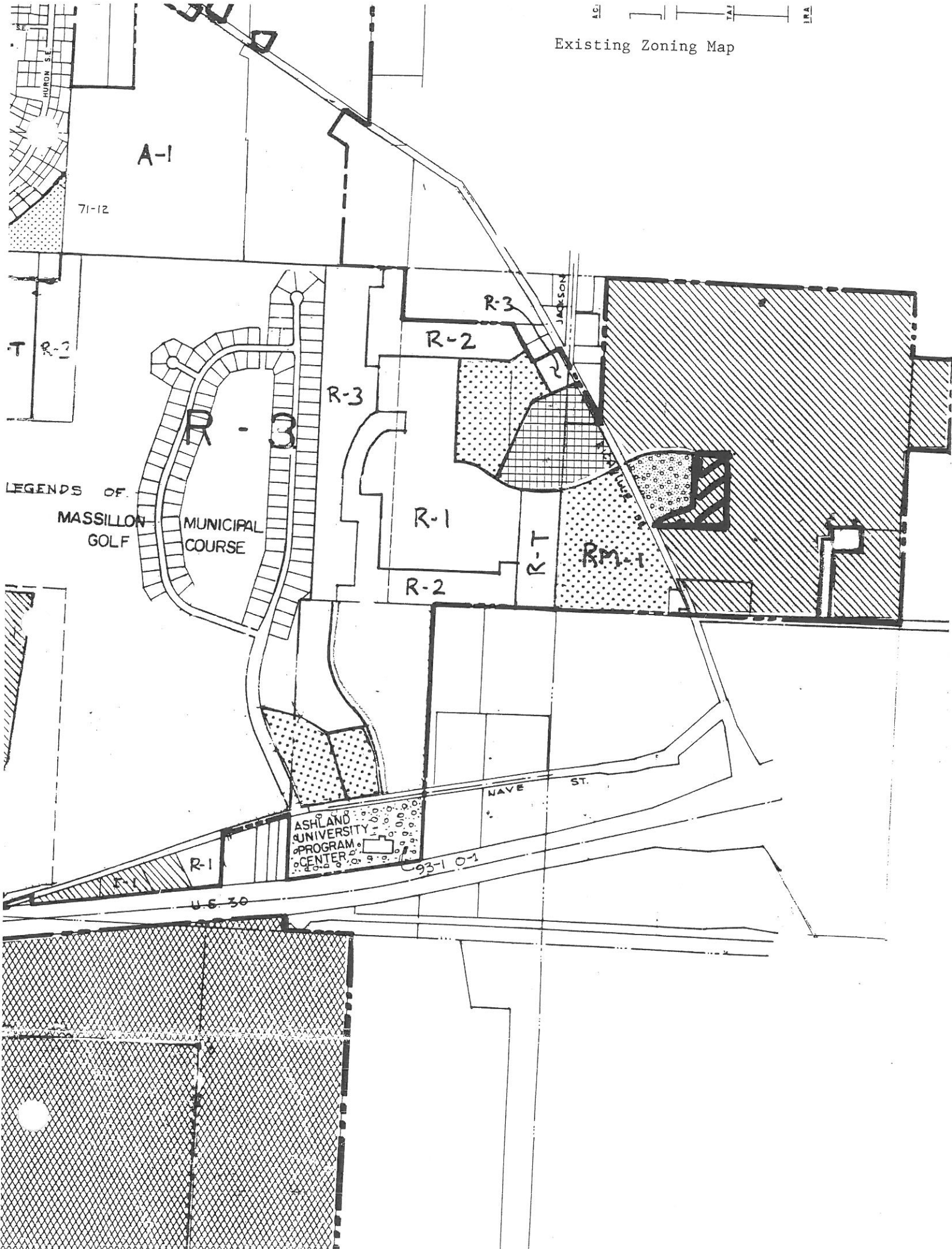
JACKSON AVENUE S.W. (T.R.-242)

DETENTION BASIN
GRADING RESERVATION

6' MOUNDING WITH
LANDSCAPING

6' PINES ON 6' CENTERS

Existing Zoning Map

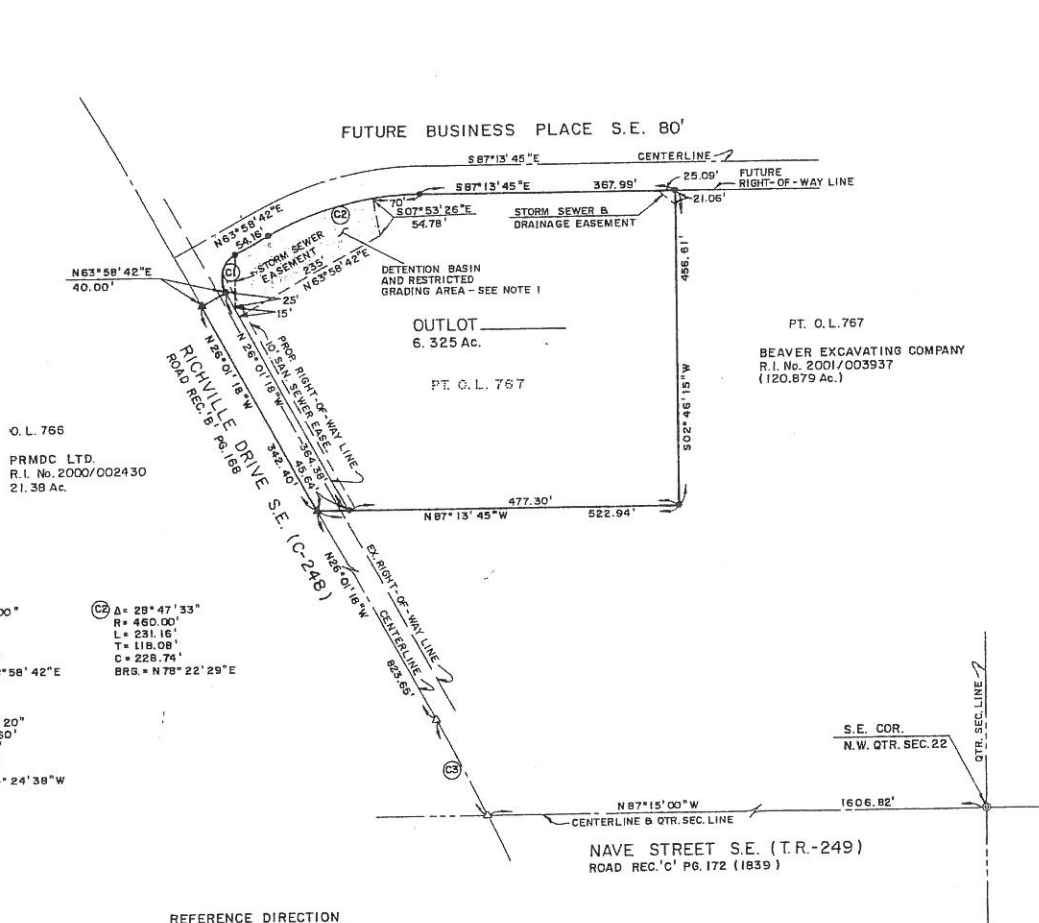


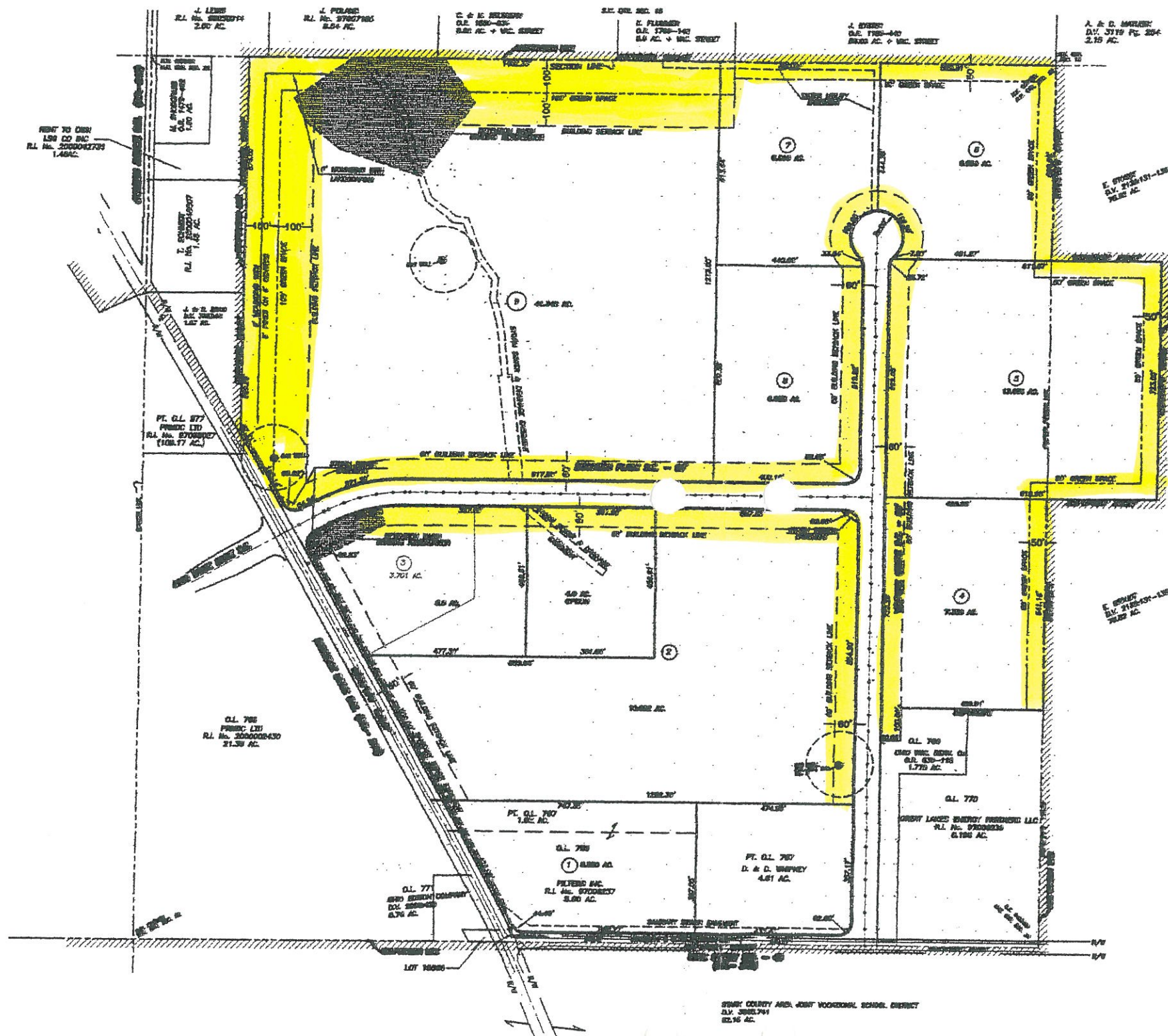
OWNER
BEAVER EXCAVATING COMPANY
C/O MARK STERLING
4650 SOUTHWAY STREET S.W.
CANTON, OHIO 44706
PHONE: (330) 478-2151

REPLAT AND RENUMBERING PLAT

OF PART OF OUTLOT 767 IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

JUNE, 2001

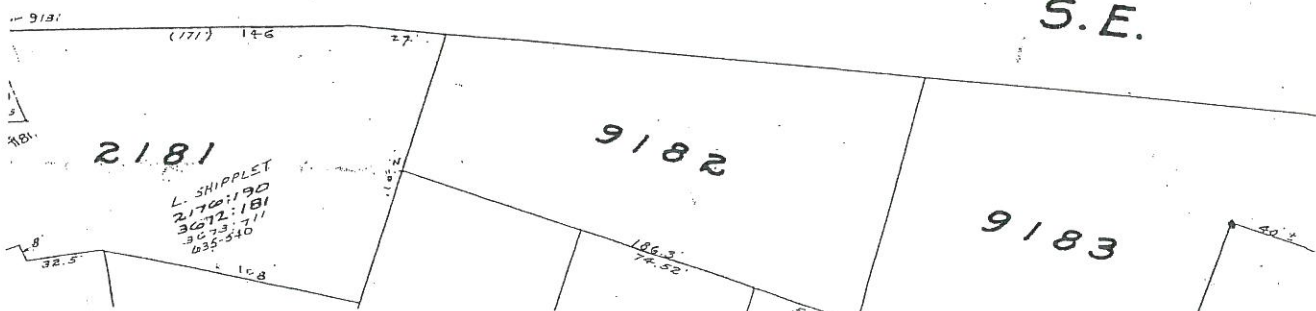




Nova East Industrial Park
Green Space and Building Set-Back Plat



S. E.



PETITION TO VACATE LEGION PLACE SE & A PORTION OF 20' ALLEY

Date: May 22, 2001

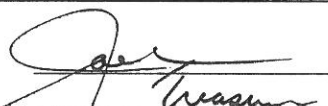
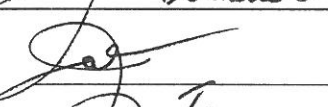
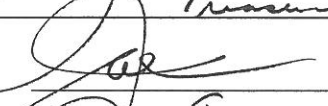
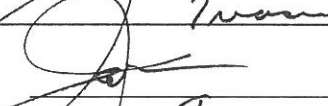
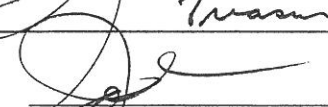
Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting **LEGION PLACE SE** lying between **Lincoln Way, E** and **Wellman Avenue SE** and running in a **north/south** direction between **4th Street SE** and **5th Street SE**, do hereby petition your honorable body to vacate that portion from **Lincoln Way East approximately 230' to a 20' alley**.

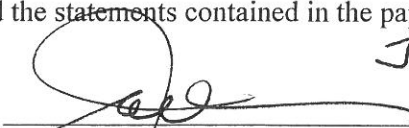
Also, we the undersigned, owners of those lots abutting a **20' alley** lying between **4th Street SE** and **5th Street SE** and running in a **east/west** direction between **Lincoln Way, E** and **Wellman Avenue SE**, do hereby petition your honorable body to vacate that portion **starting approximately 93.38' east of 4th Street SE to 5th Street SE**.

A fee of **\$75.00**, payable upon approval of the 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)
Massillon Legion Club Co., Inc. 427 Lincoln Way, East Massillon, Ohio 44646		06-01749 Lot 277
Massillon Legion Club Co., Inc. 427 Lincoln Way, East Massillon, Ohio 44646		06-07562 Lot 278-279
Massillon Legion Club Co., Inc. 427 Lincoln Way, East Massillon, Ohio 44646		06-06126 Lot 283
Massillon Legion Club Co., Inc. 427 Lincoln Way, East Massillon, Ohio 44646		06-02598 Lot 1577
Massillon Legion Club Co., Inc. 427 Lincoln Way, East Massillon, Ohio 44646		06-02666 Lot 1575

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

5/31/01
Date


Applicant

Subscribed and sworn to before me this 31st day of May A.D., 2001.

My commission expires August 1, 2003, 2003.


Notary Public

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7.5 ST. 45' ROOSEVELT 27 NE

54

21

4TH 55

KORMAN

747-1

ST. ROOSEVELT NE

ST. ROOSEVELT

ST. SEVELT

AVE. N.E.

KORMAN

4TH ST.

LOT 14995

LOT 14996

LOT 14997

LOT 14998

LOT 14999

LOT 15000

LOT 15001

LOT 15002

LOT 15003

LOT 15004

LOT 15005

LOT 7323

LOT 7324

LOT 7000

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LOT 7051

LOT 7052

LOT 7053

LOT 7054

LOT 7006

LOT 7007

LOT 7008

LOT 7009

LOT 7010

PETITION TO VACATE A PORTION OF SHEFFIELD AVENUE NE

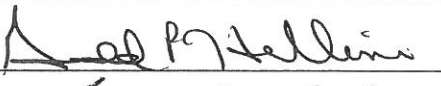
Date: June 6, 2001

Honorable City Council, Massillon, Ohio

Gentlepersons:

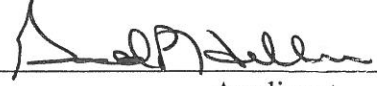
We, the undersigned, owners of those lots abutting a portion of Sheffield Avenue NE lying between 3rd Street NE and Roosevelt Avenue NE, do hereby petition your honorable body to vacate that portion that measures approximately 9.97' x 103.64' located north of the property known as Pt. Lot 800, 103.64 x 57' WMP and west of Roosevelt Street NE. (See attached)

It is understood that we, the property owners, will have the above referenced property surveyed and replatted and that the replat will be submitted to the City of Massillon for approval prior to recording at Stark County.

Owner(s)	Signature(s)	Lot No. Parcel No.
Gerald P. Helline		Pt Lot 800, 103.64x57' WMP 06-07451
Lori L. Helline		
1060 3 rd Street NE Massillon, Ohio 44646		

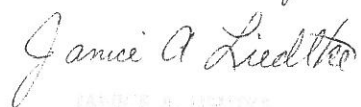
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

6-7-2001
Date


Applicant

Subscribed and sworn to before me this 7th day of June A.D., 2000'

My commission expires May 15, 2003.


JANICE A. LIEDTKE
NOTARY PUBLIC, STARK COUNTY, OHIO
MY COMMISSION EXPIRES MAY 15 2003

Proposed Lot Split
Part of Lot No. 1698
220 6th Street SW

833-6319

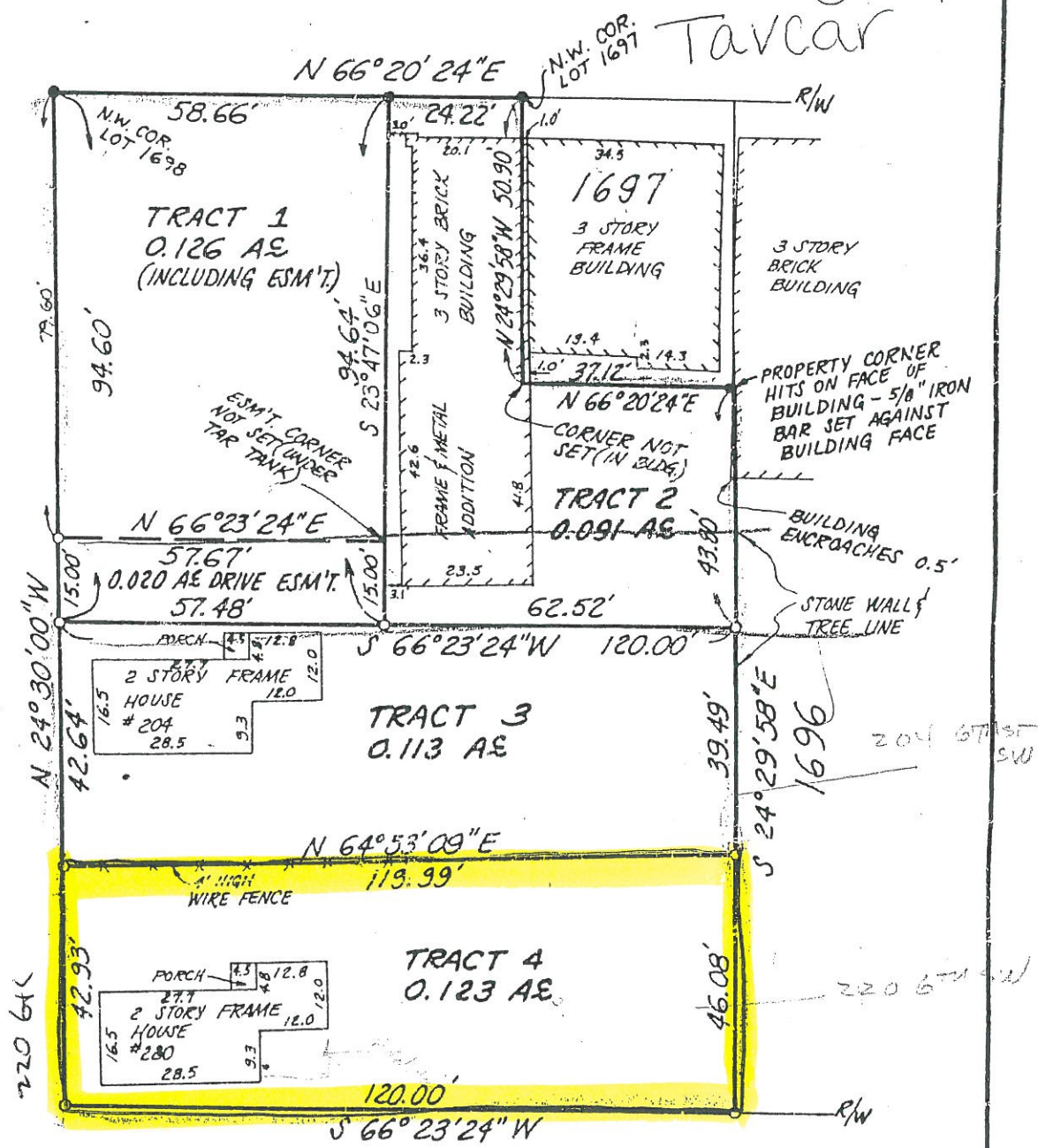
Inge Joseph

Tavcar

TREEMONT AVE. S.W. - 60'



6TH ST. S.W. - 60'



• - DENOTES DRILL SET UNLESS NOTED
○ - DENOTES 5/8" IRON BAR W/CAP SET

BASIS OF BEARINGS:
N 24°30'00"W - THE EASTERLY R/W LINE OF 6TH ST. S.W.
FROM BUCKEYE SURVEYING SURVEY, JUNE 1985.

ADDITIONAL DATA USED:
TAX MAP - MASSILLON CITY 42

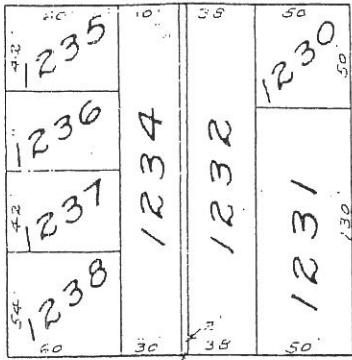
0.126 AE
0.091 AE
0.113 AE
0.123 AE
0.453 TOTAL ACRES IN
LOT 1698

Proposed Lot Split

Lot No. 1310

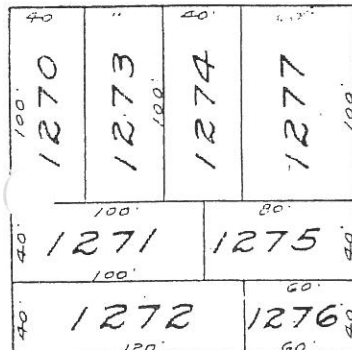
1117 State Avenue NE

ROSLYN

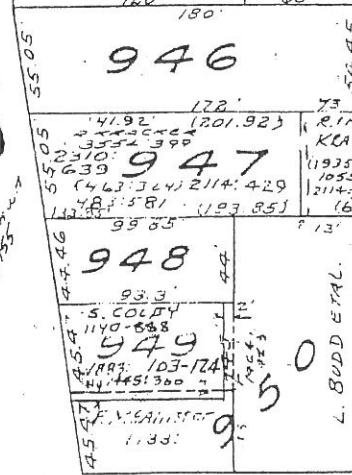


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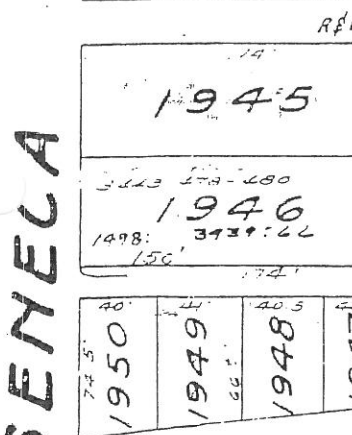
STATE N.E.



WYOMING



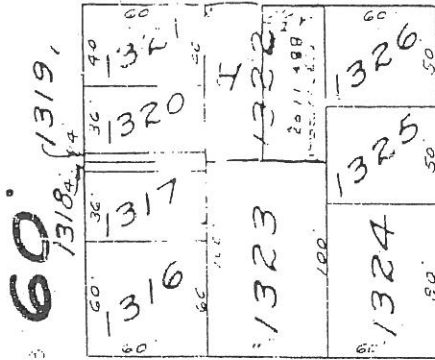
GRAY



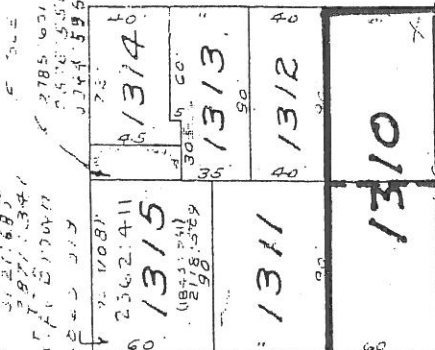
RODMAN

ENECLA

AVE

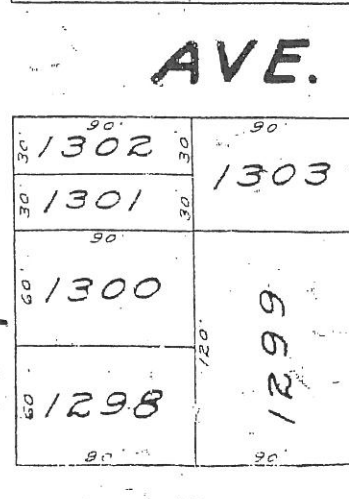
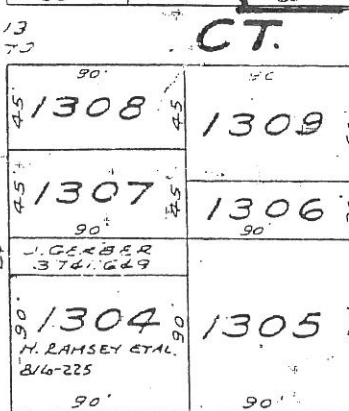


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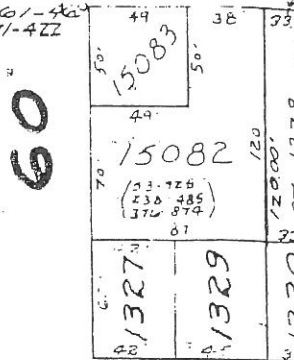
N.E.

11TH ST



AVE.

N.E.



N.E.

ST.

PARKVIEW

13

A

