

A G E N D A
MASSILLON PLANNING COMMISSION
AUGUST 14, 2002 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meetings of July 10, 2002.*
2. *Petitions and Requests*

Rezoning Request – Erie Street South

Location and Description: Part of Out Lot 153, a 7.34 acre parcel located on the east side of Erie Street South between Shriver and Pearl Avenue SE.

Zone Change Request: From R-1 Single Family Residential and B-3 General Business to I-1 Light Industrial.

Proposed Use: The owner proposes to construct a storage building, including a possible small mechanic or machine shop on the property.

Applicant: Russell E. Draime, D. & L. South Erie Storage & More.

Rezoning Request – St. Luke Area Annexation

Location and Description: Lots No. 16313-16318, Out Lots 902 and 903, a total 44.303 acre area located on the south side of Lincoln Way NW between Kenyon and Manchester Avenues.

Zone Change Request: From Tuscarawas Township (no zoning) to RM-1 Multiple Family Residential.

Proposed Use: Zoning of recently annexed area - Proposed multi-family residential development including nursing home, independent living, senior citizens housing, and community center.

Applicant: City of Massillon.

Rezoning Request – 17th Street SW & Oberlin Avenue SW

Location and Description: Part of Out Lot 286, a total 0.599 acre parcel located on the east side of 17th Street SW between Finefrock Blvd. (SR 241) and Oberlin Avenue SW.

Zone Change Request: From I-1 Light Industrial to R-3 One Family Residential.

Proposed Use: The Ohio Department of Transportation proposes to sell this property as a residential building site.

Applicant: Ohio Department of Transportation.

Lot Split – 28 8th Street SW

Location and Description: Lot No. 1967 (zoned R-1 One Family Residential), located on the southeast corner of 8th Street and Wabash Avenue SW. The lot currently has two structures – a house and a rental unit. The request is to split the lot so that the owner can sell the rental unit.

Owner: Edwin Conner.

Engineer/Surveyor: John David Jones

Replat– Forest Avenue SE

Location and Description: Out Lot 755 (1.2873 acres in size) located on the north side of Forest Avenue SE, east of 16th Street SE. The request is to replat this property into two new lots and one new Out Lot. The property is zoned RM-1 Multiple Family Residential.

Owner: Neighborhood Housing Services of Massillon.

Engineer/Surveyor: Richard Friedl.

Replat– Ernies Bike Shop & Canoe Livery

Location and Description: Lot No. 10146 and Part of Out Lots 162 (zoned B-1 Local Business), located on the south side of Lake Avenue NW between State Route 21 and the Tuscarawas River. The request is to replat this property into two new Out Lots, 1.755 acres and 0.755 acres in size.

Owners: Ernie and Debra Lehman.

Engineer/Surveyor: Cooper & Associates

Re-Plat – Vermont Avenue SE

Location and Description: Lots No. 6176 and 6177 located on the north side of Vermont Avenue SE between 18th and 19th Streets SE. The request is to replat this property into one new lot 0.245 acres in size. The property is zoned R-1 One Family Residential.

Owner: Waldo Fritsche.

Engineer/Surveyor: Nichols Field Services.

Replat– 604 & 612 Griffith Avenue SW

Location and Description: Lots No. 5749 – 5751, located on the northwest corner of Griffith Avenue and 6th Street SW. The request is to replat this property into two new lots. The property is zoned R-1 One Family Residential.

Owners: Kenneth Latham and Deborah Harvey.

Engineer/Surveyor: Buckeye Surveying Services, Inc.

Replat– Jefferson & Franklin Roads NE

Location and Description: Lots No. 8062, 8090 and Part Lot No. of 8089, located on the north corner of the intersection of Jefferson and Franklin Roads NE. The request is to replat these parcels into two new lots. The property is zoned R-1 One Family Residential.

Owner: Gary Ertle.

Engineer/Surveyor: Buckeye Surveying Services, Inc.

Replat– 1044 Williams Avenue NE

Location and Description: Part of Lots No. 9615 and 9617 located on the northwest corner of Williams Avenue and Wyoming Place NE. The request is to replat these parcels into one new lot. The property is zoned R-1 One Family Residential.

Owner: Michael Gipp.

Engineer/Surveyor: Harper Surveying.

Replat– Nave Road SE

Location and Description: Out Lots 689 and 690 located on the south side of Nave Road SE across from the Legends of Massillon Golf Course. The request is to replat these parcels into one new Out Lot, 3.992 acres in size. The property is zoned I-1 Light Industrial.

Owner: W & R Logan Rentals.

Engineer/Surveyor: Ronald Hinton.

Re-Plat – Walnut Road SE

Location and Description: Lots No. 5195 and 5196 located on the north side of Walnut Road SE between 15th Street and Lawton Street SE. The request is to replat this property into one new lot. The property is zoned R-1 One Family Residential.

Owner: Habitat for Humanity of Massillon.

3. Other Business

The Massillon Planning Commission met in regular session on July 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
Mayor Francis H. Cicchinelli, Jr.
Vincent Pedro
Moe Rickett

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the approval of the minutes of the Commission meeting of June 12, 2002. Mr. Johnson moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item under Petitions and Requests was a rezoning request presented by Mr. Aaby.

Rezoning Request – 411 4th Street, N.E.

Location and Description: Lot No. 689, located at 411 4th Street NE.

Zone Change Request: From RM-1 Multiple Family Residential to R-1 Single Family Residential.

Proposed Use: The property will continue to be used as a single family residence.

Applicant: Heather Ley

This property is on the west side of 4th Street near Chestnut, NE. The reason for the requested zone change is for financial reasons. In order to obtain financing, the lender requires that the property have a single family zoning classification. Mrs. Ley was present and commented that the property is being used as a single family residence. Mayor Cicchinelli commented that the City likes to see homes which have been converted return to single family status. Mayor Cicchinelli then moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item was also a rezoning presented by Mr. Aaby.

Rezoning Request – Erie Street South

Location and Description: Part of Out Lots 153, a 7.34 acre parcel located on the east side of Erie Street South between Shriver and Pearl Avenue SE

Zone Change Request: From R-1 Single Family Residential and B-3 General Business to I-1 Light Industrial.

Proposed Use: The owner proposes to construct a storage building, including a possible small mechanic or machine on the property. *Applicant:* Russell E. Draime, D. & L. South Erie Storage & More.

Rev. Dodson announced that it had come to his attention that a number of the letters intended to inform area property owners of this rezoning request had been returned undelivered. A brief discussion ensued. Mayor Cicchinelli apologized for the error. Rev. Dodson asked if anyone wanted to speak on the request. Bill Tyler, 1330 Erie Street South, spoke in favor of the proposed rezoning. Mayor Cicchinelli then moved to table the request, seconded by Mr. Johnson, motion carried unanimously.

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

Re-plat and Dedication Plat – 17th Street SW & Oberlin Avenue SW

Location and Description: Part of Out Lots 286, a total 0.599 acre parcel located on the east side of 17th Street SW between Finefrock Blvd. and Oberlin Ave. SW.

Proposed No. of Lots: One new lot, 0.439 acres in size, zoned I-1 Light Industrial.

Street to be Dedicated: A portion of existing Oberlin Avenue SW(0.160 acres).

Owner: Ohio Department of Transportation (O.D.O.T.).

O.D.O.T. intends to dedicate a portion as the street and dispose of the balance. The only problem is the property is zoned Light Industrial. It should be rezoned prior to the transfer so it won't be a detriment to the neighborhood. Glenn Gamber, 5th Ward Councilman, was present and commented that he would like to see residential zoning. After a brief discussion, Mr. Johnson moved to table the request, seconded by Mr. Rickett, motion carried unanimously.

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

Re-plat – Hankins Road and Valerie Avenue NE

Location and Description: Part of Out Lot 555 (zoned R-3 One Family Residential), located on the west side of Valerie Avenue NE, north of Hankins Road; the request is to re-plat this property into one new out lot 28.502 acres in size in order to facilitate the sale of this property. *Owner:* Morelli Estate

Engineer/Surveyor: Hoover and Associates

This property is bordered by Wales Road on the west and Valerie on the north in the area of the Abby Glen Condominiums and the future site of Paquelet Funeral Home and Grace Community Church. This re-plat is for the remainder of the property. It is zoned R-3 and the intention is to extend Rotch Avenue. One large lot will be created and subsequently sold. Mayor Cicchinelli commented that there seems to be a lot of interest in this area. The administration has met with one developer. Mr. Johnson moved for approval, seconded by Mr. Rickett, motion carried unanimously.

The final item of the evening was a lot split presented by Mr. Haines.

Lot Split – 602 Standish Street NW

Location and Description: Out lot 396 (zoned R-2 One Family Residential), a 1.06 acre parcel located on the east side of Standish Street NW, south of Priscilla; the request is to split this property into two lots and sell the northernmost parcel. *Owner:* Robert Neff

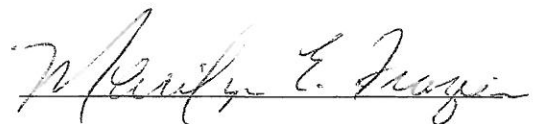
This lot is in the Mayflower Village area. The owner wishes to split a portion to be transferred to a family member. The lot which is 220 X 210 is very large for the area. Mr. Neff was present and commented briefly on his intentions. Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:15 P.M.

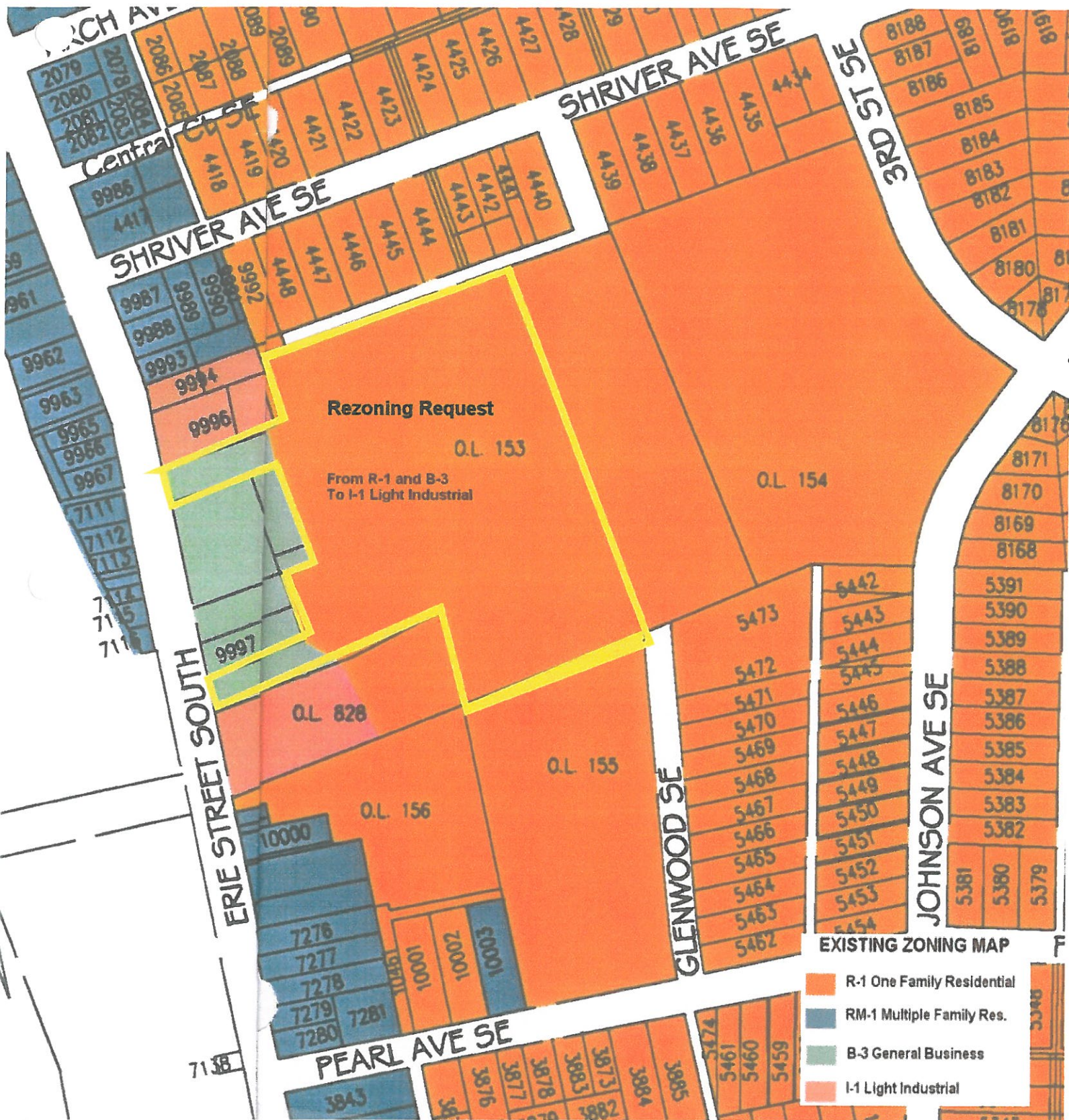
Respectfully submitted,

Approval:

Marilyn E. Frazier, Commission Clerk



MEF/ky



6/27/02

TO WHOM IT MAY CONCERN:

This area "O.L. 153" has been a non lighted area, used as a dump sight for the past 30 years. It has not been attended to at all. We would like to change this and turn this land into a nice parcel of industrial property.

Along the east end of this property we would like to let it R.1 and develope this for housing.

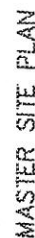
The wooded area north and south on this parcel will be left in place as a buffer zone between the existing properties and this property.

Thank you and we hope to be your nice neighbor.

Sincerely,

Russell E. Drouin

D & L SOUTH ERIE STORAGE
& MORE



Scale: 1" = 80'-0"
8/2/02

BRICKER AND ASSOCIATES
8118 Corporate Way, Suite 105
Mason, Ohio 45040



OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 4, 705 OAKWOOD ST., RAVENNA, OHIO 44266
(216) 297-0801

July 22, 2002

Mr. Steve Hamit PE
City of Massillon Engineer
151 Lincoln Way East
Massillon, Ohio 44646

Re: STA-241-4.22
Excess Land Parcel 24E

Dear Mr. Hammond:

We are requesting a zoning change for the above referenced parcel of land. The parcel is currently zoned as Light Industrial (I-1) we would like to the parcel's zoning to be changed to Residential (R-1). It is our intent to sell this property as a residential building site and in the process dedicate the current Present Roadway Occupied (PRO) area to the City of Massillon as public right of way. Furthermore we are requesting the City of Massillon Engineering Office to act as an agent for the State of Ohio, Department of Transportation in all matters concerning the approval of this zoning change and dedication plat.

If further assistance is required or you have any questions regarding this matter, please contact this office at (330) 291-0801 ext. 301.

Respectfully,

A handwritten signature in cursive script, reading "James Kinnick", is written over the typed name.

James G. Kinnick, P.E.
Real Estate Administrator

JGK/dh

c: File

RECORD PLAT OF

CASTLE WEST ESTATES NO. 3

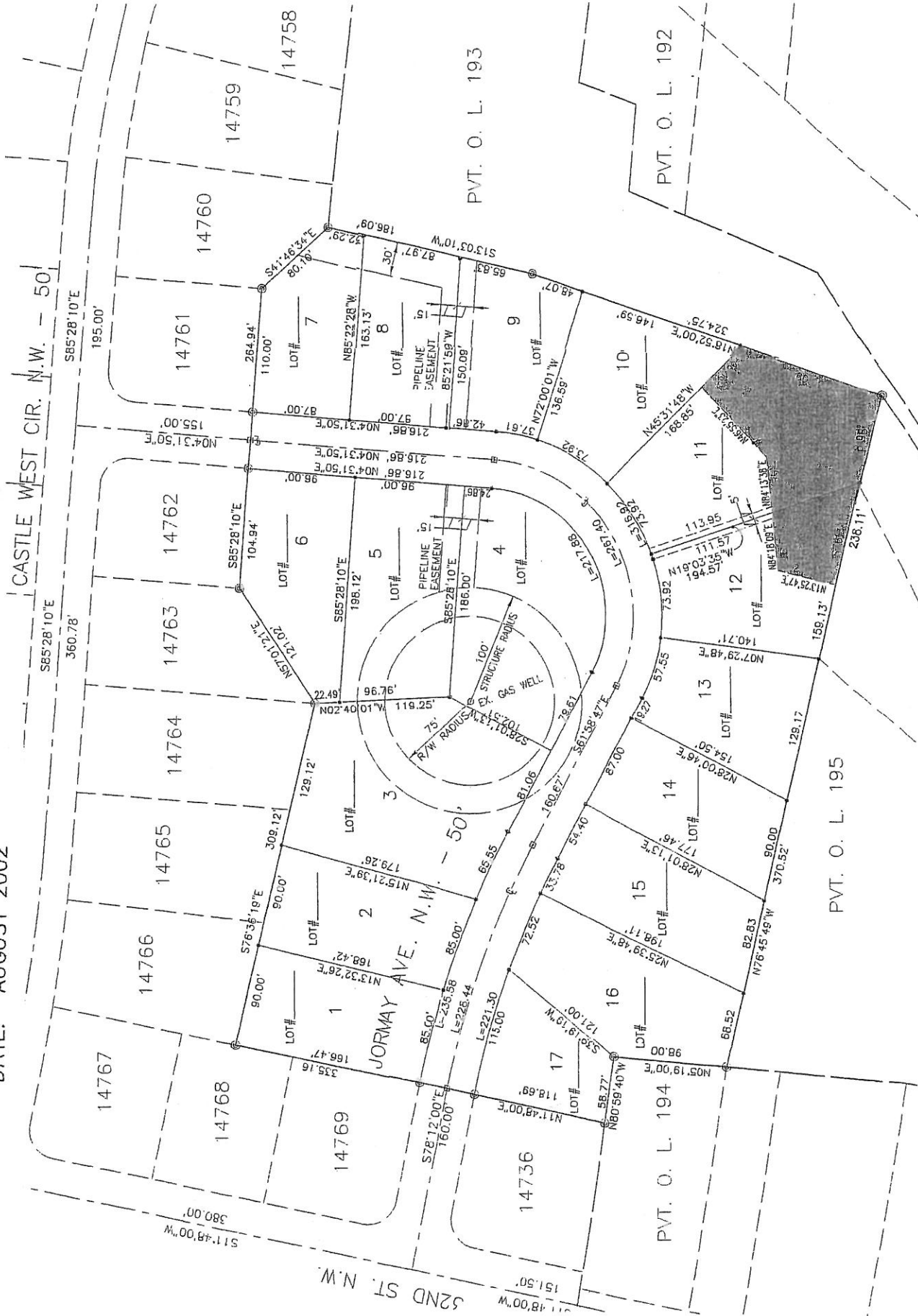
PART OF OUT LOT 193, CITY OF MASSILLON,
STARK COUNTY, OHIO

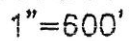
AREA IN ROADWAY 1.002 AC.
AREA IN LOTS 6.646 AC.
TOTAL AREA 7.648 AC.

DEVELOPER/
PROPERTY OWNER
SMJD PROPERTIES, LTD
4179 GEORGIA ST. N.W.
MASSILLON, OHIO 44646
CONTACT: LARRY KOLICK
PHONE: (330)495-8821

DATE: AUGUST 2002

TOTAL NUMBER OF LOTS-17





A. R. Lockhart Development Co.

800 W. Waterloo Rd. • Akron, OH 44314 • Tel.: 330-745-6520 • Fax: 330-745-0716
E-mail: ardevco@msn.com

August 6, 2002

City of Massillon
Attn: Jason Haines
City Engineer's Office
Municipal Government Annex
Administration Building
151 Lincoln Way, East
Massillon, OH 44646

Re: Westbrook Estates – Preliminary Plat

Mr. Haines:

We are proposing to change the previously approved preliminary plat for the above project. As you may notice, the layout for the remainder of the property (Phases III and IV) is being modified for a number of reasons. These include, but are not limited to, making a more pleasant layout than a grid-type layout, creating more cul-de-sac type lots to increase both consumer interest and property values, and allowing access via a road connection to the east.

Please accept the following for submission to your office for inclusion in the next Planning Commission meeting:

1. Ten (10) copies of the Preliminary Plat for the above project;
2. One (1) copy of the Plat Processing Application form;
3. One (1) electronic copy of the Preliminary Plat on CD-ROM; and,
4. One (1) check, No. 10832, in the amount of \$191.00, for the plat review fee.

If you have any questions or require any additional information, please do not hesitate to contact me.

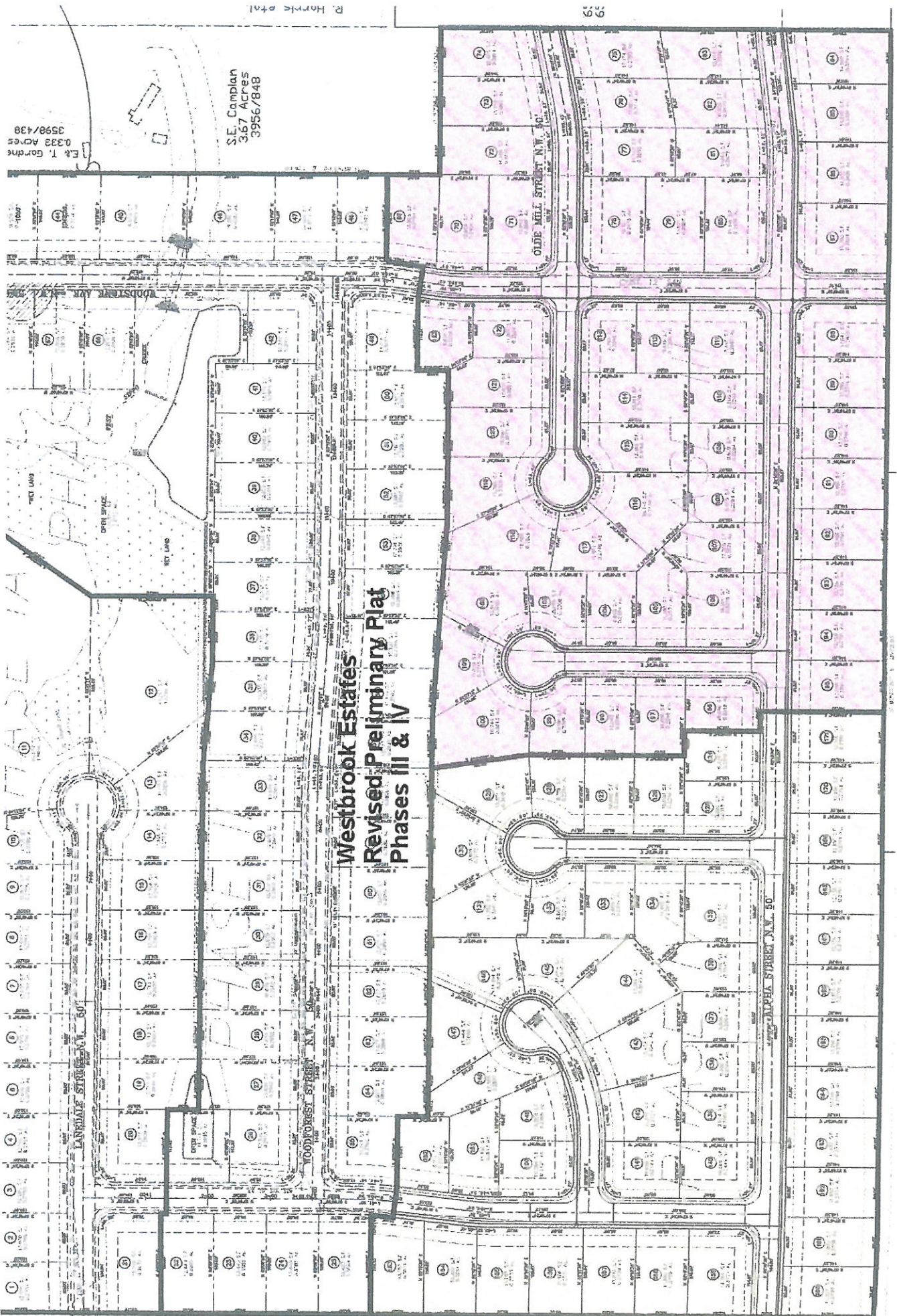
Sincerely,



Jeffrey S. Smith, P.E.

Project Engineer

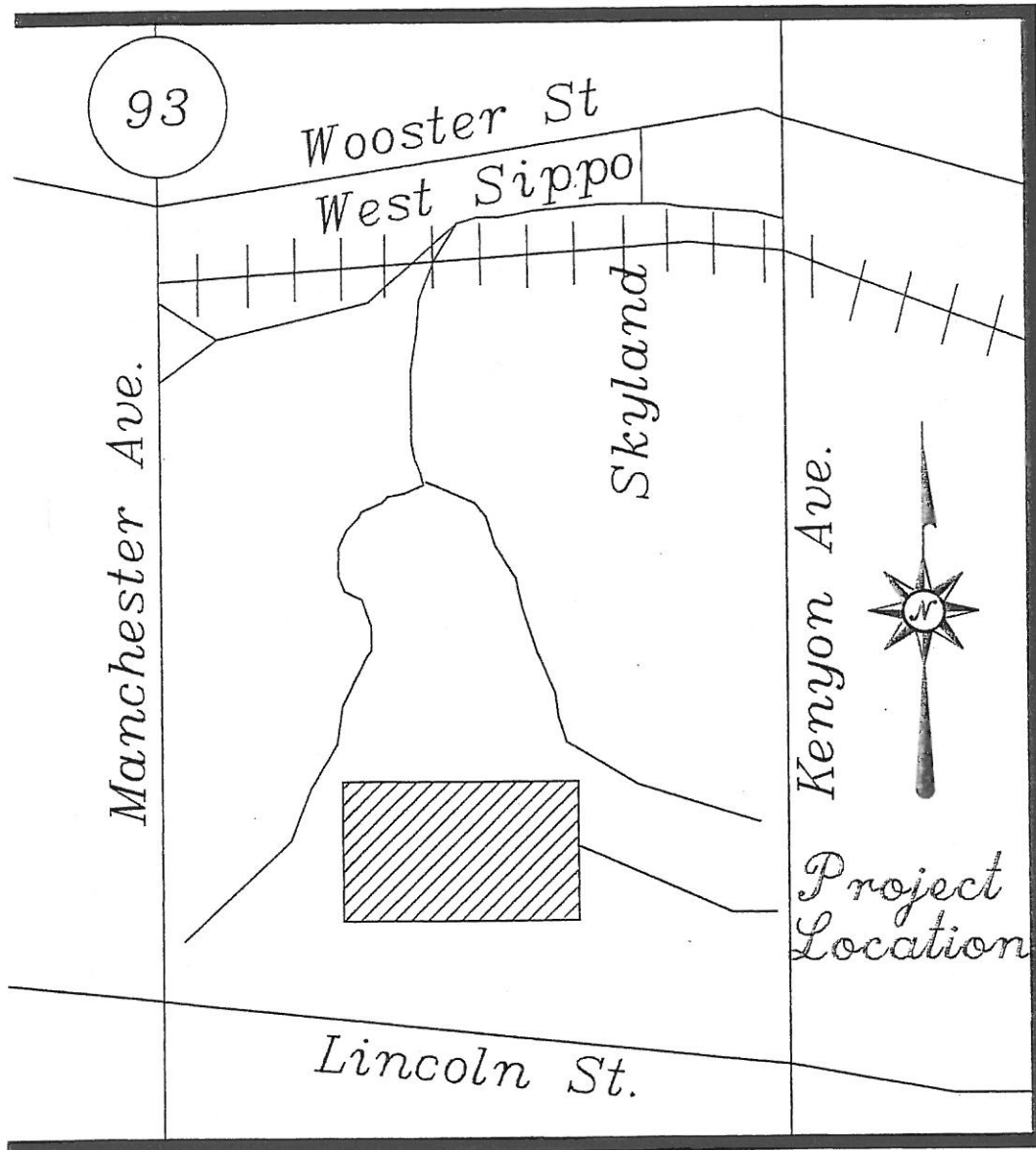
cc: A.R. Lockhart, file



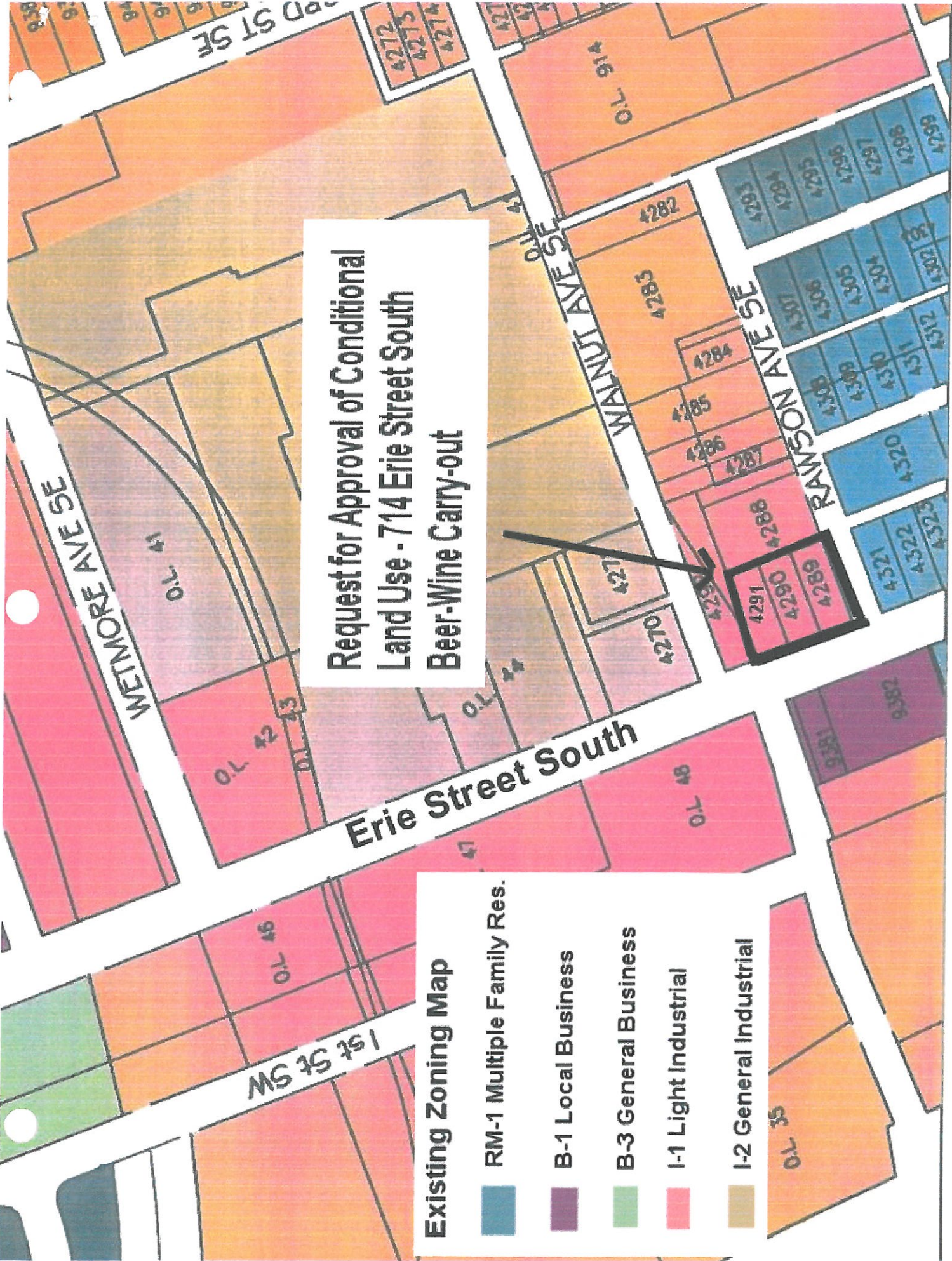
**Westbrook Estates
Revised Preliminary Plat
Phases III & IV**

SE. Complan
367 Acres
3956/848
E. T. Gordiner
3598/438

WESTBROOK ESTATES



VICINITY MAP
NOT TO SCALE



Request for Approval of Conditional
Land Use - 714 Erie Street South
Beer-Wine Carry-out

Existing Zoning Map

RM-1 Multiple Family Res.

B-1 Local Business

B-3 General Business

I-1 Light Industrial

I-2 General Industrial

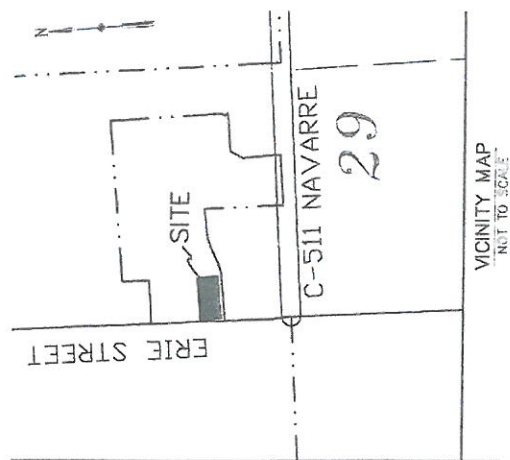


07.29.02

I Service Tatum am requesting
approval to own & operate a
beer & wine corner (only) Service Tatum
in the city of Massillon to be
located at! 714 S. Erie St S.E.
Massillon, Ohio Phone 4359, 4360 & 4361

Frank - Lion
Service Tatum
1920 Woodland Av. N.W.
Canton, Ohio 44709
(330) 455-8148 (home)
(330) 327-2373 (cell) voice mail





RE: Proposal to split lot 1967
28 8th St SW
Massillon

Lot 1967 currently has a residence and brick rental unit located on it, both belonging to Mr. Edwin Connor. Mr. Connor is requesting approval to split the lot in order to sell the rental but keep his home. Due to economic and health issues, Mr. Connor can no longer afford to maintain both properties.

There is 22ft. between the residence and rental. Our proposal is to split the property by keeping 3ft. on the rental side and leaving 19 ft. on the residence side. The rental property faces Wabash while the residence faces 8th St. Because of the extreme cost of a survey, we are requesting approval to split before a survey is ordered.

Enclosed is the most recent mortgage survey with proposed property lines on it.

Thank you for your consideration in this matter.

A handwritten signature in cursive script that reads "Dorinda Rembert".

Dorinda Rembert
Cutler/GMAC Real Estate

Office: 330-492-7230
Home: 330-862-3491

THE JOHN DAVID JONES CORPORATION
7110 WHIPPLE AVE. NW, Suite 103, NORTH CANTON, OH
(330) 494-0804 Fax (330) 494-8111

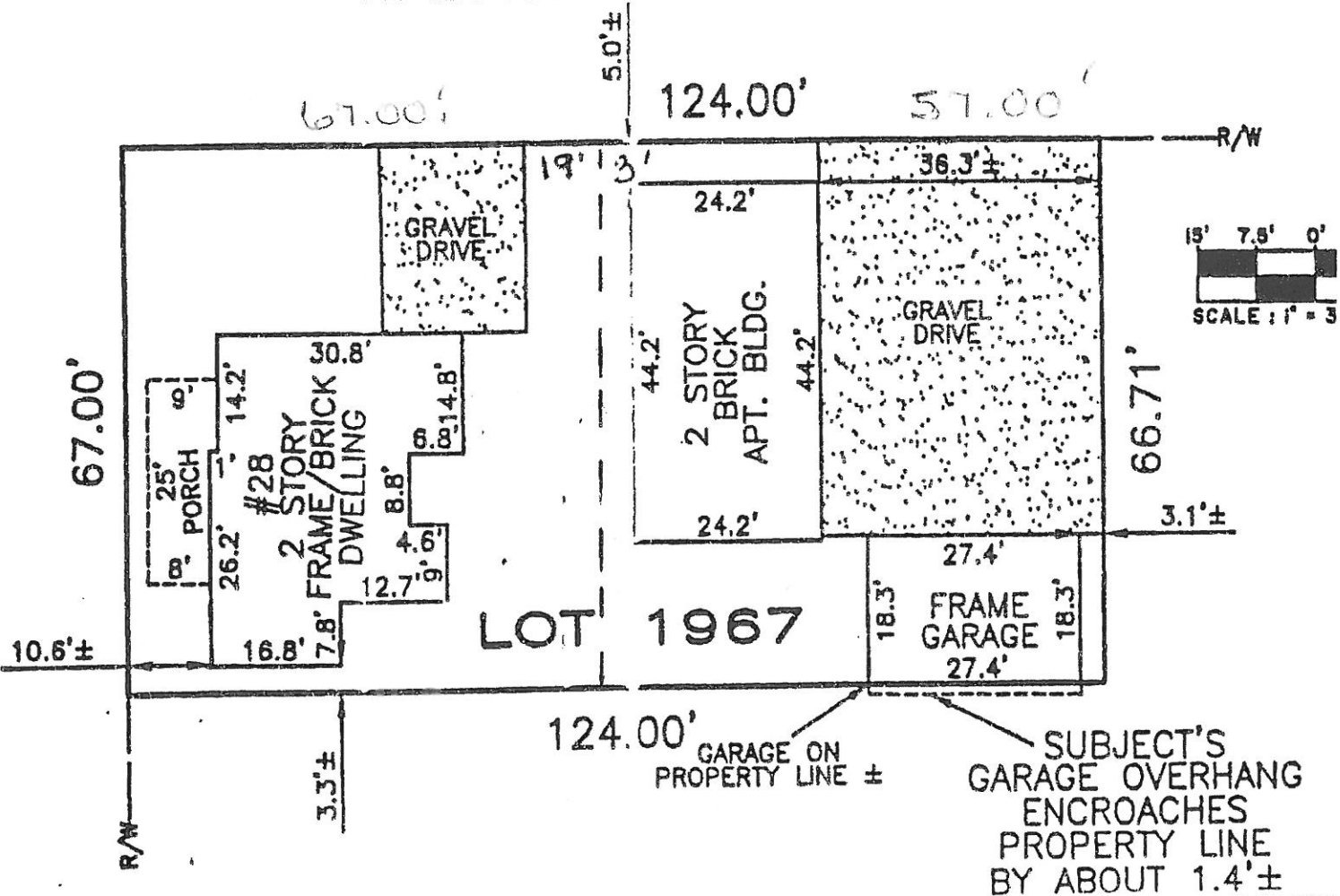
MORTGAGE LOCATION SURVEY

PLAT

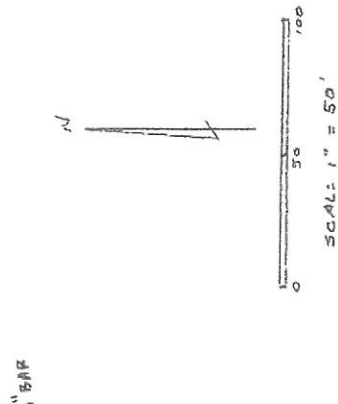
28 - 8TH STREET, SW

WABASH AVE. 20'

8TH ST. 40'

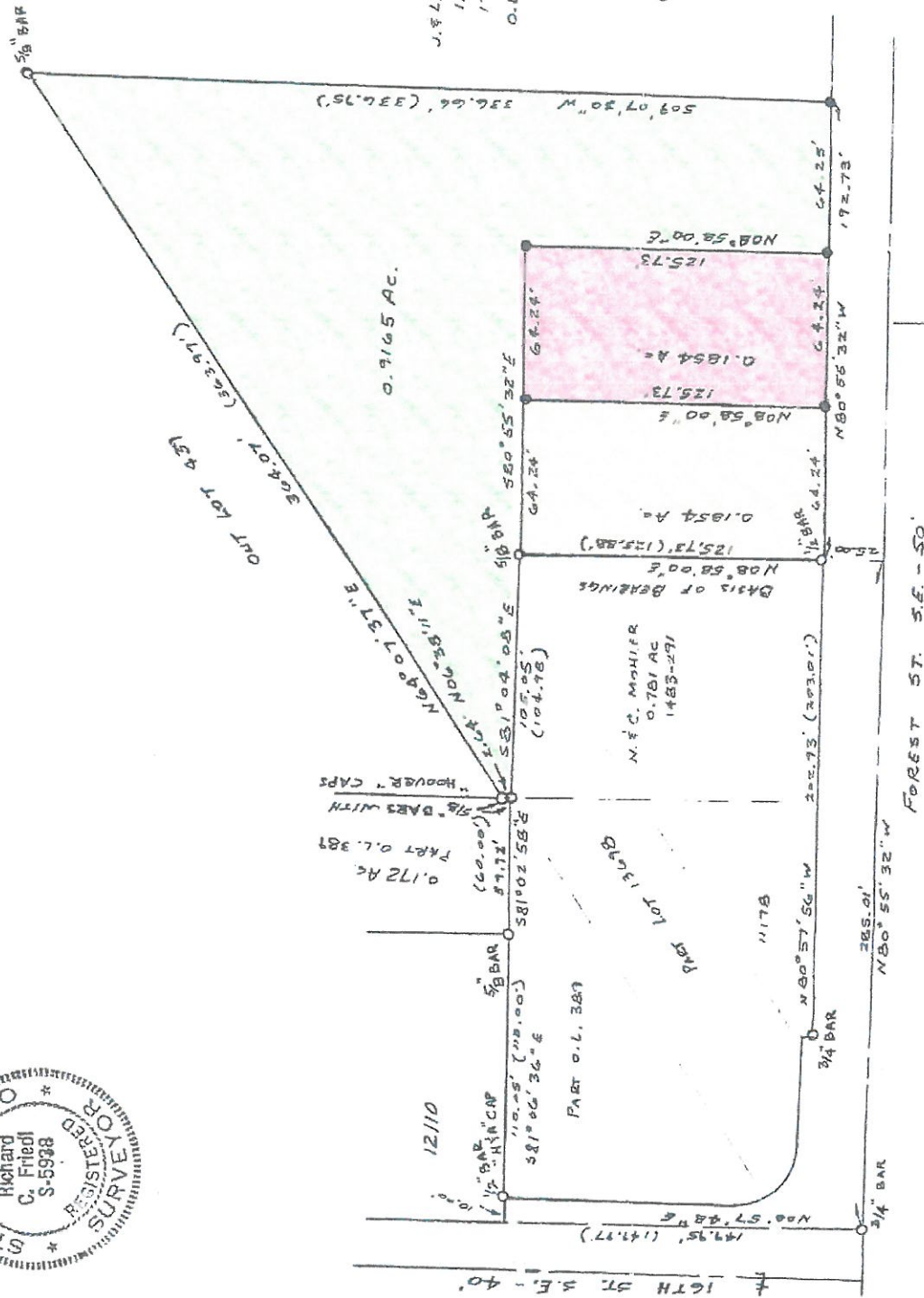


REPLAT OF OUT LOT 755 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO JULY, 2002 1.2873 ACRES



J. & L. HOLMES
1.737 AC.
1714-53
O.L. 756

0 ~ STEEL BAR FOUND
● ~ 5/16" STEEL BAR SET
(0.00') ~ RECORD



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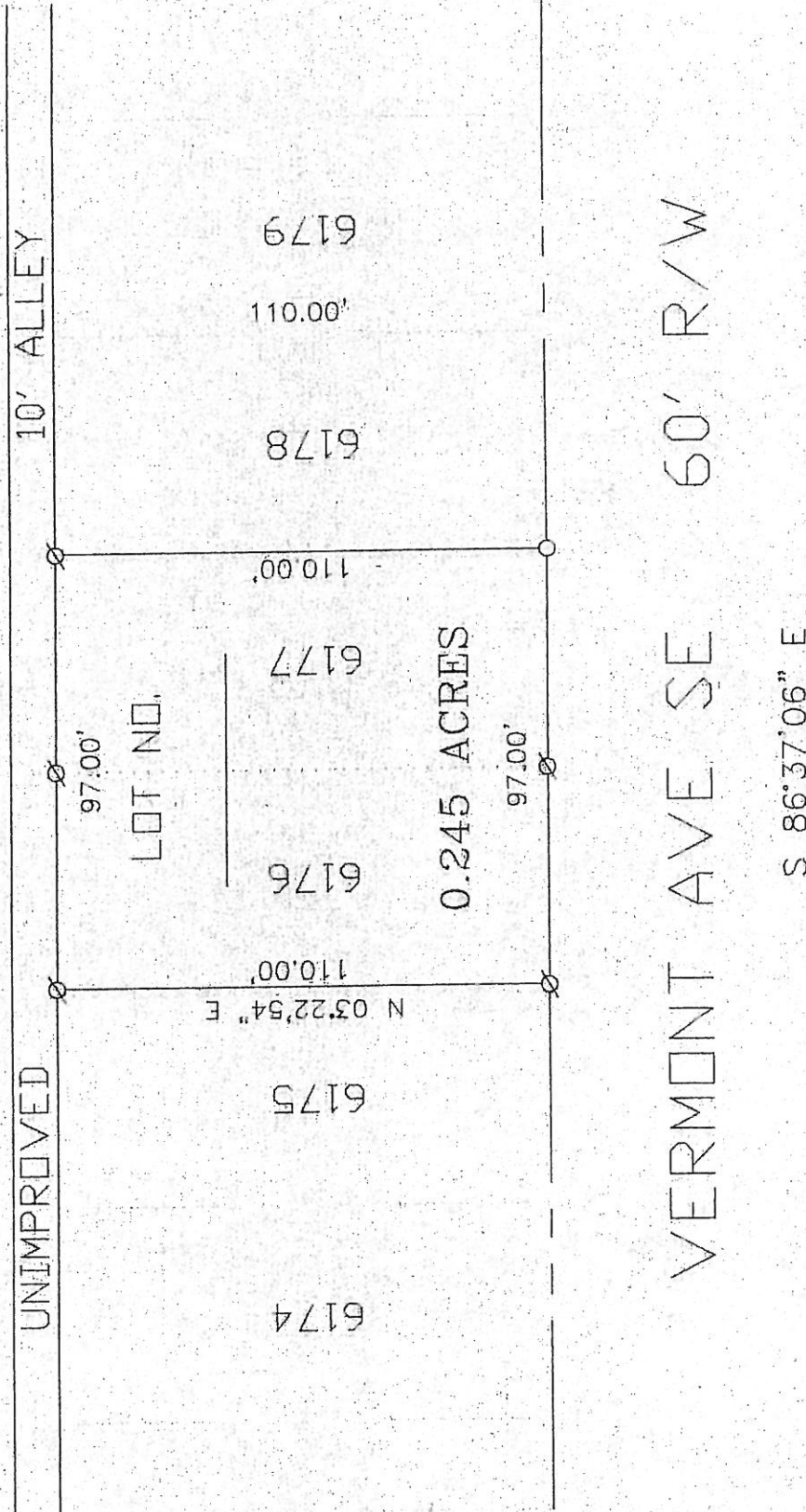
WORK

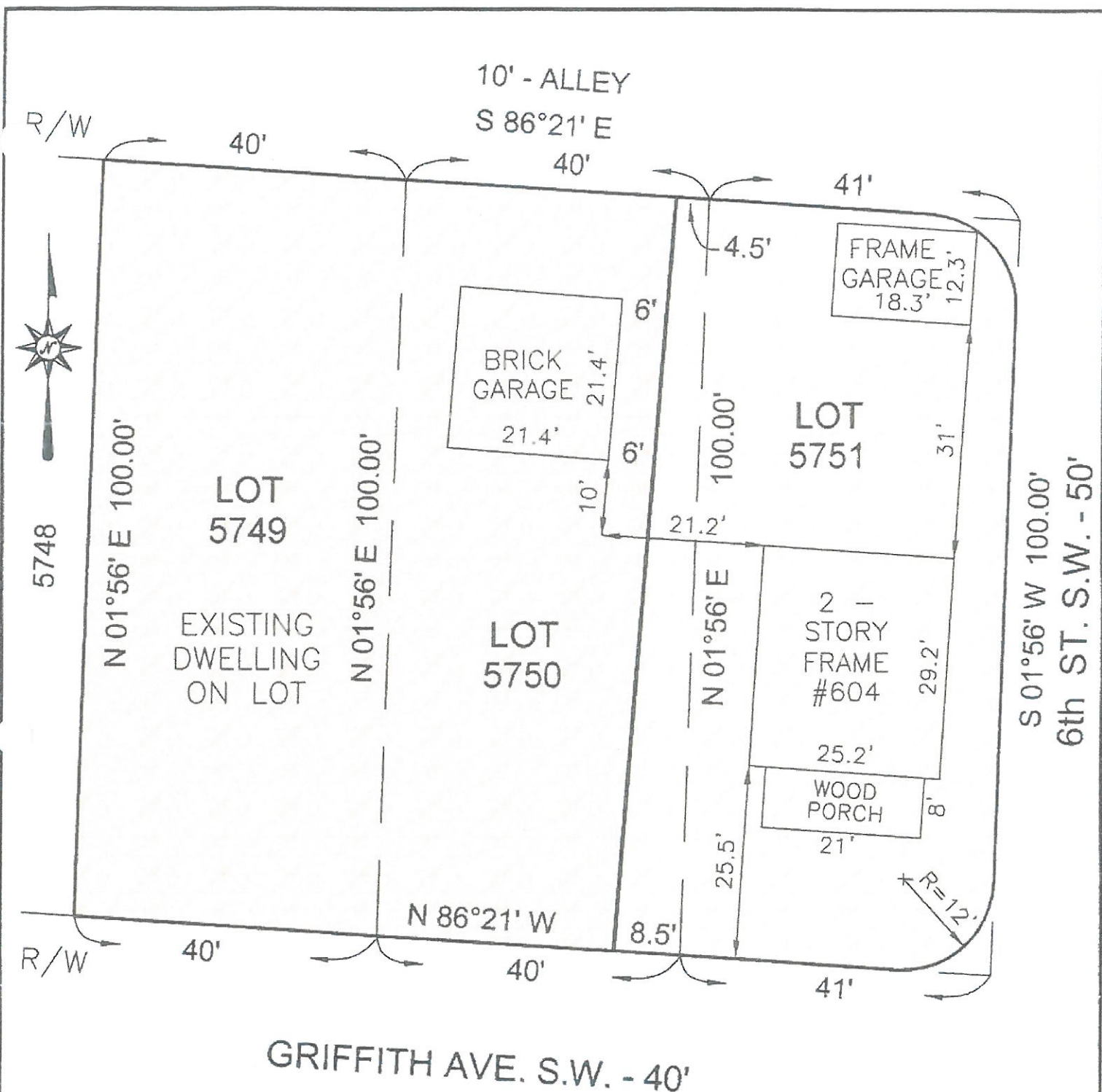
MY
IN

JOES
VD

C.

Re-Plat of Lots No. 6176 & 6177
Zoning: R-1 One Family Residential





MAP OF PROPOSED SPLIT

OF LOTS 5749, 5750 & 5751
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

0' 20'



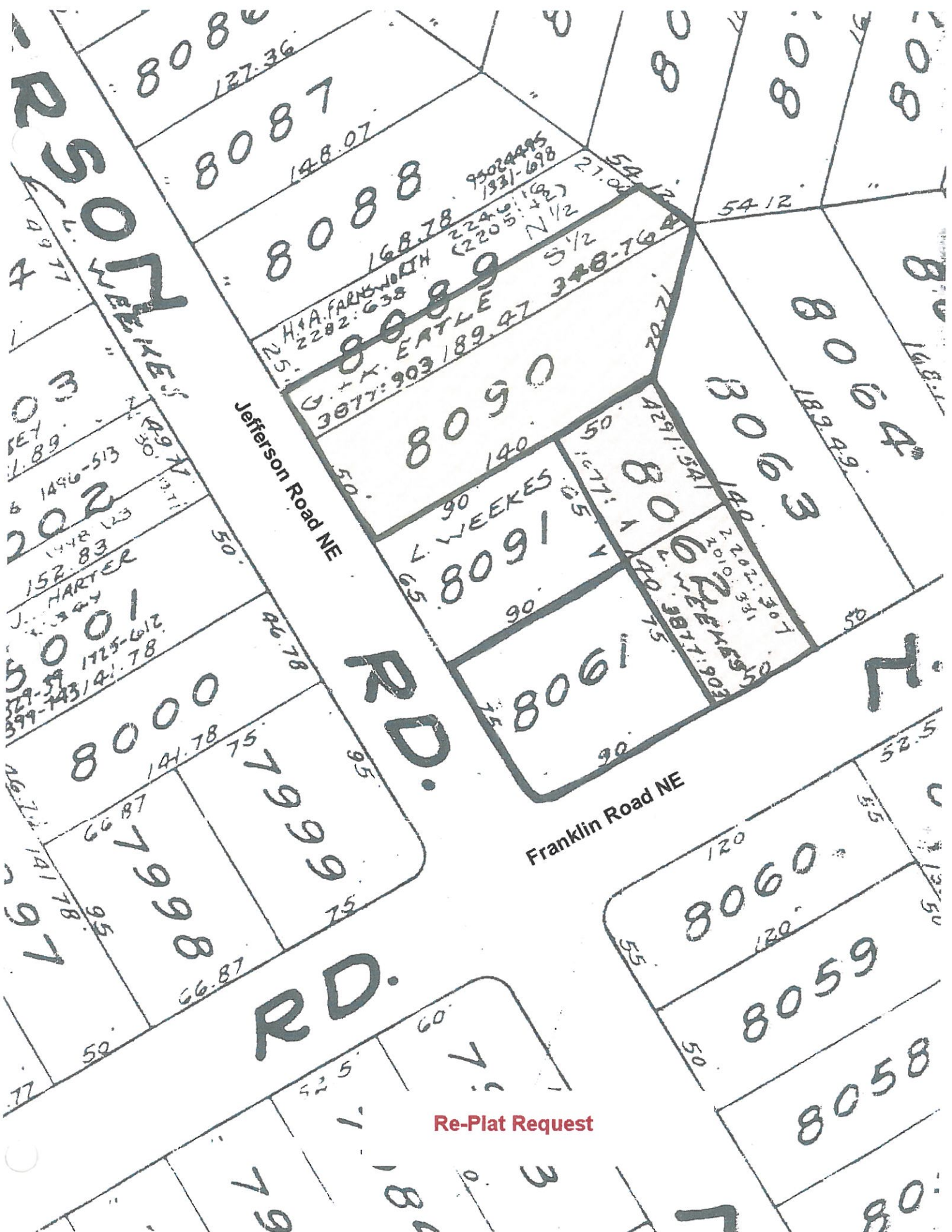
SCALE: 1"=20'

DATE: 7/26/2002

**BUCKEYE SURVEYING
SERVICES, INC.**

2223 FULTON DR. N.W.
CANTON, OHIO 44709

(330) 453-8339 FAX 453-5570



Re-Plat Request

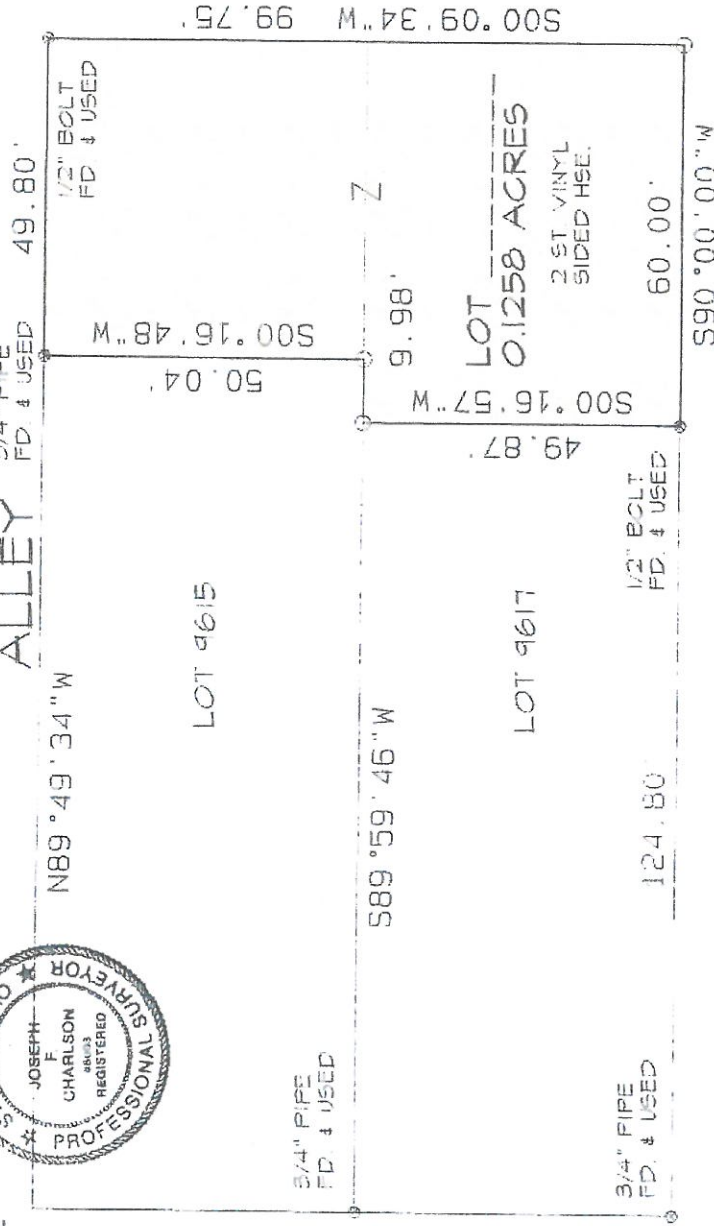
REPLAT

PART OF LOTS 9615 & 9617
CITY OF MASSILLON,
COUNTY OF STARK,
STATE OF OHIO



11/16/23
DATE

SENECA ST. N.E.



WYOMING PL. N.E.

WILLIAMS AVE. N.E.

IRS

[Signature]

[Signature]

REPLAT

OF
OUTLOTS 689 AND 690
LOCATED IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO.

ACKNOWLEDGEMENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, DID PERSONALLY APPEAR William L. Logan AND ACKNOWLEDGE
THAT HE HAS READ AND UNDERSTANDS THE CONTENTS OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED AS REQUIRED BY LAW.

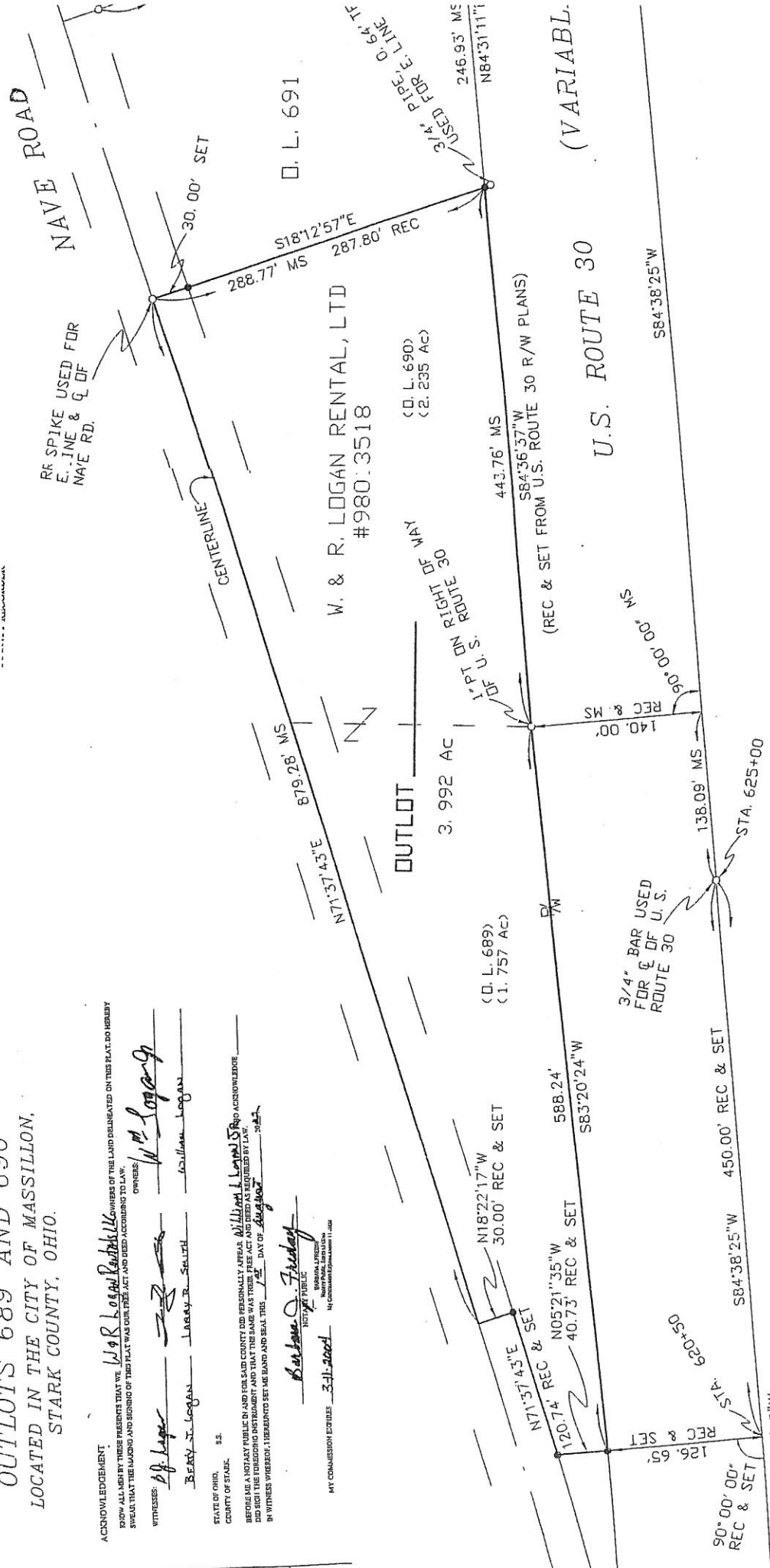
WITNESSES: B. J. Logan LARRY R. SMITH William L. Logan
B. J. Logan Larry R. Smith William L. Logan

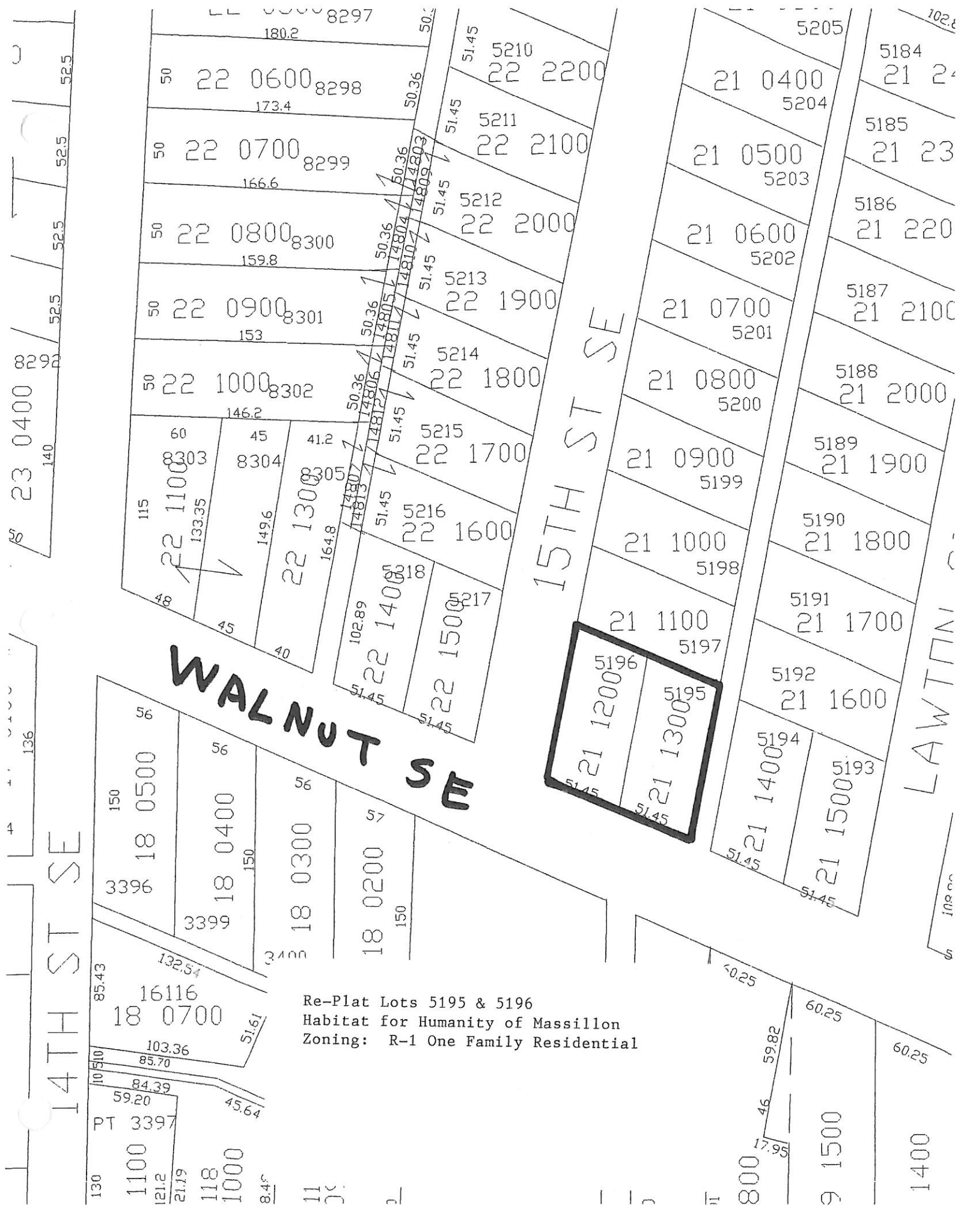
STATE OF OHIO, ss.
COUNTY OF STARK.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, DID PERSONALLY APPEAR William L. Logan AND ACKNOWLEDGE
THAT HE HAS READ AND UNDERSTANDS THE CONTENTS OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED AS REQUIRED BY LAW.

WITNESSES: B. J. Logan LARRY R. SMITH William L. Logan
B. J. Logan Larry R. Smith William L. Logan

MY COMMISSION EXPIRES 3-31-2004 Barbara Q. Friday
Barbara Q. Friday
Notary Public, State of Ohio
My Commission Expires 3-31-2004





WALNUT SE

15TH ST SE

14TH ST SE

LAWTON

Re-Plat Lots 5195 & 5196
Habitat for Humanity of Massillon
Zoning: R-1 One Family Residential

Map details including lot numbers and dimensions:
- Lot 22 0600 (8298) 180.2
- Lot 22 0700 (8299) 173.4
- Lot 22 0800 (8300) 166.6
- Lot 22 0900 (8301) 159.8
- Lot 22 1000 (8302) 153
- Lot 22 1100 (8303) 146.2
- Lot 22 1300 (8305) 148.1
- Lot 22 1400 (8306) 148.1
- Lot 22 1500 (8307) 148.1
- Lot 22 1600 (8308) 148.1
- Lot 22 1700 (8309) 148.1
- Lot 22 1800 (8310) 148.1
- Lot 22 1900 (8311) 148.1
- Lot 22 2000 (8312) 148.1
- Lot 22 2100 (8313) 148.1
- Lot 22 2200 (8314) 148.1
- Lot 21 0400 (5204) 5205
- Lot 21 0500 (5203) 5184
- Lot 21 0600 (5202) 5185
- Lot 21 0700 (5201) 5186
- Lot 21 0800 (5200) 5187
- Lot 21 0900 (5199) 5188
- Lot 21 1000 (5198) 5189
- Lot 21 1100 (5197) 5190
- Lot 21 1200 (5196) 5191
- Lot 21 1300 (5195) 5192
- Lot 21 1400 (5194) 5193
- Lot 21 1500 (5193) 5194
- Lot 18 0500 (3396) 150
- Lot 18 0700 (16116) 132.54
- Lot 18 0400 (3399) 150
- Lot 18 0300 (3400) 150
- Lot 18 0200 (3400) 150
- Lot 1100 (121.2) 103.36
- Lot 118 (21.19) 84.39
- Lot 1000 (8.4) 59.20
- Lot 91500 (17.95) 59.82
- Lot 1400 (60.25) 60.25