

A G E N D A
MASSILLON PLANNING COMMISSION
AUGUST 8, 2001 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

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

Rezoning Request – Cherry Road N.W.

Location and Description: Part of Out Lots 91, 93, and 94, an approximate 40 acre parcel located on the south side of Cherry Road NW across from Cable Court NW.

Zone Change Requested: From R-2 and R-1 Single Family Residential and I-1 Light Industrial to R-MH Mobile Home Park.

Proposed Use: Development of a mobile home park.

Applicant: Jack Koury.

Alley Vacation

Location and Description: An unnamed 10 foot wide alley lying between Cherry Road NE and State Street NE and running in a north/south direction between Danner Street NE and 8th Street NE; the request is to vacate that portion of the alley approximately 160 feet northerly from Cherry Road NE.

Applicant: Beth Boyd Miller

Alley Vacation

Location and Description: An unnamed 12 foot wide alley lying between North Avenue NE and Thorne Avenue NE and running in a north/south direction between 6th Street NE and 7th Street NE; the request is to vacate that portion of the alley from North Avenue NE to Thorne Avenue NE.

Applicant: Anthony and Jacqueline Schneider

Final Plat – Augusta Lakes No. 2

Location and Description: Part of Out Lot 870, located on the west side of Richville Drive SE.

Total Area: 18.613 Acres *No. of Lots:* 45.

Present Zoning: RM-1 Multiple Family Residential.

Streets to be Dedicated: Championship Circle SE, Amen Corner SE, Triple Crown Circle SE, Master Point Circle SE, and Pour Four Circle SE

Owner/Developer: JANDA Development Limited.

Engineer: Hammontree & Associates

Re-Plat – Lots No. 6788, 6789, and 6790

Location and Description: Lots No. 6788, 6789, and 6790 located on the northeast corner of Lincoln Way East and 11th Street NE; the request is to replat these three lots into one lot to allow for the construction of a new Taco Bell Restaurant.

Present Zoning: B-3 General Business.

Applicant: Tricon Global Restaurants, Inc.

Engineer: GPD Associates

Re-Plat – Lots No. 6337 and 6338

Location and Description: Lots No. 6337 and 6338 located on the southeast corner of Massachusetts Avenue SE and 20th Street SE; the request is to replat these two lots into one lot.

Present Zoning: R-1 Single Family Residential.

Applicant: Pietro Petrucci.

Surveyor: Bruce Conery

Re-Plat – City Recreation Center

Location and Description: Lots No. 2524 – 2533, 2567 – 2570, 15417 – 15433, 13475, 13476, and 14 located on the southeast corner of Cherry Road NW and 1st Street NW; the request is to replat these parcels into one new lot, 5.934 acres in size for the new City Recreation Center.

Present Zoning: B-3 General Business.

Applicant: City of Massillon.

Surveyor: Ronald Hinton

3. Other Business

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

MEMBERS

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

STAFF

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the Commission meeting of June 13, 2001. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried.

The next item under Petitions and Requests was a rezoning request.

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.

Mr. Aaby presented the request. He explained that this 42 acre parcel became a part of the City by court order. As a part of the judgement, the property owners, Schalmo, will be applying for a rezoning to Single Family and Duplex. However, initially the property is to receive a zoning classification that conforms to the zoning prior to annexation. The Law Director agrees with this interpretation.

Neal Kelly, 747 Pinehill Drive S.W., was present and questioned the Industrial Zoning.

Mr. Manson moved for approval, seconded by Mr. Seesan, motion carried.

The next item was also a rezoning request.

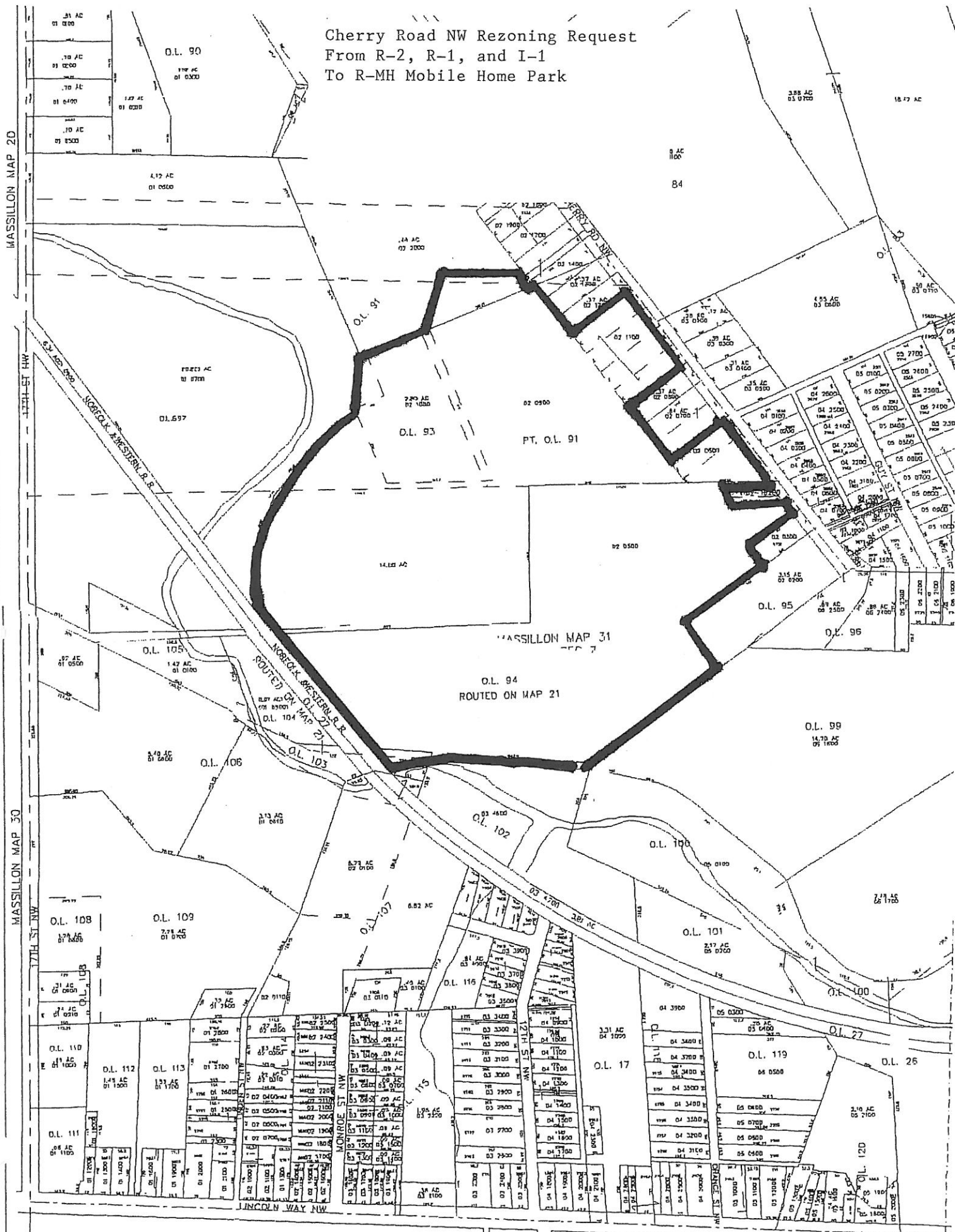
Rezoning Request – Warwick Avenue NW & 1st Street NW

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

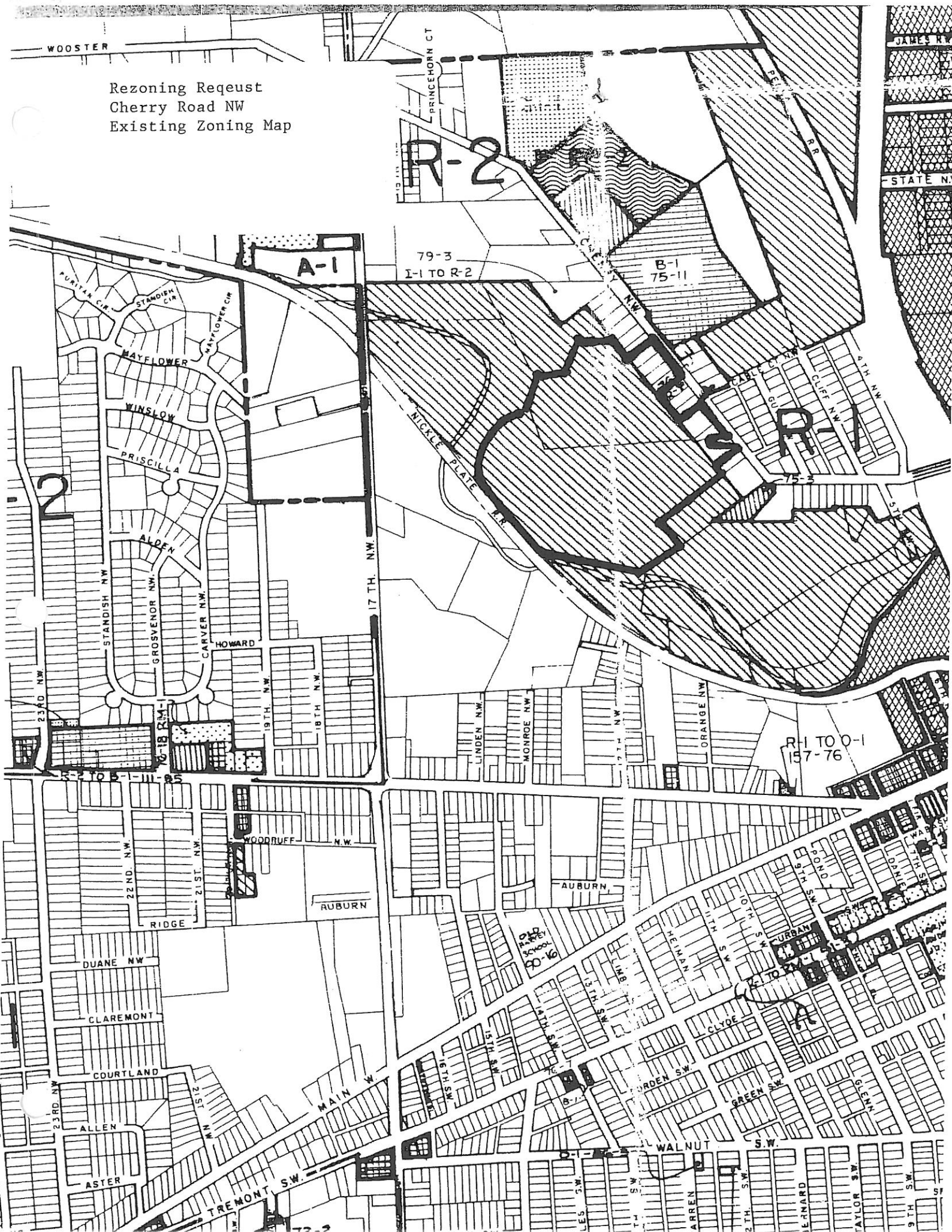
Zone Change Requested: From R-1 Single Family Residential to B-1 Local Business.

Proposed Use: Real Estate Office *Applicant:* The City of Massillon

MASSILLON MAP 50



Rezoning Request
Cherry Road NW
Existing Zoning Map



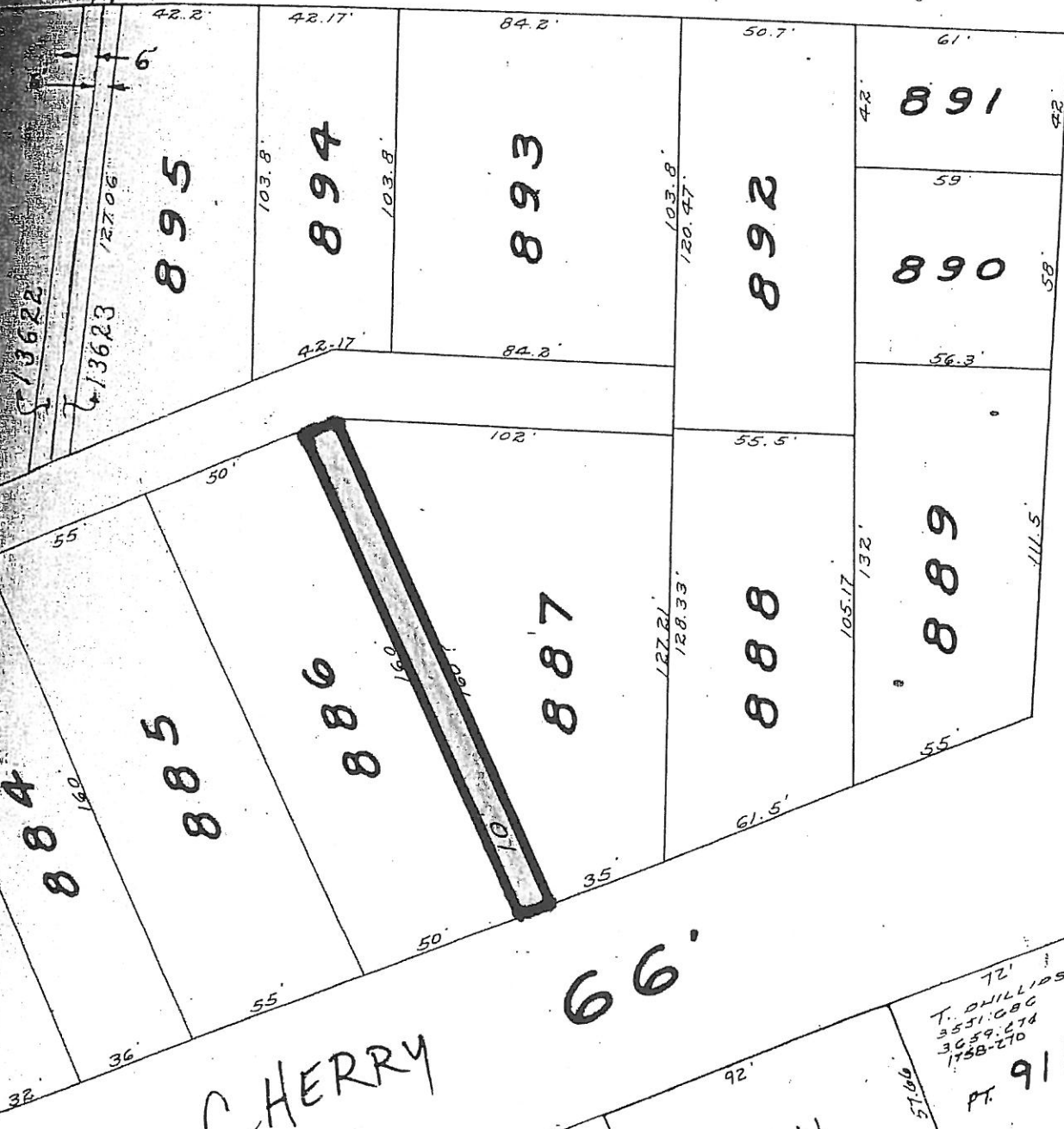
Alley Vacation Request



STATE

60'

Vac. 12' Alley
P.B. 42 P. 132 7-13-73



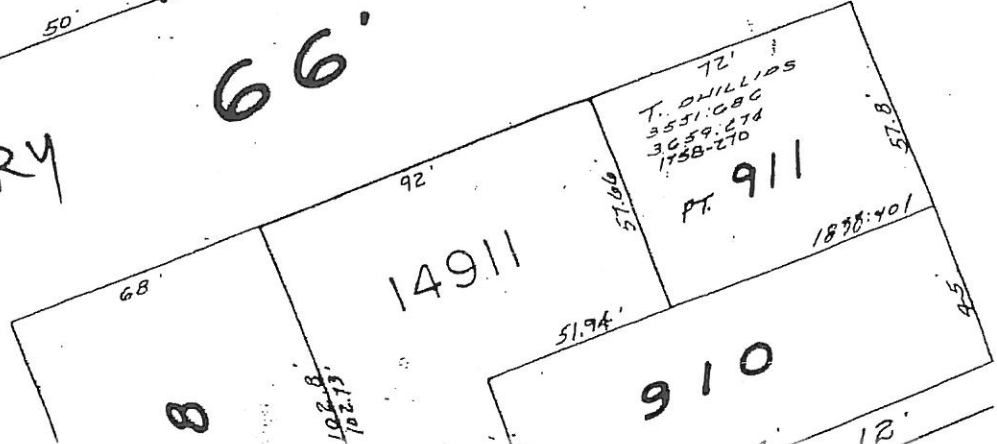
N.E.

8th

CHERRY

66'

N.E.



PETITION TO VACATE 10' ALLEY

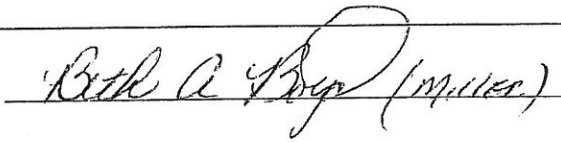
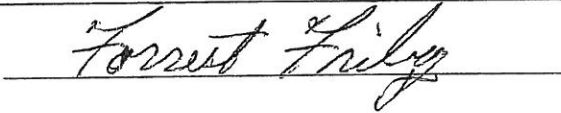
Date: July 11, 2001

Honorable City Council, Massillon, Ohio

Gentlepersons:

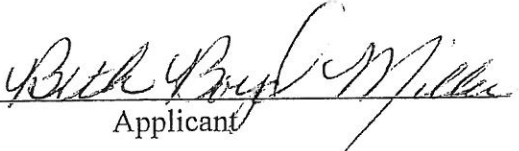
We, the undersigned, owners of those lots abutting a 10' alley lying between Cherry Road NE and State Street NE, and running in a north/south direction between Danner Street NE and 8th Street NE, do hereby petition your honorable body to vacate that portion approximately 160' northerly from Cherry Road NE.

A fee of \$75.00, payable upon the 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)
Beth A. Miller 710 Cherry Road NE Massillon, Ohio 44646		06-07894 887 WH
Forrest Friley 704 Cherry Road NE Massillon, Ohio 44646		06-10236 886 WH

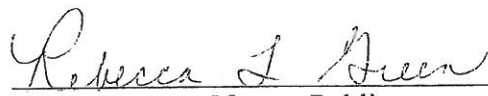
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

7-31-01
Date


Applicant

Subscribed and sworn to before me this 24 day of July A.D., 2000.

My commission expires Aug 18, 2004.


Notary Public

A hand-drawn map of a field, likely a golf course, with various labels and a compass rose. The map is oriented with North (N) at the top right. A large 'X' is drawn across the field, with the number '1652' written in the bottom left quadrant. In the top left quadrant, the number '14712' is written. A small box in the top center contains the following text: '1859115', '2752170', '24451948', '35981201', '45-458', and '926-87'. To the right of this box, the text 'W. 55.5 say mount' is written, followed by '2342-217' and '2414-156'. In the bottom right quadrant, the text 'PT 1649' is written, followed by '54.5'. A compass rose in the top right corner indicates North (N) and South (S).

[illegible]

6TH

90 / 183
G.K. FANTOM-09
C.E. 8.8.5
222H
7 2416. A 47

T.E. BURKE
A 75-131
2475-212
4107-24
129-281
120B-081
1990:

A. J. SCHNEIDER
90
A.

C.A.S.
NUSSE
995
99
914
A2
1812
1820

1936 / 618
1936 / 618
1936 / 618

69 40

61 30

564

30 69

565

NORTH

PETITION TO VACATE 12' ALLEY

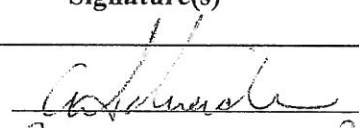
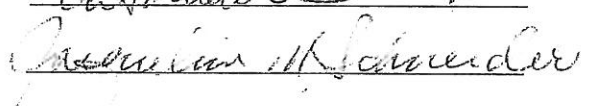
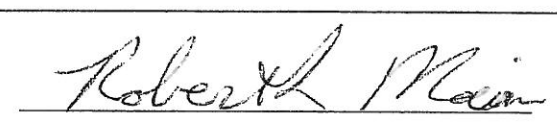
Date: July 10, 2001

Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting a **12' alley** lying between **North Avenue NE** and **Thorne Avenue NE**, and running in a **north/south** direction between **6th Street NE** and **7th Street NE**, do hereby petition your honorable body to vacate that portion from **North Avenue NE** to **Thorne Avenue NE**.

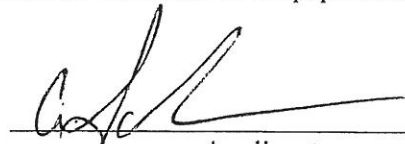
A fee of **\$75.00**, payable upon the approval of the Planning Commission, is charged for this service; it covers the cost of engineering, advertising and recording involved in the completion of this project.

Owner(s)	Signature(s)	Parcel No.(s) Lot No.(s)
Anthony P. Schneider Jacqueline Schneider 612 North Avenue NE Massillon, Ohio 44646	 	06-10259 1618-WH EX 60'NE
Larry N. Glines 618 North Avenue NE Massillon, Ohio 44646		06-06285 1619 WH
Robert L. Main 612 Thorne Avenue NE Massillon, Ohio 44646		06-03124 1618-60'NE

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

7-13-01

Date



Applicant

Subscribed and sworn to before me this 13 day of July A.D., 2001.

My commission expires 7-14, 2006.

AUGUSTA LAKES NO. 2

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE
OF OHIO AND BEING OUTLOT 870

JULY, 2001

45 LOTS

ES NO. 1
100-101

TERLINE OF RICHVILLE DR. S.W.
Y OF THE LEGENDS OF MASSILLON
OF MASSILLON DATED 11/23/99--

ACREAGE SUMMARY

LOTS = 15.864 Ac.
ROADS = 2.749 Ac.
TOTAL = 18.613 Ac.

JANDA DEVELOPMENT LIMITED
2000075862

MASSILLON CITY
2000036656

MASSILLON CITY
2000036656

OWNER/DEVELOPER
JANDA DEVELOPMENT LIMITED
ATTN. STEVE SMITH, PRESIDENT
6501 HIGH MILL AVE. N.W.
MASSILLON, OH 44646
PHONE: (330) 832-1040

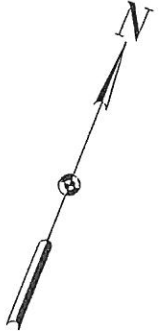
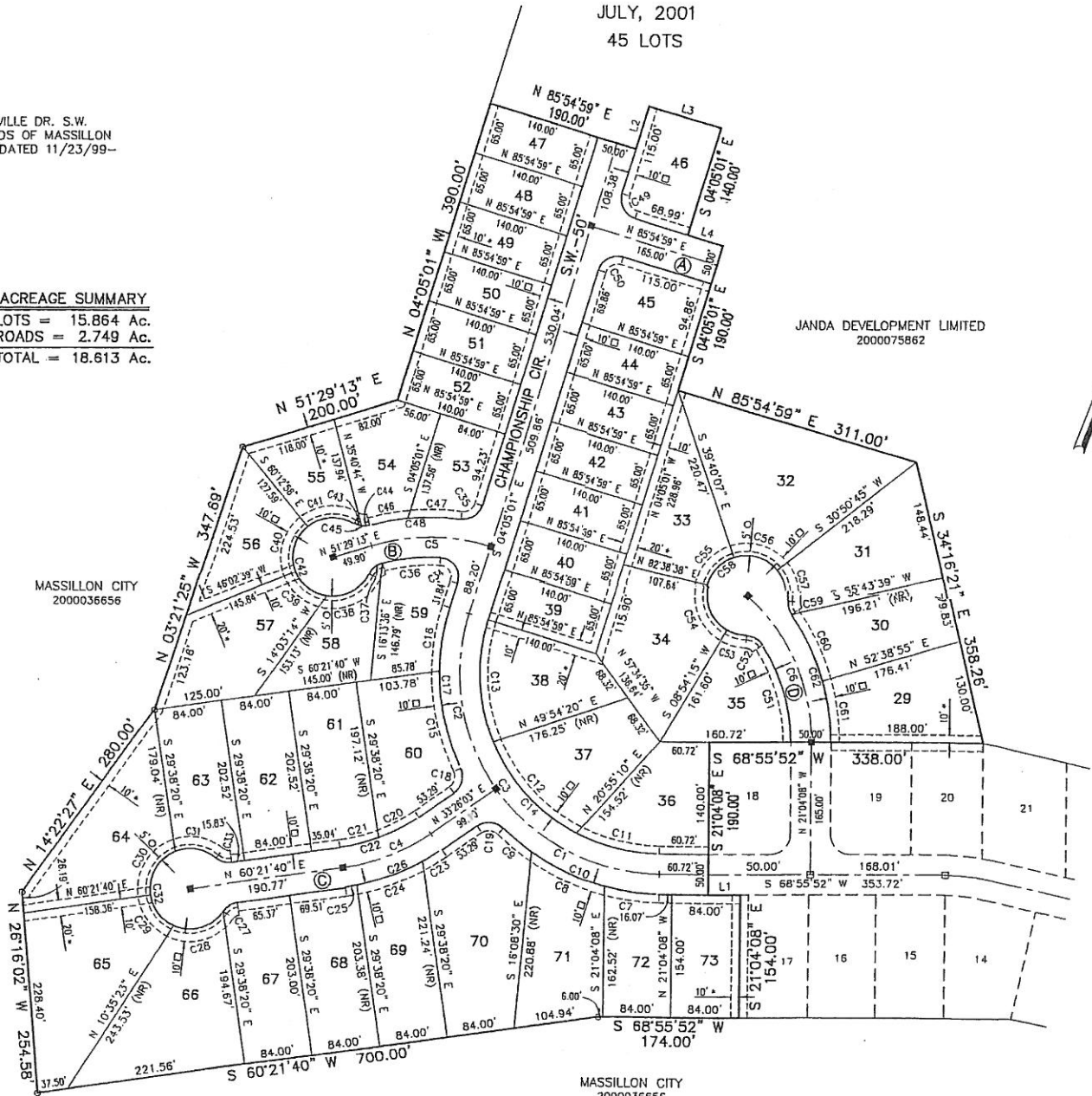
ENGINEER / SURVEYOR
HAMMONTREE AND
ASSOCIATES, LTD.
5233 STONEHAM ROAD
NORTH CANTON, OH. 44720
PHONE: (330)499-8817

PROP. AUGUSTA
LAKES NO. 2
I.I. NO. 2000075862

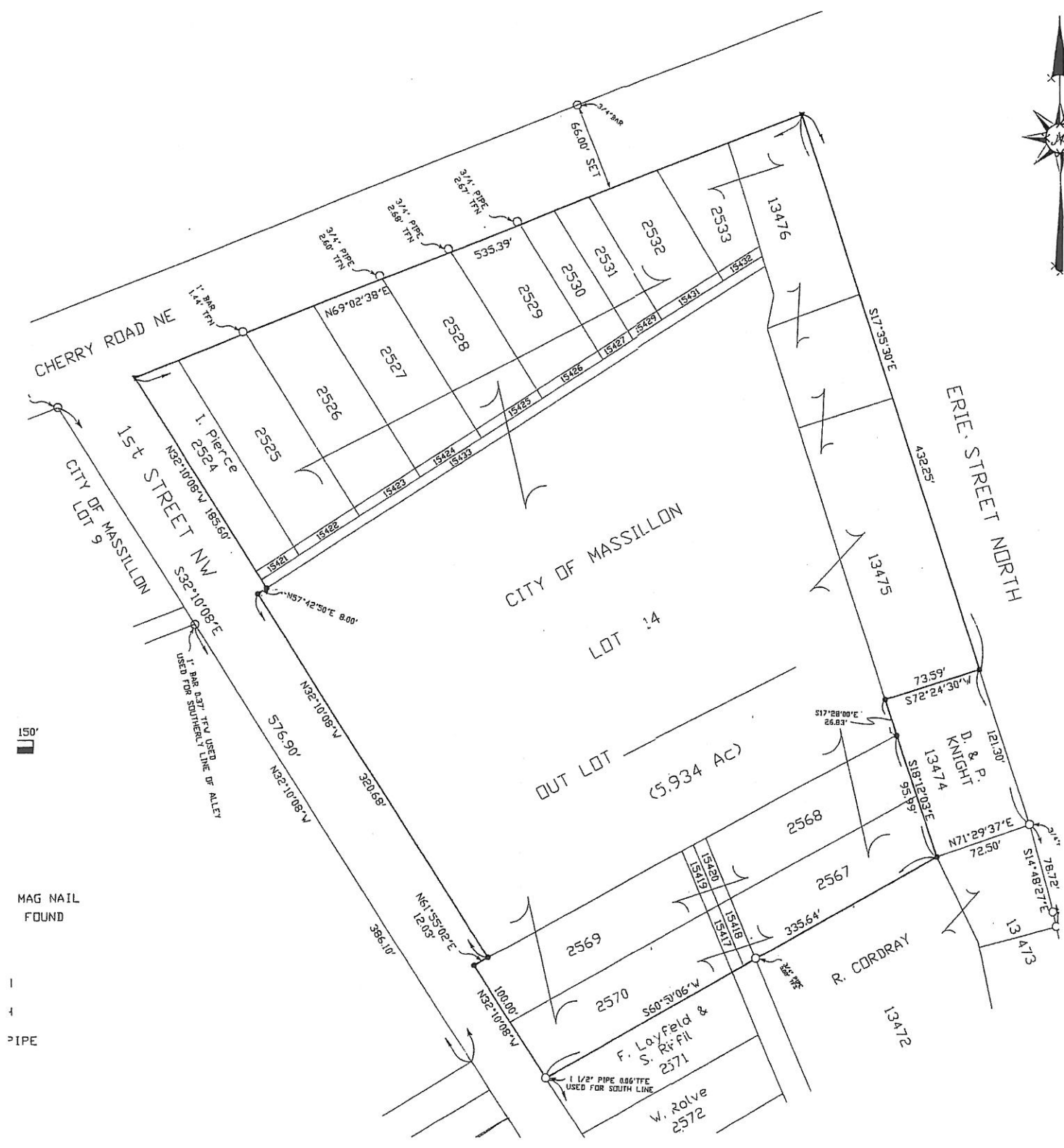
I.I. NO. 2000075862

AUGUSTA LAKES NO. 1
P.B. 68, PGS. 100-101

J. & B. MILLER
727-225



TANGENT
128.77'
123.24'
337.77'
59.85'
77.46'
109.11'
34.50'
50.85'
23.23'
113.65'
54.74'
81.35'
81.63'
303.99'
63.96'
40.37'
108.02'
21.13'
21.13'
28.34'
24.77'
53.87'
14.27'
43.47'
7.25'
65.84'
11.18'
42.62'
27.32'
38.92'
30.28'
44.72'
11.18'
32.27'
21.13'
36.15'
11.60'
36.77'
28.87'
37.50'
34.98'
44.74'



REPLAT
OF
LOTS 2524 - 2533, 2567 - 2570,
15417 - 15433, 13475, 13476, & LOT 14
LOCATED IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO.