

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 8, 2002 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meetings of April 10, 2002.

2. Petitions and Requests

Preliminary Plat Revision – Centennial Village (formerly Finefrock-Webb Development)

Location and Description: Out Lots 291 and 797 and Lot No. 10365, a total 15.53 acre parcel located in the block bounded by 8th and 9th Streets SW, Webb and Finefrock Avenues SW.

Proposed No. of Lots: 52 lots zoned R-U One Family Residential, Multiple Family Areas A (1.37 acres) and B (2.97 acres), and 1 2.0 acre parcel zoned B-1 Local Business.

Owner/Developer: Capital Reserve Mortgage, Ltd., and Massland Development LLC.

Engineer: Karl R. Rohrer Associates, Inc.

Proposed Plat Revision: Revision of proposed street layout and location of on-site detention basin.

Re-Plat – 843 11th Street, SE

Location and Description: Lot No. 10086 and Part of Out Lot 506 (zoned R-1 One Family Residential), located at 843 11th Street SE; the request is to replat these two parcels into one new out lot.

Applicant: Richard Grewell

Re-Plat – 1826 Connecticut Avenue, SE

Location and Description: Lots No. 6421 and 6422 (zoned R-1 One Family Residential), located at 1826 Connecticut Avenue SE; the request is to replat these two parcels into one new lot.

Applicant: Roger Demchok.

Lot Split – 2810 17th Street, SW

Location and Description: Part of Out Lot 658 (zoned A-1 Agricultural District), a 4.20 acre parcel located on the southeast corner of 17th Street SW and Albrecht Avenue SW; the request is to split this parcel into two new lots, equal in size.

Applicant: Brook Tournoux

3. Other Business

The Massillon Planning Commission met in regular session on April 10, 2002, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Rev. David Dodson, Chairman
James Johnson, Vice Chairman
Paul Manson
Sheila Lloyd
Moe Rickett
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the March 13, 2002, Commission meeting. Mr. Johnson moved for approval, seconded by Mr. Rickett, motion carried unanimously.

The next item of business was a Preliminary Plat presented by Mr. Haines.

Preliminary Plat – Castle West Estates No. 3

Location and Description: Part of Out Lot 193, a total 7.30 acre parcel on the east side of 32nd Street NW, south of Castle West Circle NW.

Proposed No. of Lots: 16 lots zoned R-2 One Family Residential.

Owner/Developer: SMJD Properties, Ltd. *Engineer:* Dennis Fulk, M-E Companies

This preliminary plat is on the west side of town near 32nd Street, NW, and north of Lincoln Way. This is the third phase of Castle West. It consists of 16 new lots, all meeting zoning requirements. The developer is requesting two variances because of the gas wells. One variance is to reduce the 200 feet setback to 100 feet, which would be in compliance with state regulations. The other variance is to reduce the centerline radius for the horizontal curve from 250 to 135 feet. Mr. Manson moved to add the variances, Ms. Lloyd seconded, motion carried unanimously. Mr. Fulk of M-E Companies was present and commented that the requested variances are in accordance with past practice and the neighborhood. Larry Kulich, the contractor and developer, was present also. After a brief discussion, Mr. Rickett moved for approval, seconded by Mr. Pedro, motion carried unanimously.

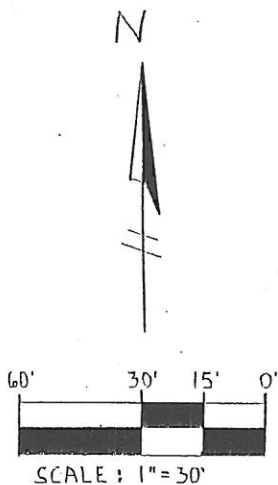
The next item of business was a re-plat presented by Mr. Haines.

Re-Plat – Sterilite Street SE

Location and Description: Part of Out Lots 727 and 753, and all of Lot No. 15505, located on the east side of Sterilite Street, SE, south of Navarre Road; the request is to re-plat these three parcels into two new out lots zoned I-1 Light Industrial.

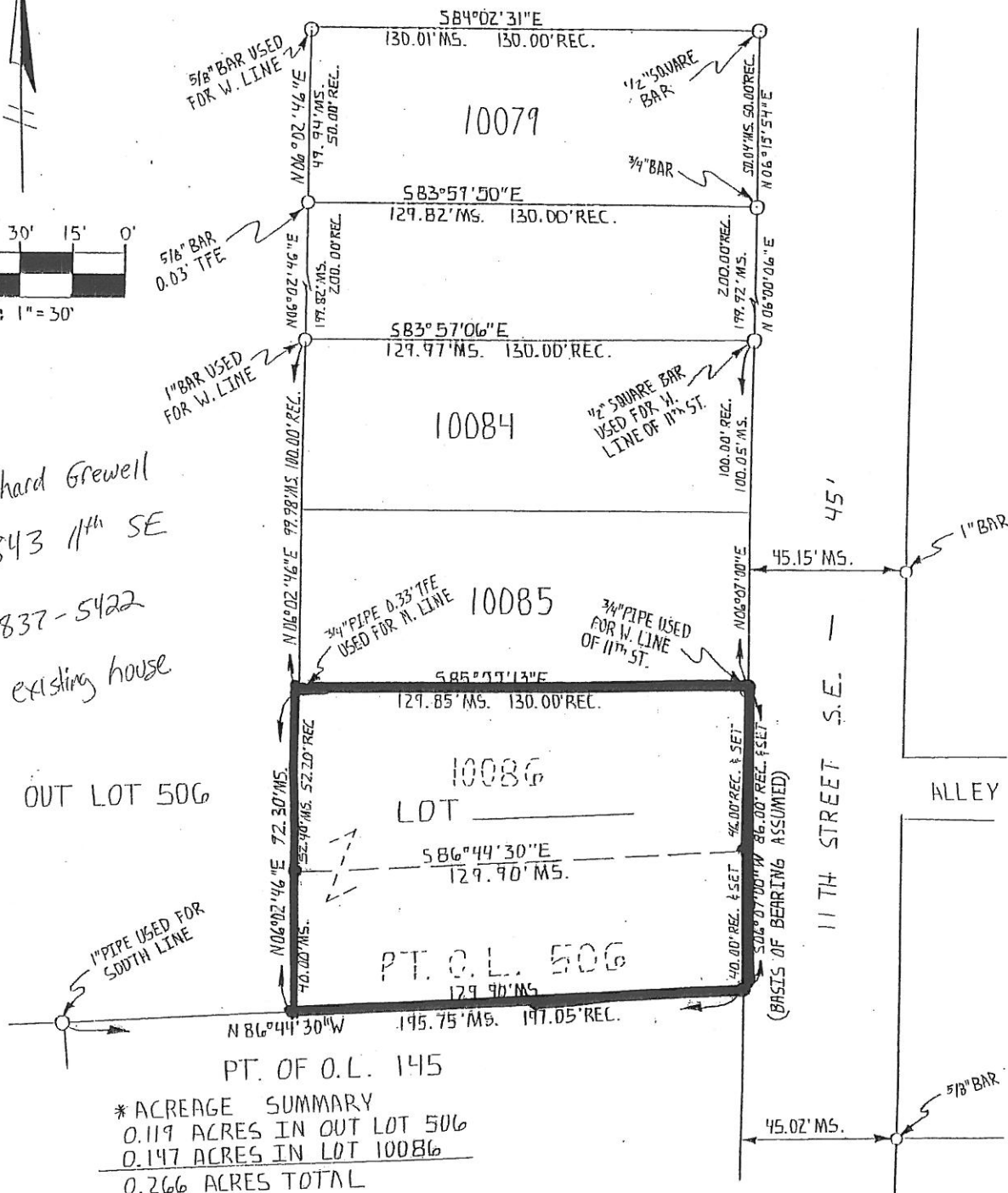
Applicant: Massillon Development, Foundation *Surveyor:* Hammontree & Associates, Ltd.

This is on the south end of Massillon in the area of Navarre Road. Massillon Development Foundation (MDF) has an interested buyer. Mel Herncane from MDF was present. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried unanimously.



Richard Grewell
843 11th SE
837-5422
existing house

OUT LOT 506



LEG

Re-Plat 843 11th Street, SE

CE

I HEREBY CERTIFY THAT
THE SURVEY PERFORMED BY
THE MINIMUM STANDARD
IN THE STATE OF OHIO

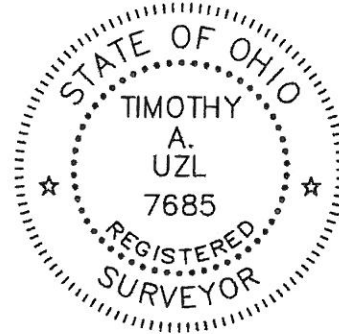
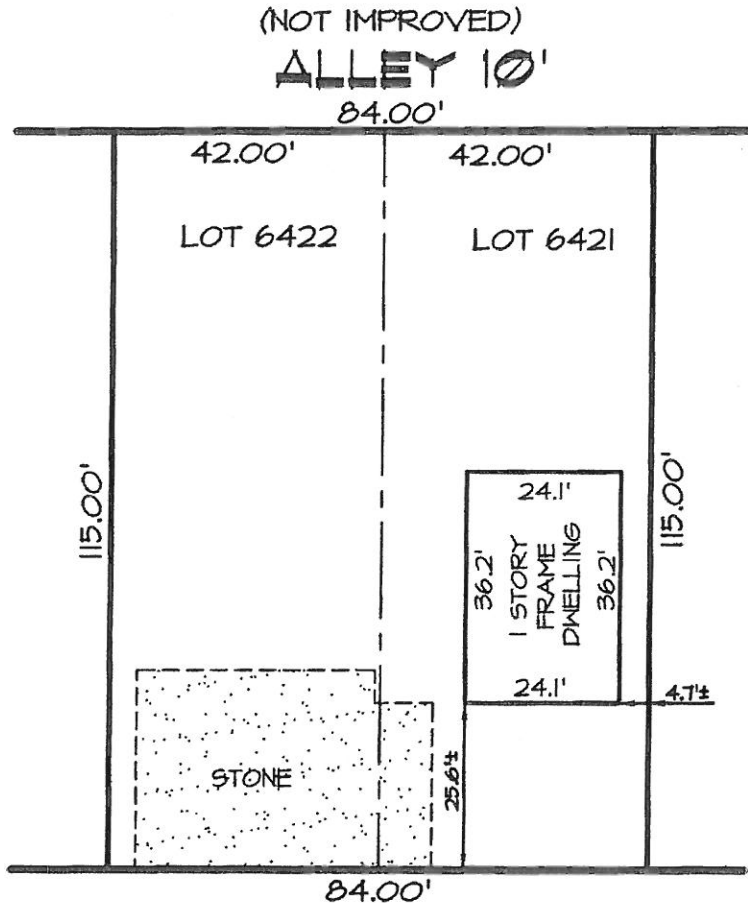
Ronald C. Hinton
RONALD C. HINTON S-62



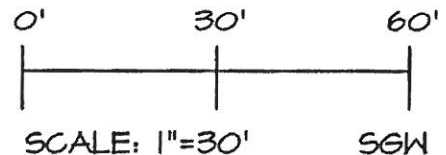
CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

(330) 455-3707
Fax: (330) 455-0093
130 Dewalt Ave., N.W.
Suite 210
Canton, OH 44702
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



CONNECTICUT AVE SE 50'



Address 1826 Connecticut Avenue SE

TM 45

State of Ohio, County of Stark

Plat Book : 10 Page: 118

City of Massillon

Client Order No. 23831

New Owner Karen L Demshock

Date October 18, 2001

Present Owner Robert D Goodnight

C & A Order No.
CA100189

This is to certify to **Unlon Federal Bank of Indianapolis and/or Old Republic National Title Insurance Company** that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Timothy A. Uzl

Timothy A. Uzl - Reg. Surveyor No. 7685

Proposed Lot Split - 2810 17th Street, SW

MASSILLON MAP 80

17TH ST SW

ALBRECHT AVE SW

857

5.02 AC
01 0110

429.99

519.49

906

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167

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01 0200	99.96	01 0300	

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01 0500

099.71.660

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24

deibel
surveying

i n c

115 Broad Ave., N.W.
Canton, Ohio 44708
(330) 455-2999
Fax (330) 455-FAXXDATE 5/20/2002TIME 2:50 A.M. P.M.THIS FAX IS DIRECTED TO: JASON

Please notify this person that she/he has a fax.

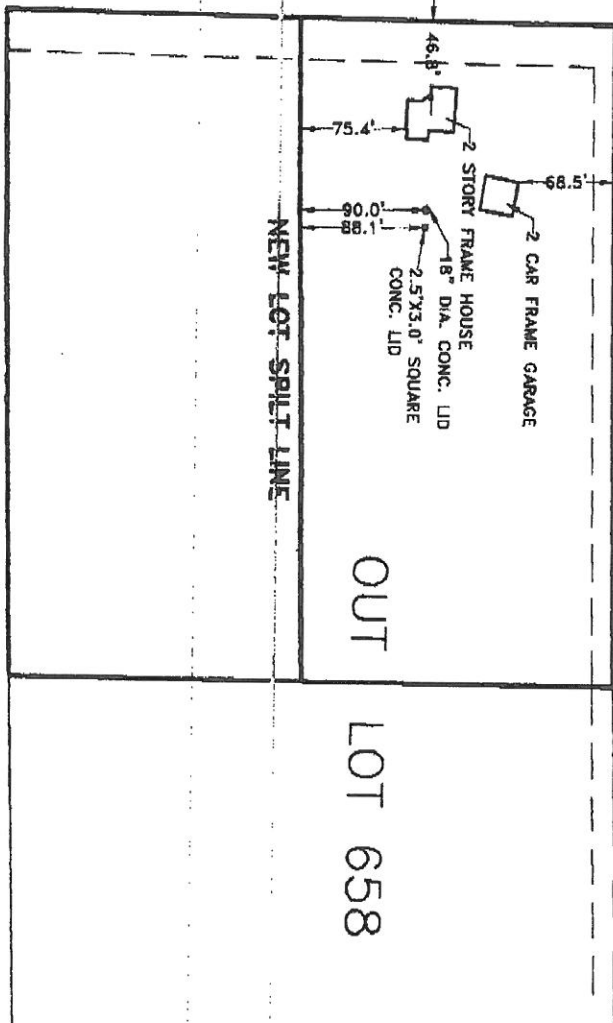
COMPANY: CITY OF MASSILLONDEPARTMENT: ENGINEERINGFAX NUMBER: 330-830-1786 BUSINESS PHONE: 330-830-1722NUMBER OF PAGES INCLUDING THIS COVER SHEET: 2THIS FAX WAS SENT BY: STEVE BROOKS

SPECIAL INSTRUCTIONS: THIS IS OF THE HELEN TOURNOUX
PROPERTY AT 2810 CARMONT. THIS IS IN RESPONSE
TO YOUR CALL THAT THE HOUSE AND SEPTIC NEEDED
LOCATED. WE ALSO DID A REPAIR OF THIS PROPERTY.

e-mail: deibelsurveying@neo.rr.comweb site: www.deibelsurveying.com

CARMONT AVE. - 60'

ALBRECHT ST. - 30'



N
↑
1" = 100'