

A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 9, 2002 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meetings of September 11, 2002.*
2. *Petitions and Requests*

Tax Parcel Split – Massillon Marketplace

Location and Description: Out Lots No. 865 and 866, located on the south side of Erie Street SW/Indian River Road. The request is to split this property into 16 separate tax parcels. This property split is for tax purposes only.

Owner: Deville-THF Massillon Development LLC.

Engineer/Surveyor: Hammontree & Associates.

Replat– 1224 Erie Street South

Location and Description: 1) Lot No. 9996 and Part of Out Lot 153 to be replatted into one new lot, 0.531 acres in size, zoned I-1 Light Industrial; 2) Parts of Out Lot 153 to be replatted into one new lot, 0.856 acre sin size, zoned B-3 General Business. These parcels are located on the east side of Erie Street South between Shriver and Pearl Avenues SE.

Owner: D & L South Erie Storage and More.

Engineer/Surveyor: Deibel Surveying.

Replat– 145 23rd Street, N.W.

Location and Description: Lot Nos. 3724, 3725, 13529 and 13530, located on the west side of 23rd Street NW, south of Claremont Avenue NW. The request is to replat this property into one new lot. The property is zoned R-1 One Family Residential.

Owner: Dana Grey.

Replat– Gail Avenue, N.E.

Location and Description: Part of Out Lot 384, Part of Out Lot 159, and Lot No. 11069 to be replatted into one new lot, 2.069 acres in size. This property is located on the south side of Gail Avenue NE, east of Keuper Boulevard NE. The property is zoned RM-1 Multiple Family Residential.

Owner: Control Corporation.

Engineer/Surveyor: ME Companies.

Replat– 368 Ford Street, N.W.

Location and Description: Lot Nos. 13433, 13434, and 13435 to be replatted into one new lot, 0.385 acres in size. This property is located on the east side of Ford Street NW, south of Duane Avenue SW. The property is zoned R-1 One Family Residential.

Owner: Scott Safreed.

Replat– 1826 Connecticut Avenue, S.E.

Location and Description: Lot Nos. 6421 and 6422 to be replatted into one new lot, 0.222 acres in size. This property is located on the north side of Connecticut Avenue SE, east of 18th Street SE. The property is zoned R-1 One Family Residential.

Owner: Roger Demchuck.

Engineer/Surveyor: Campbell & Associates.

Replat and Dedication Plat – Ryder Street, N.W.

Location and Description: Part of Out Lot 631, located at the west end of Ryder Street NW (west of Kenyon Avenue NW); the request is to split off a 2.41 acre parcel. The property is zoned A-1 Agricultural. Included in the request is the dedication of an extension of Ryder Street NW.

Owner: Janet Princehorn.

Engineer/Surveyor: Campbell & Associates.

Replat and Dedication Plat – Raynell Avenue, S.W.

Location and Description: Part of Out Lot 695, a 4.64 acre parcel located at the west end of Raynell Avenue SW (west of Greendale Avenue SW); the request is to replat this property into two new lots. The property is zoned A-1 Agricultural. Included in the request is the dedication of an extension of Raynell Avenue SW.

Owner: Fred and Wanda Berens.

Engineer/Surveyor: Hoover and Associates.

3. Old Business

The Massillon Planning Commission met in regular session on September 11, 2002, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

James Johnson, Vice Chairman
Paul Manson
Thomas Seesan
Sheila Lloyd
Moe Rickett
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the Commission meeting of August 14, 2002. Mr. Johnson stated that the minutes should say, "since Rev. Dodson represented Habitat for Humanity of Massillon, Vice Chairman James Johnson assumed the chairman's position for the final item of business." Mr. Rickett moved to approve the minutes with the aforementioned correction, seconded by Mr. Manson, motion carried unanimously.

The next item under Petitions and Requests was a re-plat presented by Mr. Haines.

Re-plat – AutoZone/F & M Properties

Location and Description: Part of Out Lot 330 (0.89 acres) and Part of Out Lot 417 (0.86 acres), located on the northeast corner of Lincoln Way East and 23rd Street NE. The request is to re-plat this property into two new parcels. The property is zoned B-3 General Business.

Owner: AutoZone *Engineer/Surveyor:* Richard Carpenter

This is a lot split and re-plat at 23rd and Lincoln Way NE. AutoZone is on a portion of the lot and a vacant building on the other portion. The exiting structures will remain. Attorney James Snively was present representing F & M Properties who is interested in purchasing the property. Attorney Snively commented that the vacant building is the site of the old A & D Foodarama. The intention is to renovate the building and find a tenant. After a brief discussion, Mr. Manson moved for approval, seconded by Mr. Rickett, motion carried unanimously.

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

This property is east of First Street and west of Amherst Road NE. The owner has two lots. Their garage is on one lot and the house on the other. They intend to tear the garage down and build a new one but the Building Department won't issue a permit for an accessory building to be built on a lot without a house. Kim Gray, the owner, was present and commented that they just wanted to build a new garage. Mr. Seesan moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

The next item under Old Business was a request for approval of Conditional Land Use presented by Mr. Aaby.

Request for Approval of Conditional Land Use – 714 Erie Street South

Location and Description: Lots No. 4289 – 4291 located on the east side of Erie Street South between Walnut Road and Rawson Avenue SE. The property is zoned I-1 Light Industrial. The applicant is requesting approval to operate a convenience store at this location. Section 1169.03 (d) of the City Zoning Code allows retail uses within an I-1 District, subject to review and approval by the City Planning Commission. *Applicant:* Denise Tatum

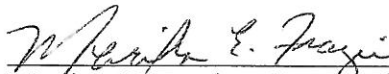
This item was on the agenda last month, but the request was to operate a beer-wine carryout and drive-through. The request was denied. After consulting with the Building Department, Ms. Tatum decided to re-submit the request to operate a convenience store. Ms. Tatum was present and asked if it would be possible to operate a drive-through at this site. Mr. Aaby replied that a drive-through operation would be awkward at this location. A discussion ensued about the location of the property and access to adjoining streets. Mr. Haines added information to clarify the situation. He and Mr. Abby commented that the proposal may have difficulty when it is before the Site Plan Review Committee. Mr. Seesan expressed concern because even though the beer and wine facility was denied, Ms. Tatum was still attempting to pursue the intention to operate that type of establishment. Mr. Manson asked if the motion could be specific to operate a convenience store rather than a beer and wine carryout. Mr. Manson then moved to approve the conditional land use specifically to operate as a convenience store, seconded by Ms. Lloyd, motion carried:

3 yes – Moe Rickett, Sheila Lloyd, Paul Manson

2 no - Thomas Seesan, Vincent Pedro

There being no further business before the Commission, the meeting adjourned at 7:55 P.M.

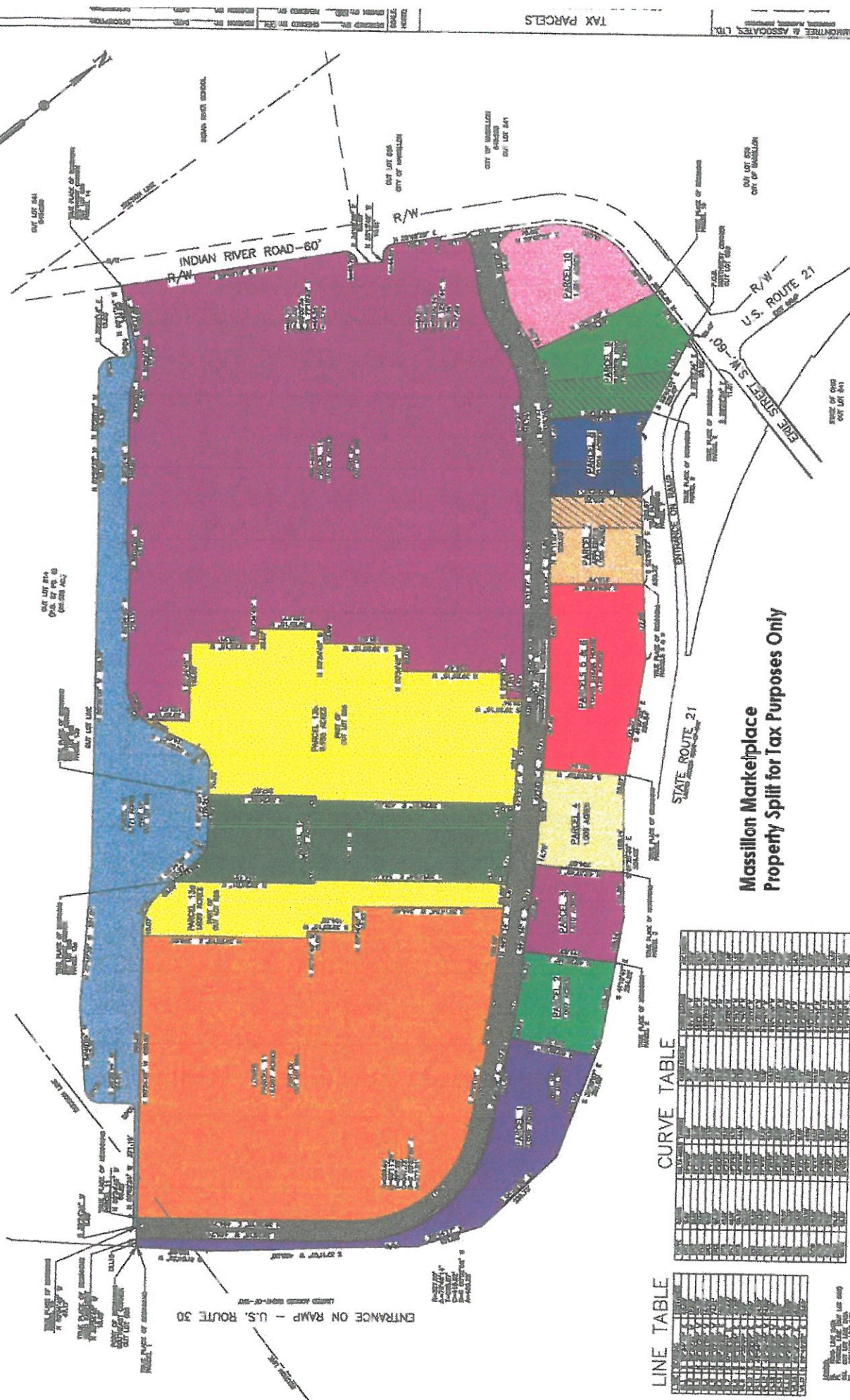
Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

MASSILLON MARKETPLACE



Massillon Marketplace Property Split for Tax Purposes Only

LINE TABLE

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CURVE TABLE

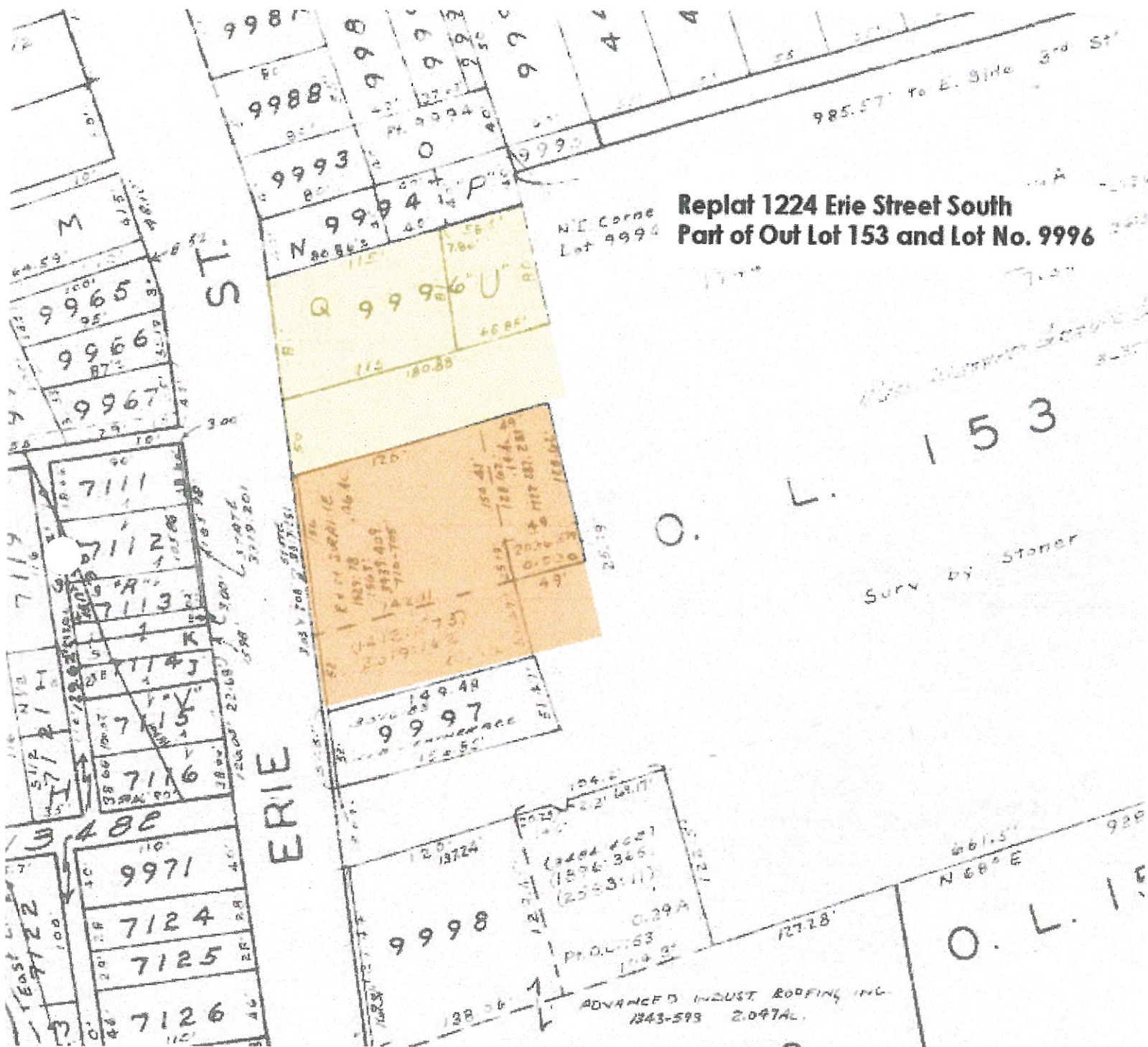
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BASIS OF BEARING:
THE ROAD BEARS BEARING COORDINATE SYSTEM, NORTH 2000, MAPS
FROM THE CITY OF MASSILLON CONTROL SURVEY.

REVUE-THE MASSILLON DEVELOPMENT, U.S.

TAX PARCELS

HAMMOND & ASSOCIATES, LTD.



916
53' 145'

9162
53' 145'

7
60'

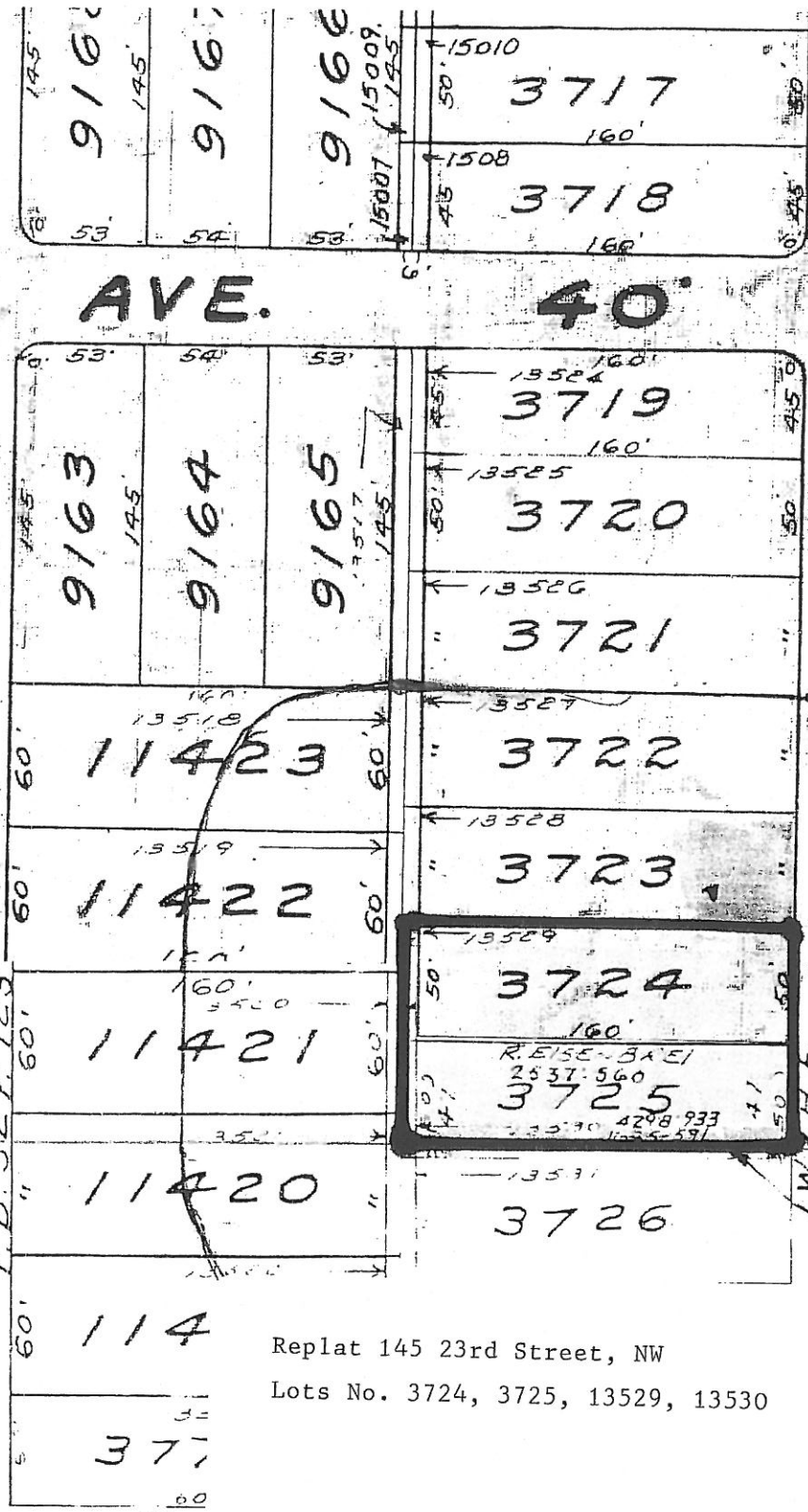
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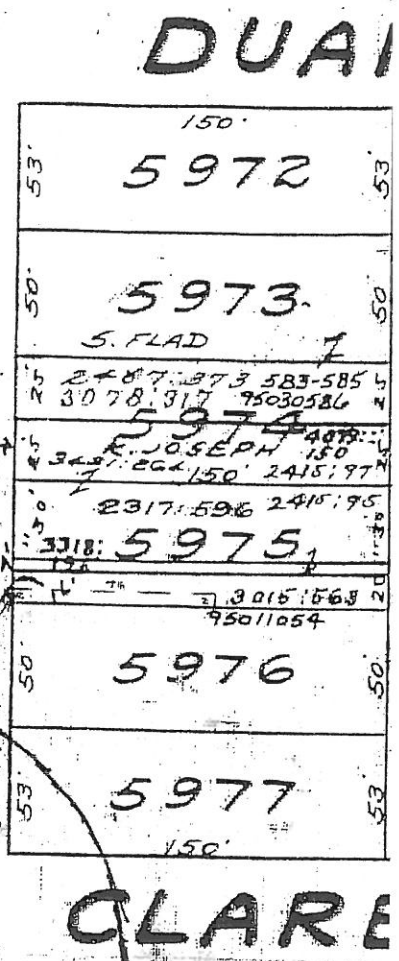
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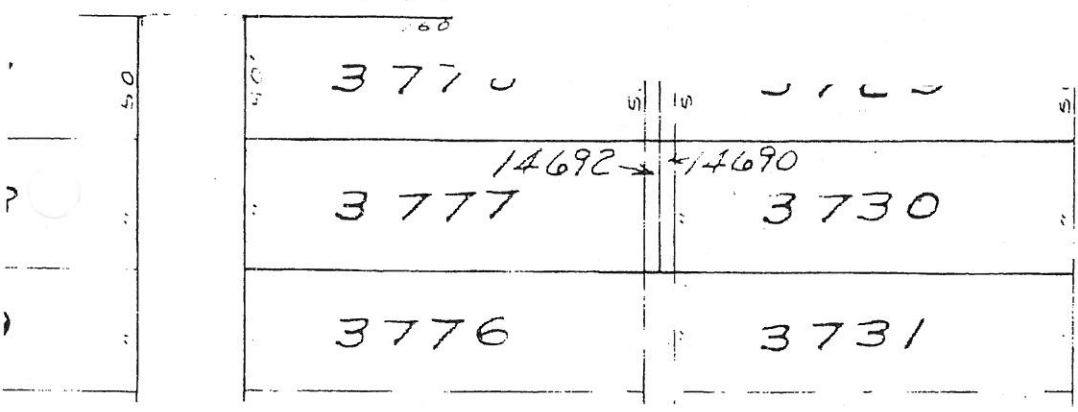
40' ST. 24TH



Replat 145 23rd Street, NW
Lots No. 3724, 3725, 13529, 13530

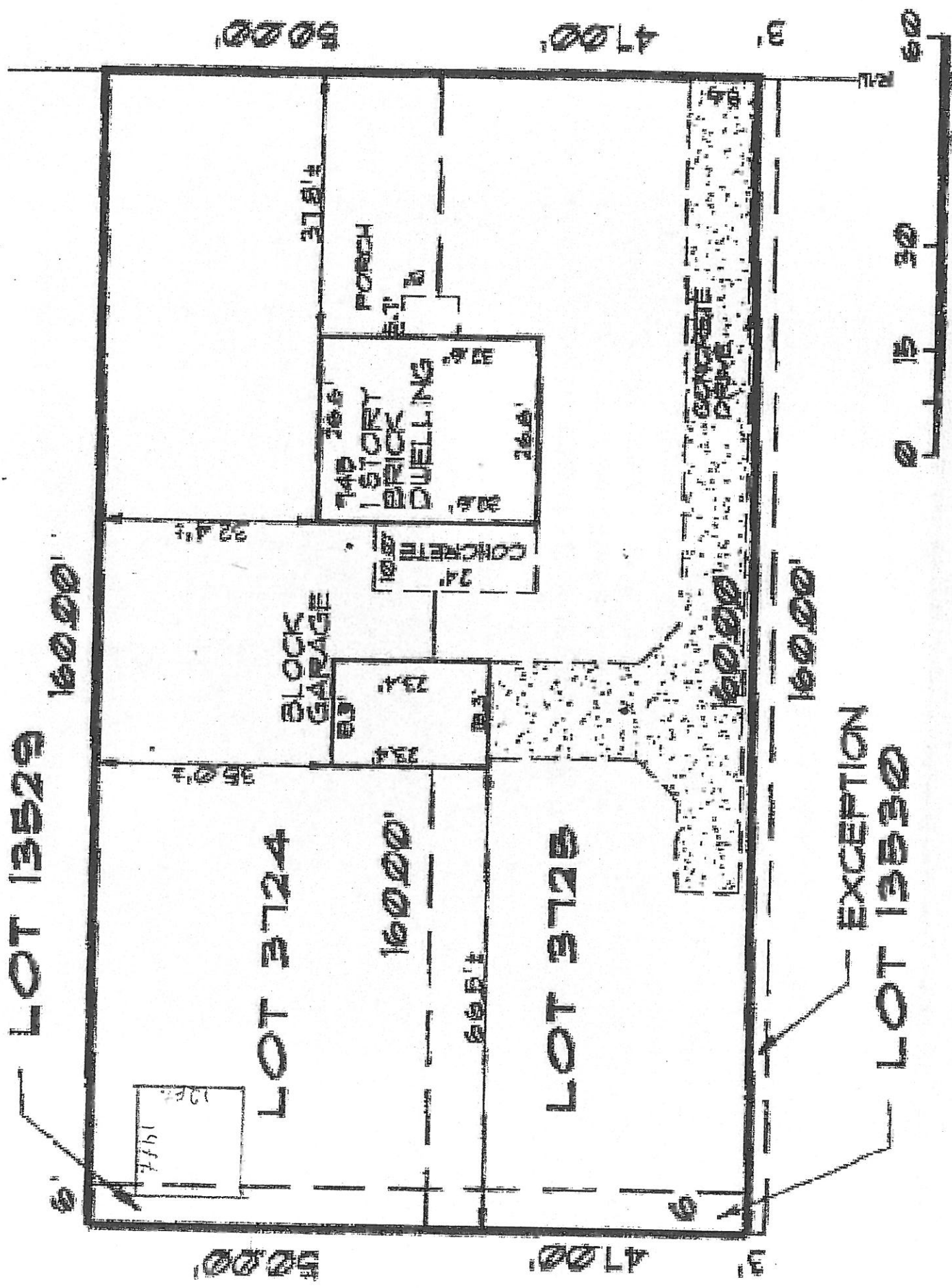


CLARE



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23RD STREET NW 50'



EXCEPTION

REPLAT AND RENUMBERING PLAT

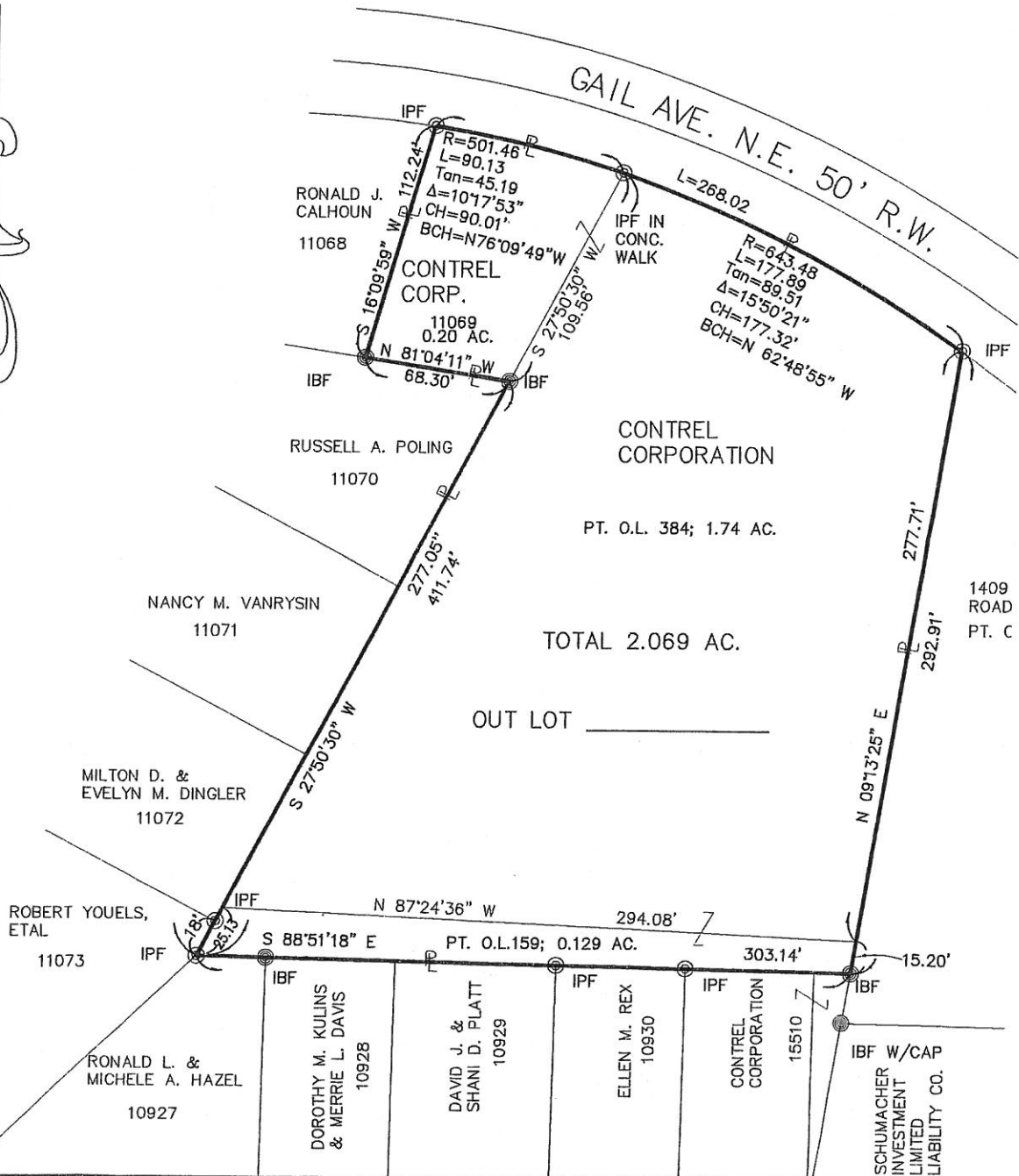
PART OF OUT LOT NUMBER 384, PART OF
OUT LOT 159 AND LOT NUMBER 11069,
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

SCALE: 1"=50'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



PRINT DATE:

DESIGN DRAFT CHECK

DDF MAM DDF

JOB NO.: 02-394

DATE: OCTOBER 2002

SCALE:
HORIZONTAL 1" = 50'

• BASIS OF BEARING: TAKEN FROM PLAT BOOK 27, PAGE 119 OF AMHERST PARK SUBD. NO. 1, USING THE NORTH LINE OF LOT 10928 THRU 1036 AS $S 88'51'18"E$

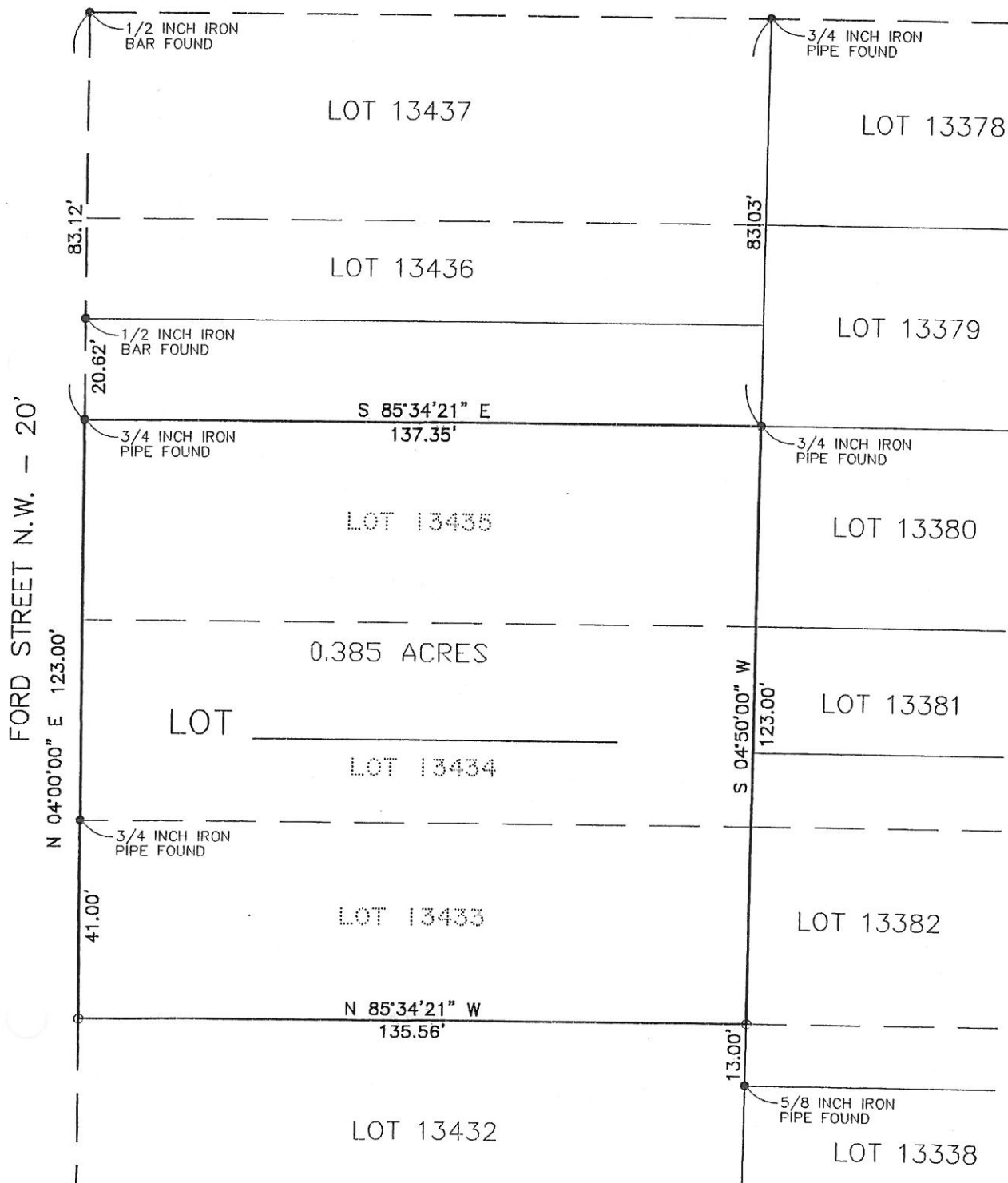
• PLAT BASED UPON SURVEY PERFORMED BY O.R. DeBOS, P.S. NO. 9823 IN

COM

SHEET NO.: 1/1

SEPTEMBER, 2002

DUANE AVE. N.W.- 40'

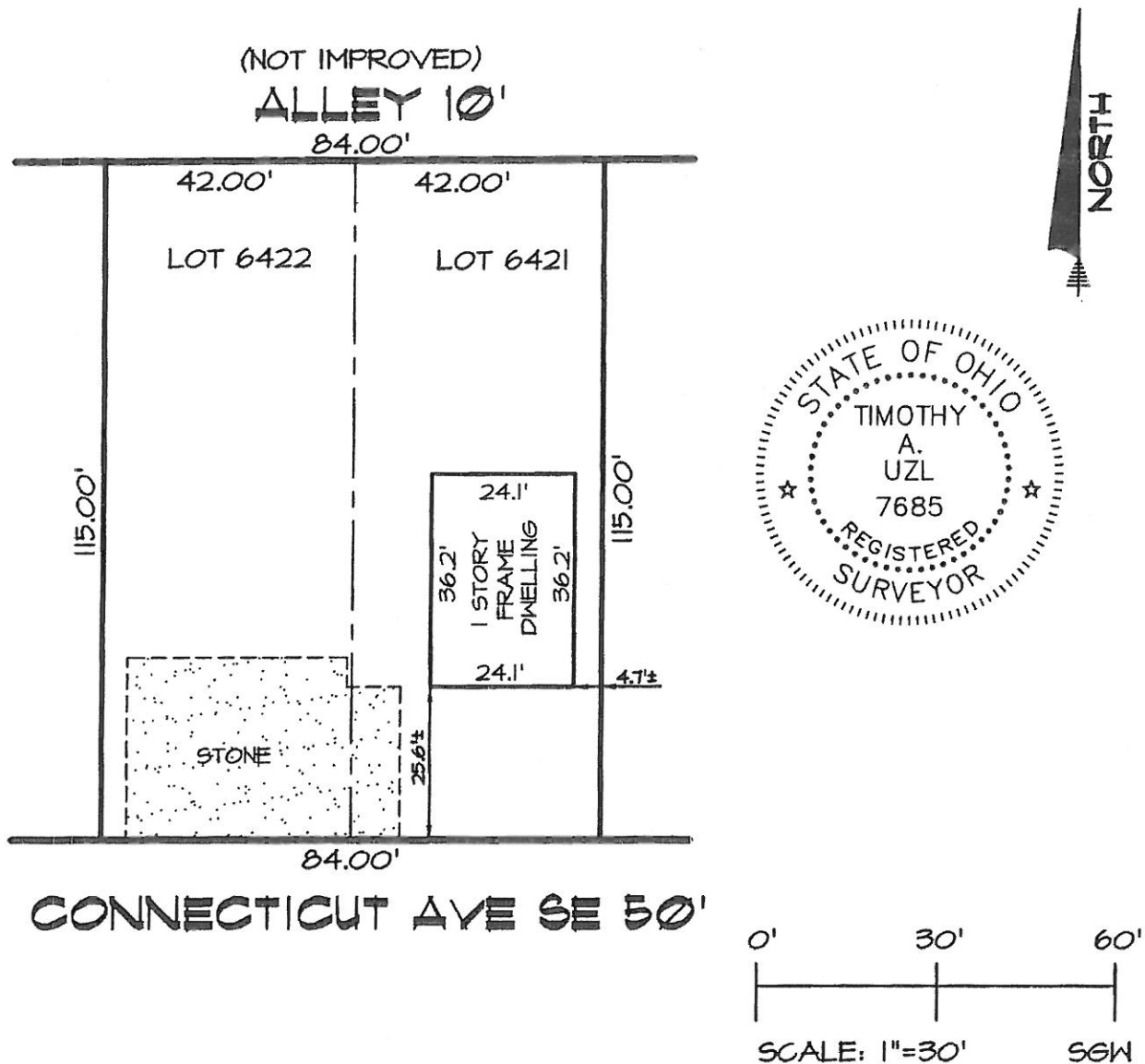




CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

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

MORTGAGE LOCATION SURVEY



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

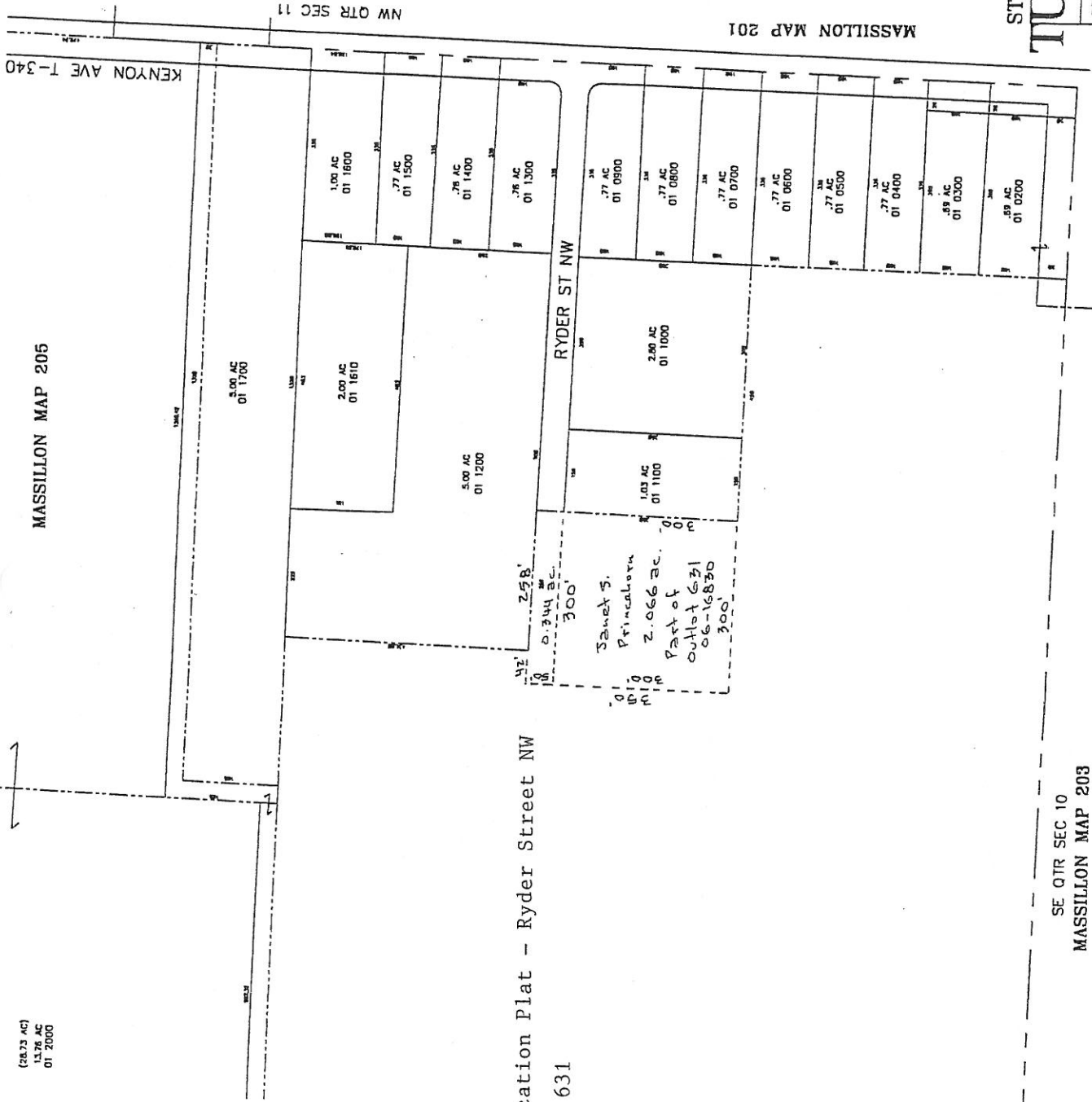
C & A Order No.
CA100189

This is to certify to **Union 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

(28.73 AC)
13.76 AC
01 2000

MASSILLON MAP 205



Replat and Dedication Plat - Ryder Street NW
Part of Out Lot 631

MASSILLON MAP 201

STARK COUNTY TAX MAP

TUSCARAWA

SECTION 10 QUARTER N

TAX DISTRICT 74

SCALE 1"=100' REVISED 1-14-87 BJ



Replat and Dedication Plat - Raynell Av SW
Location Map

