

**A G E N D A**  
**MASSILLON PLANNING COMMISSION**  
**JULY 11, 2001**                      **7:30 P.M.**  
**MASSILLON CITY COUNCIL CHAMBERS**

1. *Approval of the Minutes for the Commission Meeting of June 13, 2001.*
2. *Petitions and Requests*

**Rezoning Request – Schalmo Properties Area Annexation**

*Location and Description:* Out Lots 887, 888, and 889, a 42.154 area annexation located on the north side of Southway Street east of Jackson Avenue.

*Zone Change Requested:* The property is proposed to be rezoned from Perry Township zoning as follows: Out Lots 887 and 888 to be zoned R-1 Single Family Residential; Out Lot 889 to be zoned I-1 Light Industrial.

*Proposed Use:* The City zoning code requires that annexed property be given a zoning classification that most closely conforms to the zoning prior to annexation.

*Applicant:* The City of Massillon

**Rezoning Request – Warwick Avenue NW & 1<sup>st</sup> Street NW**

*Location and Description:* Lot No. 3562, located on the northeast corner of First Street NW and Warwick Avenue NW.

*Zone Change Requested:* From R-1 Single Family Residential to B-1 Local Business.

*Proposed Use:* Real Estate Office.

*Applicant:* The City of Massillon

**Re-Plat – Lots No. 10227 and 10228**

*Location and Description:* Lots No. 10227 and 10228 located on the southeast corner of Lincoln Way NW and 32<sup>nd</sup> Street NW; the request is to replat these two parcels to correct past errors in the placement of buildings on these lots.

*Present Zoning:* B-1 Local Business; *Applicant:* David Newstetter.

**Re-Plat – 843 Tanglewood NE**

*Location and Description:* Lot No. 13019 and Part of Lot No. 12517, a 0.486 acre parcel located on the southwest corner of Tanglewood NE and Stoner NE; the request is to combine these two parcels into one new Lot. *Present Zoning:* R-3 Single Family Residential; *Owner:* Arvine and Dorothy Keller.

**Re-Plat – 23<sup>rd</sup> Street NW & Duane Avenue NW**

*Location and Description:* Lots No. 5970, 5971, 6004, and 10284 located on the northeast corner of 23<sup>rd</sup> Street NW and Duane Avenue NW; the request is to replat these four parcels into three new lots. *Present Zoning:* R-1 Single Family Residential; *Applicant:* Jane and Bert Koehler.

**Lot Split – 1212 17<sup>th</sup> Street SW**

*Location and Description:* Part of Out Lot 279, a 1.43 acre parcel located on the east side of 17<sup>th</sup> Street SW south of Carlene SW; the request is to split this property into two parcels. *Present Zoning:* R-1 Single Family Residential; *Owner:* Larry Kolic

**3. Old Business**

**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. This request was tabled at last month's due to lack of representation.

The Massillon Planning Commission met in regular session on June 13, 2001, in Massillon City Council Chambers. The following were present:

**Members**

Chairman Rev. David Dodson  
Vice Chairman James Johnson  
Vincent Pedro  
Thomas Seesan  
Sheila Lloyd  
Paul Manson

**Staff**

Aane Aaby  
Marillyn Frazier  
Jason Haines

The first item of business for the evening was the minutes of May 9, 2001, meeting. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried.

The next item was a street vacation.

**Street Vacation – Second Street NE**

*Location and Description:* A portion of Second Street NE, a 66 foot right-of-way lying between First Street NE and Third 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.*

Jeff Day spoke representing Massillon Public Library. He said even though it was a difficult decision, the library's Board of Directors had decided to withdraw their request for the street vacation due to safety issues. Mr. Johnson moved to accept the request for withdrawal, seconded by Mr. Manson, motion carried.

The next item was a re-zoning request.

**Re-zoning 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 0-1) *Zone Change Requested:* From I-1 Light Industrial to 0-1 Office

*Proposed Use:* Church *Applicant:* The Beaver Excavating Company

Mr. Aaby presented the request. When this property was annexed into the City, part of it was zoned 0-1 Office and part I-1 Light Industrial. The proposed use for part of the land is a Church, which needs more than the amount zoned 0-1 office. George Swallow was present and commented that this was a recently started Church which has broken off from another Baptist Church. The name of the Church is Anchor Baptist Church. Mr. Manson moved for approval, seconded by Mr. Seesan, motion carried.

The next item was a re-plat.

**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.

This was presented by Mr. Aaby. This is in regards to the same parcel of land previously discussed. The plan is to re-plat a portion to be conveyed to the Church. Mr. Manson moved for approval, seconded by Mr. Johnson, motion carried.

The next item was green space and set-back plat.

**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 to 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

Mr. Aaby presented the request. When this property was brought into the City, there was extensive discussion. Owners in the area were concerned. Additional green space was negotiated, but since the project didn't go forward at that time, the additional green space agreement wasn't recorded. Ownership has changed and the new owner wishes to allow for less interior green space. The exterior buffer zone would remain the same. Mr. Manson said he didn't have a problem since it was the interior.

A brief discussion ensued. Mr. Johnson moved for approval, seconded by Mr. Seesan, motion carried.

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

**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

Mr. Aaby presented this request. Previously most of the area has been developed as single family residential. This will include some condominiums. Russ Doyle of Cooper and Associates also commented. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried.

The next item was a street vacation.

**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 4<sup>th</sup> and 5<sup>th</sup> 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 4<sup>th</sup> and 5<sup>th</sup> 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 4<sup>th</sup> Street SE to 5<sup>th</sup> Street SE.

*Petitioner:* Massillon Legion Club, Inc.

Mr. Aaby presented the request. This is two separate alleys to be vacated. The American Legion owns the abutting property. Jack Bigler, Treasurer of The American Legion was present and commented. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried.

The next item which was presented by Mr. Aaby was a street vacation.

**Street Vacation - Sheffield Avenue NE**

*Location and Description:* Sheffield Avenue NE, lying between 3<sup>rd</sup> 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

The purpose of the request is to enlarge the lot so a home can be built on it. Mr. Helline was present and stated that this action will allow him to build a home. Mr. Seesan moved for approval, seconded by Mr. Manson, motion carried.

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

**Re-Plat - 220 6<sup>th</sup> Street SW**

*Location and Description:* Part of Lot No. 1698, located on the east side of 6<sup>th</sup> 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

The entire block consists of two lots, a commercial building, and two homes. The intention is to split off a portion of one of the tracts to create a new lot in order to sell it. Attorney Kurtzman, who was present representing Mr. & Mrs. Tavcar, added that the property was surveyed several years ago, although it wasn't platted. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried.

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

**Re-Plat - 1117 State Avenue NE**

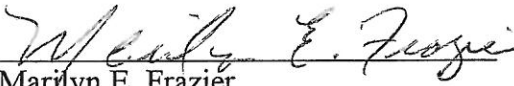
*Location and Description:* Lot No. 1310, located on the southwest corner of State Avenue NE and Parkview Street NE; the request is to split this lot into two equal size parcels.

*Present Zoning:* R-1 Single Family Residential    *Owner:* Richard Berry

No one was present to represent the owner of this property, therefore, as required by policy of the Commission, Mr. Pedro moved to table the request, seconded by Mr. Manson, motion carried.

There being no further business before the Commission, the meeting adjourned at 8:25 P.M.

Respectfully submitted,



Marilyn E. Frazier  
Commission Clerk

Approval:

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MEF/ky

# Schalmo Properties Area Annexation

Annexation Map  
City of Massillon  
Stark County, Ohio

3'12"W  
93'

O. L.  
463

O. L. 464

**RALPH L. CORNELL**  
4.324 Acres TOTAL  
(0.067 Acres

TO BE ANNEXED)  
VOL. 3115 PG. 41  
O.L. 465  
NEW O.L. **883**

**RALPH L. CORNELL**  
7.14 Acres TOTAL  
(0.132 Acres  
TO BE ANNEXED)  
VOL. 2118 PG. 51  
O.L. 466  
NEW O.L. **884**

**RITA R. HOLDERBAUM**  
17.914 Acres TOTAL  
(0.2439 Acres  
TO BE ANNEXED)  
I.R. # 95010220  
O.L. 467  
NEW O.L. **885**

**TIMOTHY D.  
HOLDERBAUM**  
2.086 Acres  
VOL. 1129 PG. 325

**FRESH MARK INC.**  
21.62 Acres TOTAL  
(0.3598 Acres  
TO BE ANNEXED)  
VOL. 4215 PAGE 71  
O.L. 468  
NEW O.L. **886**

**LEANN INC.**  
8.968 Acres (CALC.)  
VOL. 3037 PAGE 593  
O.L. **887**

**SCHALMO PROPERTIES INC**  
30.423 Acres (REC.)  
I.R. # 00049386  
O.L. **889**

**NORFOLK SOUTHERN  
RAILROAD**  
1.859 Acres (CALC.)  
VOL. 81 PG. 31  
VOL. 289 PG. 132  
O.L. **888**

DELTA=03°49'44"  
L=379.63'  
C=379.56'  
C. Brd = N70°03'31"W

MASSILLON  
IRP. LINE

MARY R.  
STERN

D. & N.  
ZICHEFOOSE  
PERRY N.W.  
QTR. SEC. 15  
PERRY S.W.  
QTR. SEC. 15

M. & M.  
BOWMAN

J. & C.  
LAWSON

BARBARA  
WITHERSPOON

ROBERT S.  
SHACKLE

STEPHEN T.  
SLONE

CAROL L.  
BUTCHER

RONALD & SHERRYL  
DUDEK

R. & T.  
CARPENTER

NEAL F.  
KELLEY

NEAL F.  
KELLEY

B. & S.  
BRACKEN

B. & S.  
BRACKEN

J. & K.  
SHERROD

J. & K.  
SHERROD

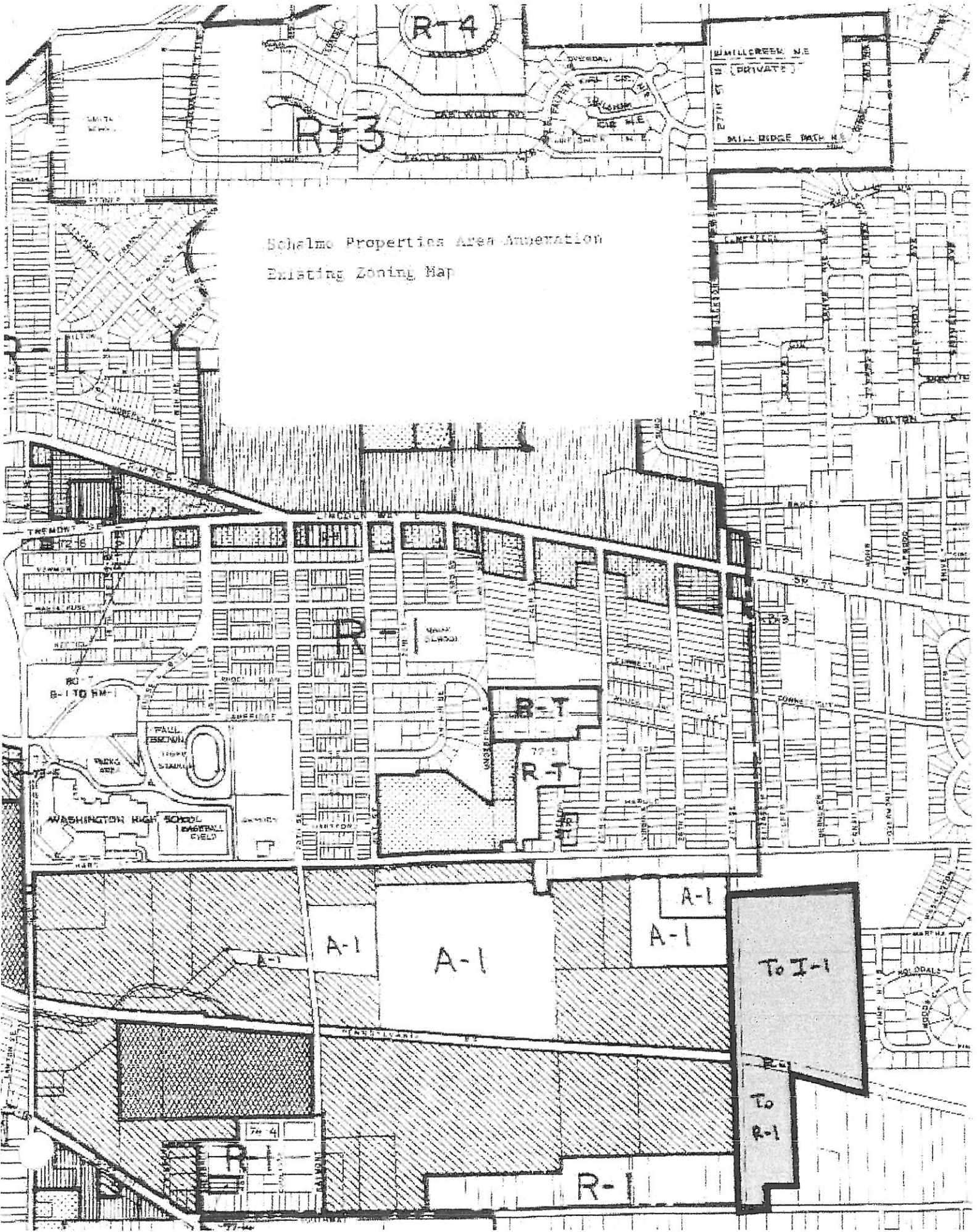
T. & J.  
BLANC

T. & J.  
BLANC

SOUTHWAY ST. S.W.

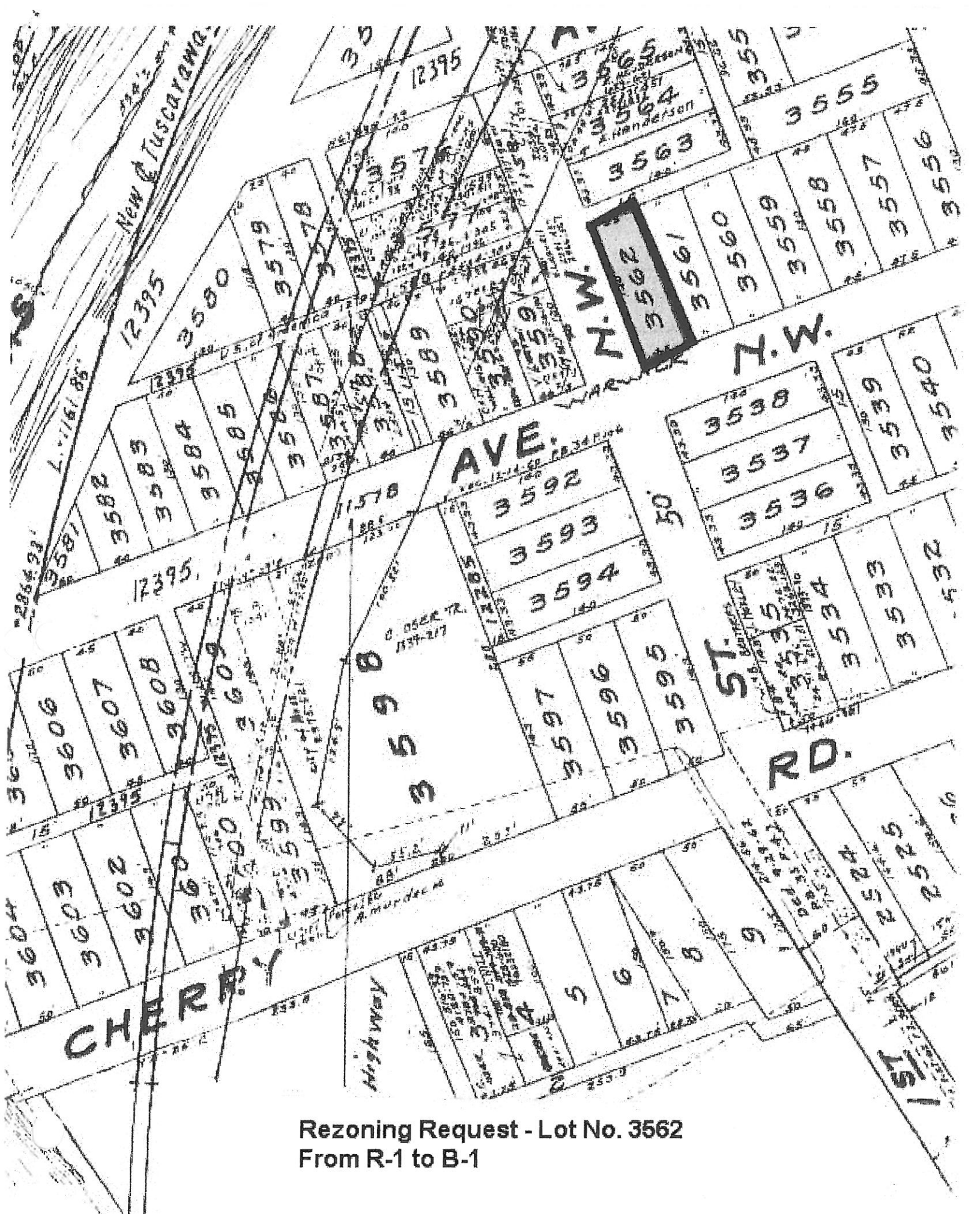
PERTINENT DOCUMENTS



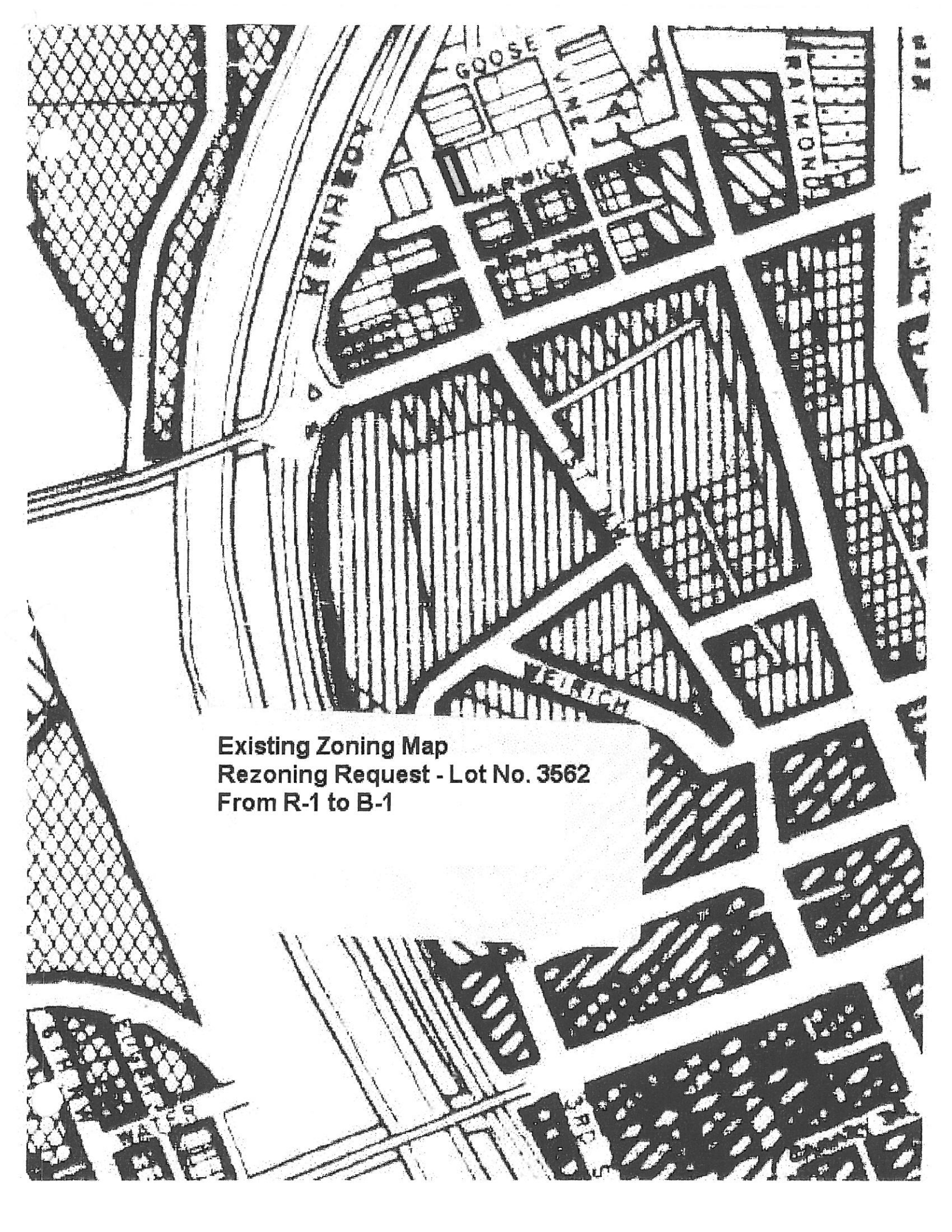


Schalmo Properties Area Annexation  
Existing Zoning Map

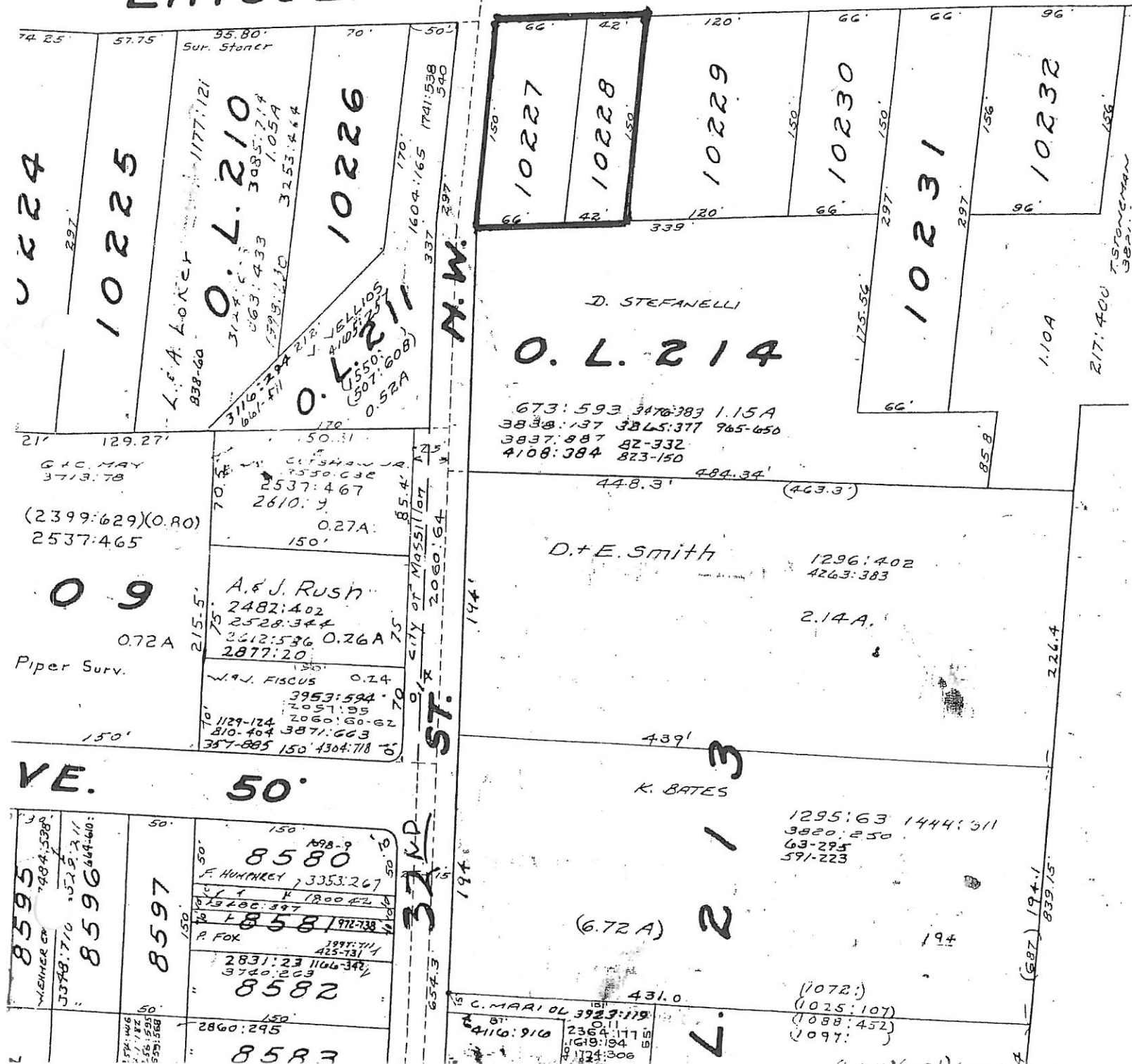




Rezoning Request - Lot No. 3562  
From R-1 to B-1

An aerial photograph of a city street grid with various zoning patterns overlaid. The patterns include a diamond mesh, vertical lines, horizontal lines, and a grid of small squares. Street names like 'GOOSE', 'RAYMOND', and 'HARVEY' are visible. A white rectangular box is placed over a portion of the map.

Existing Zoning Map  
Rezoning Request - Lot No. 3562  
From R-1 to B-1





75.84'

UTILITY  
EASEMENT  
20' x 25'

5 SPACES

42'-2"

10.00'

NEW PROPERTY LINE 148.33'

OLD PROPERTY LINE 148.41'

16'-1"

28'-11"

1 SPACE

2 SPACES

**YOUR PIZZA  
SHOP**  
NEW BUILDING  
25' X 60'  
1,500 SQ. FT.

DRIVE THRU

20'-10"

22'-6"

TP

32ND STREET NW 30 FEET

HOUSE

44'-7"

5 SPACES

10.00'

5' WIDE SIDEWALK

55.84'

FH

5' WIDE GRASS STRIP

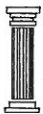
LINCOLN WAY WEST 60 FEET

NOTE:  
THIS PLAN IS FOR THE PURPOSE OF PLANNING THE  
LOCATIONS OF BUILDING, PARKING, TRAFFIC  
FLOW, EASEMENT, ETC. AND IS NOT TO BE  
CONSIDERED A "PLAT OF SURVEY".

INFORMATION FOR THIS PLAN WAS TAKEN FROM A  
"PLAT OF SURVEY" COMPLETED BY DEIBEL  
SURVEYING, INC. DATED 6/4/2001.

ACTUAL DIMENSIONS AND PLACEMENT OF NEW  
"PROPOSED PROPERTY LINE" IS TO BE VERIFIED BY  
DEIBEL SURVEYING, INC. AND A FINAL "PLAT OF  
SURVEY" DRAWN BY THEM.

THE PRECEDENT GROUP



86528 North Bay Road, Scio, Ohio 43088  
740-269-1984 fax 740-269-1985  
E-MAIL: Siven192@aol.com



NORTH

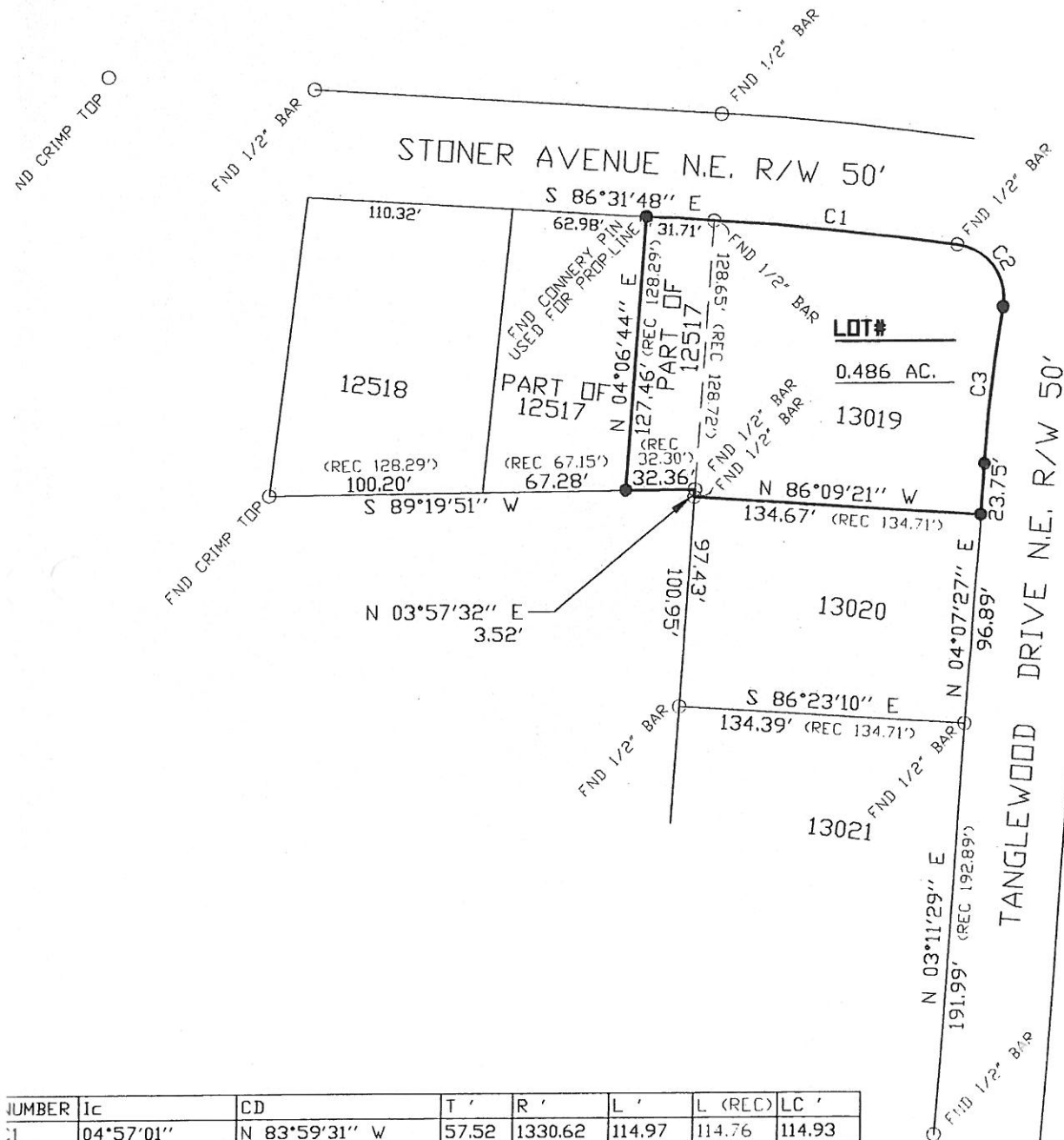
## PROPOSED SITE PLAN

*Your Pizza Shop*

MASSILLON, OHIO

PRELIMINARY  
20 JUNE 2001

# REPLAT OF MASSILLON CITY LOTS 13019 AND THE EAST PORTION OF LOT 12517 STARK COUNTY, OHIO



| NUMBER | Ic        | CD            | T'    | R'      | L'     | L (REC) | LC'    |
|--------|-----------|---------------|-------|---------|--------|---------|--------|
| 1      | 04°57'01" | N 83°59'31" W | 57.52 | 1330.62 | 114.97 | 114.76  | 114.93 |
| 2      | 92°08'57" | S 36°43'44" E | 25.96 | 25.00   | 40.21  | 39.57   | 36.01  |
| 3      | 05°27'59" | N 06°36'45" E | 36.68 | 768.38  | 73.31  | 73.96   | 73.28  |

WE HEREBY AFFIRM THAT THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PER CHAPTER 4733-37 OF THE OHIO REVISION CODE.



0. L.

2936 Gordon Ave NW  
1115314200, Ohio 44117  
480-833-7042

**Proposed Replat  
Lots 5970, 5971, 10284, 6004**

10871

3699  
3698  
3697

10875  
10876  
10877

3696  
3695  
3694  
3693  
3692

3787  
3786  
9168  
9167  
9166  
3714  
3715  
3716  
3717  
3718

10284  
5970  
5971  
6004  
6003  
6002

40 AVE.  
40  
9161  
9162  
424  
425  
11423  
11422  
3719  
3720  
3721  
3722  
3723  
3724

DUANE  
5972  
5973  
5974  
5975  
5976  
5977  
6001  
6000  
5998  
5997  
5996

**CLAREMONT**

57

23 RD

57

24 TH



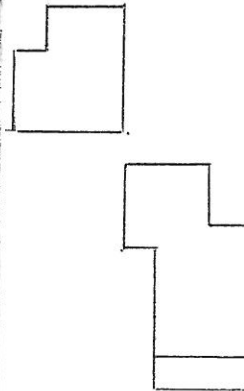
1.43 ACRES

1212 17TH ST SW

MASSILLON

350

PROPOSED  
SPLIT



75' 102'

177



1117 State Avenue NE

N.E.

60

W  
X

CT.

AVE.

١٥

PARKVIEW

10