



A G E N D A
MASSILLON PLANNING COMMISSION
NOVEMBER 20, 2002 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS



1. *Approval of the Minutes for the Commission Meeting of October 9, 2002.*
2. *Petitions and Requests*

Rezoning Request – Lake Avenue NE

Location and Description: Lot No. 15510, a vacant lot located on the north side of Lake Avenue NE between Keuper Blvd. NE and Amherst Road NE

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

Proposed Use: The owner proposes to utilize this property to provide ingress and egress to Amherst Ridge, a proposed 24 unit multi-family development to be located on Gail Avenue NE.

Applicant: Contrel Corp.

Rezoning Request – 107 4th Street NE

Location and Description: Lot No. 374, located on the northwest corner of 4th Street NE and Federal Avenue NE.

Zone Change Request: RM-1 Multiple Family Residential to B-1 Local Business.

Proposed Use: Presently being operated as a bed and breakfast, the owner also wishes to utilize this property as a reception/meeting hall catering to civic groups and individuals for luncheons, dinners, banquets, meetings, and parties.

Applicant: William Weaver.

Final Plat – Westbrook Estates-West No. 1

Location and Description: Part of Out Lot 772, a total 6.6671 acre parcel located on the east side of Manchester Road NW, north of Lincoln Way NW.

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

Streets to be Dedicated: Woodstone Avenue NW and a portion of Manchester R NW.

Owner/Developer: Jacob Glick.

Engineer/Surveyor: Cooper & Associates.

Lot Split – 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 property into two equal parcels. The property is zoned R-1 One Family Residential.

Owner: Brad Sponseller.

Lot Split – 510 and 514 4th Street SW

Location and Description: Lot No. 1785, located on the east side of 4th Street SW south of Pike Avenue SW. The request is to split this property into two equal parcels so that each house will be on a separate lot.

Owner: Tony Feijoo.

Replat– 1242 Rodman Avenue, N.E.

Location and Description: Lot No. 1384 and Part of Lot No. 1385, located on the north side of Rodman Avenue NE, east of Lewis Place NE. The request is to re-plat these parcels into one lot so that the garage is on the same lot as the house. The property is zoned R-1 One Family Residential.

Owner: Rocky Brown and Connie Thomas.

Engineer/Surveyor: Nichols Field Services, Inc..

Dedication Plat – Sanitary Sewer Easement

Location and Description: Part of Lot No. 16533 located on the south side of Lake Avenue NW between State Route 21 and the Tuscarawas River. The request is to dedicate a 20 foot wide sanitary sewer easement along the northeast corner of this property

Owner: Ernie and Debra Lehman.

Engineer/Surveyor: CTI Environmental, Inc.

3. Old Business

Massillon Planning Commission

October 9, 2002

The Massillon Planning Commission met in regular session on October 9, 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
Vincent Pedro

Staff

Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business before the Commission was the minutes of the September 11, 2002, Commission meeting. Mr. Manson moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item under Petitions and Requests was a Tax Parcel Split presented by Mr. Haines.

Tax Parcel Split – Massillon Marketplace

Location and Description: Out Lots 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

At present, Massillon Marketplace is comprised of two large Out Lots. They wish to divide their property into sixteen (16) separate parcels for tax purposes to enable each business to pay their own taxes. This is necessary in order for the county to bill each business separately. Patrick Sirpilla, of THF Realty, was present and commented that this procedure is a standard for the industry. He added that this is a better process, and the taxing authority receives payment sooner. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried unanimously.

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

Re-Plat – 1224 Erie Street South

Location and Description: 1) Lot No. 9996 and Part of Out Lot 153 to be re-platted into one new lot, 0.531 acres in size, zoned I-1 Light Industrial; 2) Parts of Out Lot 153 to be re-platted into one new lot, a 0.856 acres in 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

This is a re-plat for the property owned by Russell Draime on Erie Street South. This combining of lots is only to “clean up” these parcels of land by re-platting smaller lots which will be used as one. Mr. Draime was present and stated that they aren’t requesting a zone change, and that this will be better for their intended uses including parking. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

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

Re-plat – 145 23rd Street, NW

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 re-plat this property into one new lot. The property is zoned R-1 One Family Residential. *Owner:* Dana Grey

This is a re-plat of four lots on 23rd Street, NW. The owner wishes to build a storage barn, and as required by the Building Department, it is necessary to re-plat the property into one lot so the house and any accessory buildings are together. Ms. Grey was present and stated she only wants to build a storage building. Mr. Pedro moved for approval, seconded by Mr. Johnson, motion carried unanimously.

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

Re-plat - Gail Avenue NE

Location and Description: Part of Out Lot 384, Part of Out Lot 159, and Lot No. 11069 to be re-platted 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.

This property is in the vicinity of Lake Avenue, Keuper Avenue and Gail Avenue, NE. The applicant intends to build apartment buildings at the site. It is zoned RM-1 Multiple Family. Dennis Fulk, of ME Engineering and Surveying Companies, explained that this is the first step in the process. There were several area property owners present who were opposed to the development.

Russell Poling, 1448 Keuper Blvd., NE, commented that he bought his property last year and was assured by the realtor that if the property was developed, it would probably be a park. Dorothy Kuhlins, 336 Lake Ave., NE, was concerned about water run-off. Ellen Rex, 402 Lake NE, expressed concern about her driveway turn around. Milton Dinger, 1432 Keuper Blvd., NE, expressed concern about drainage and inquired about a fence. Mr. Fulk replied that water problems could be reduced due to diverting water. Presently there are no plans to fence the property. Ronald J. Calhoun, 1456 Keuper Blvd., NE, expressed concern about the garage which is to be located near his property. Mary Lou Davis, 1547 Keuper Blvd., NE, commented the neighbors don't want this development.

Mr. Haines then commented that this land is zoned multi family. The plan will go to site plan review. At that time more information will be available. The Mayor has a list of people he plans to call for that meeting. If anyone else would like to receive a call, please contact the Mayor's office. Mr. Manson then moved for approval, seconded by Mr. Johnson, motion carried unanimously.

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

Re-plat – 368 Ford Street, NW

Mr. Safreed owns these three lots with the house on the one in the middle. He wishes to construct an accessory building but must re-plat the property in order to do so. Mr. Safreed was present and confirmed Mr. Haines' statement. Mr. Pedro moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

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

Re-plat – 1826 Connecticut Avenue, SE

Location and Description: Lot Nos. 6421 and 6422 to be re-platted 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 Demchock
Engineer/Surveyor: Campbell & Associates.

This request for re-plat is due to the owner's desire to construct a garage, but can't do so on a lot without a house. Mr. Demchock was present. Mr. Johnson moved for approval, seconded by Mr. Manson, motion carried unanimously.

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

Re-plat and Dedication Plat – Ryder Street NW

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.

A portion of this property is in Tuscarawas Township and a portion in Massillon. Attorney Joel Fichter was present for the purchaser, the Princehorns, who plan to build a house on the property. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

The final item for the evening was a re-plat and dedication plat presented by Mr. Haines.

Re-plat and Dedication Plat – Raynell Avenue SW

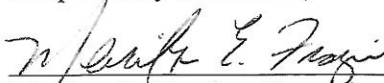
Location and Description: Part of Out Lot 695, a 4.64 acre parcel located at the west end of Raynell Avenue SW (west of Greendale Avenue SW); the request is to re-plat this property into two new lots. The property is zoned A-1 Agricultural. Included in the request is the dedication of an extension of Raynell Avenue SW. *Owner:* Fred and Wanda Berens
Engineer/Surveyor: Hoover and Associates.

The Berens wish to split the portion with the house and barn off from the remaining portion. They will retain that portion and sell the other. Julie McElfresh was present also and spoke about she and her husband's intention to purchase part of the property. Mr. Manson moved for approval, seconded by Mr. Pedro, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:35 P.M.

Respectfully submitted,

Approval:



Marilyn E. Frazier, Commission Clerk

ZONING:

OUT LOT 941 = RM-1 MULTI-FAMILY
RESIDENTIAL

LOT NO. 15510 = R-1 SINGLE FAMILY

AREA

OUT LOT 941 = 2.069 ACRES
LOT NO. 15510 = 0.228 ACRES
TOTAL = 2.297 ACRES

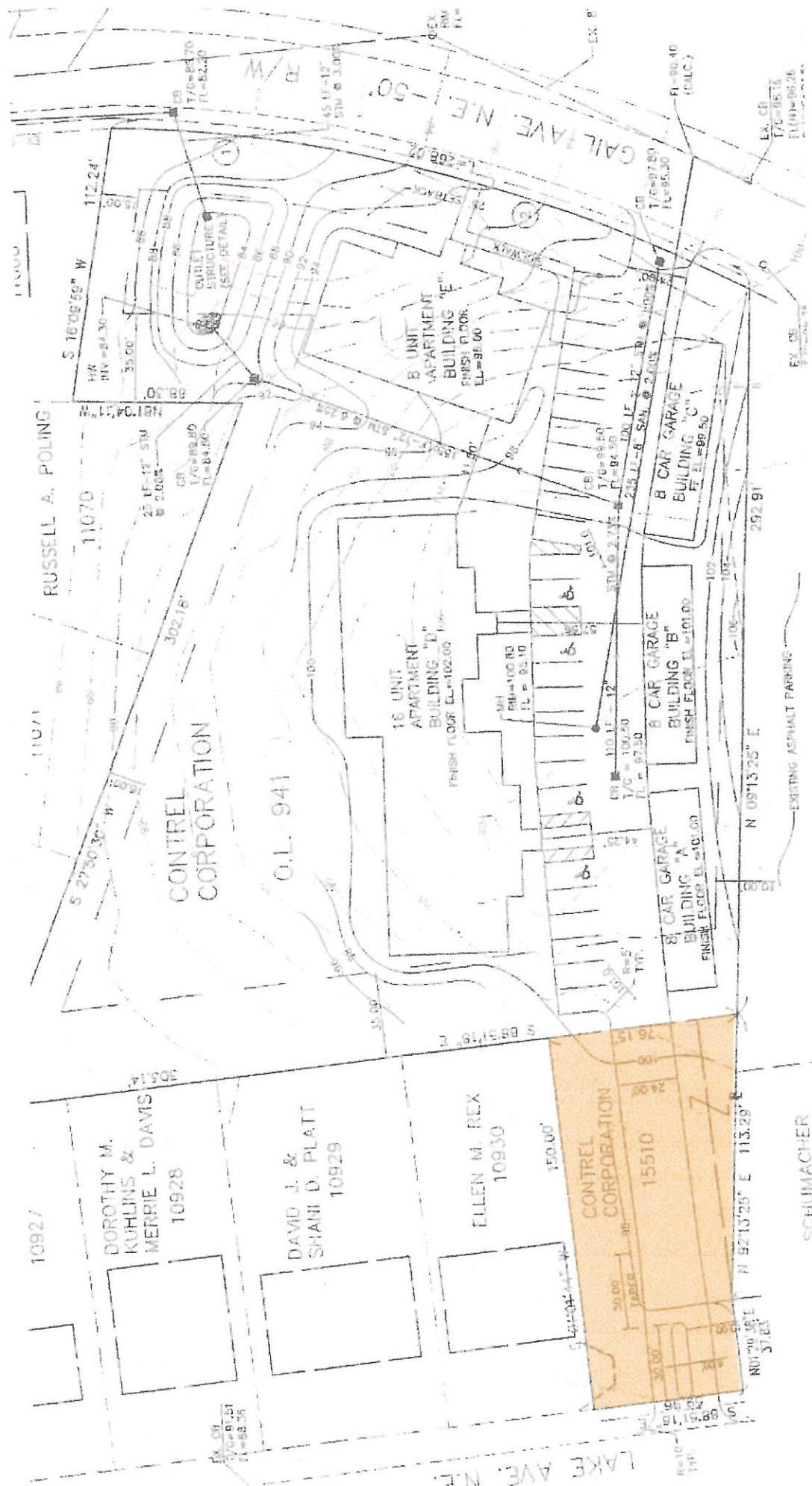
MASSILLON, OHIO

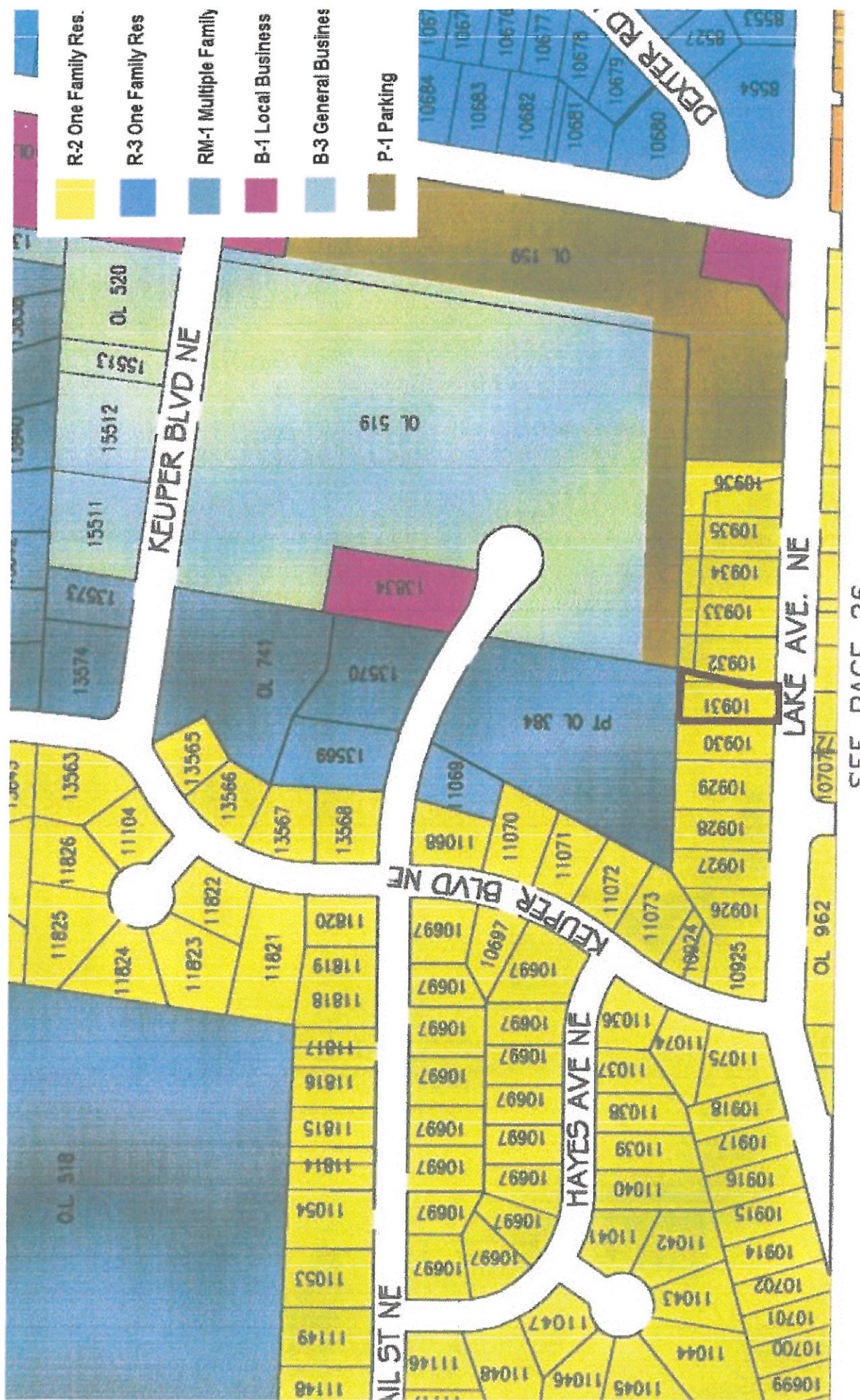
AMHERST RIDGE

OUT LOT 941, AND LOT NUMBER 15510

**Rezoning Request Lot 15510
R-1 to RM-1**

PARKING UNIT SUMMARY:
GARAGE SPACES: 24
PARKING SPACES: 26
TOTAL PARKING: 50
PARKING PER UNIT: 2.083





Control Corporation
7239 Wales Ave. NW
North Canton, OH 44720
(330) 966-1197

November 6, 2002

Planning Commission
City of Massillon
151 Lincoln Way East
Massillon, Ohio 44646

Re: Rezoning Lot # 15510

To Whom It May Concern:

We are requesting the rezoning of city lot # 15510 from R-1 Single Family to RM-1 Multi-Family Residential. We feel such a zone change would benefit both the city and the surrounding residential properties.

We currently have plans in the review process to build twenty-four apartment units on O.L. 941, which is situated behind lot # 15510. Currently, the only access to O.L. 941 is off Gail Ave. We are requesting the zone change on lot # 15510 solely to enable us to provide a driveway from Lake Ave. to O.L. 941.

The plans we have in review for O.L. 941 use density calculations taking into account the acreage of O.L. 941 only. Although a rezone of lot #15510, along with a replat of the properties, would technically allow us to increase the number of units built on the properties, we have no plans to modify the drawings already submitted. Furthermore, we have no intention of constructing any building on lot # 15510 if it is rezoned to RM-1.

The most significant advantage to the surrounding property owners of the zone change is decreased traffic through the single-family neighborhood. Without the use of lot # 15510, traffic to the apartments will most likely travel from Lake Ave., north on Keupper, then east on Gail. With direct access from Lake Ave., there would be no reason for residents to travel through the neighborhood.

Another advantage of approving the zone change is to create a buffer between commercial and residential properties. Lot # 15510 is bordered by commercial property to the east and single family residential property to the west. There is clearly a need for a buffer zone between these two drastically different zoning classifications. The driveway as planned on lot # 15510 would remain on the eastern-most 35 feet of the property. This allows for 25' of open space along the western side of the property, along which we will install landscaping to buffer between the two zoning classifications. Because the

entrance will provide the first impression of the apartments to prospective residents, it will be professionally designed, installed, and maintained by the owners of the apartments.

The fire chief of the city of Massillon has recommended the entrance from Lake Ave. to O.L. 941, due to the enhanced safety considerations it would provide to the residents of the apartments. Two entrances are always preferred over a single entrance for safety reasons, and potential response time will be slower with an additional entrance on Lake Ave.

I appreciate the commission's careful consideration of my request.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew R. Leach", followed by a small, stylized mark that looks like "ARL".

Andrew R. Leach
President, Control Corporation

An aerial photograph of a street intersection. The main street running diagonally from the bottom left to the top right is labeled 'FEDERAL AVE'. A side street branching off to the right is labeled 'NE'. At the intersection, there are several house numbers: '53 0300' on the left side of Federal Ave, '240' on the right side of Federal Ave, '125' on the side street, and '52 020' and '148' further down the side street. The image is rotated 90 degrees clockwise.

4TH ST NE

107 4th Street NE
Rezoning Request
RM-1 to B-1

MAP 23E

47 07 5

573
47 0200

48 010

48

43

0200
148

52 030C
149

150

147
52 0100

146

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587

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54 0400

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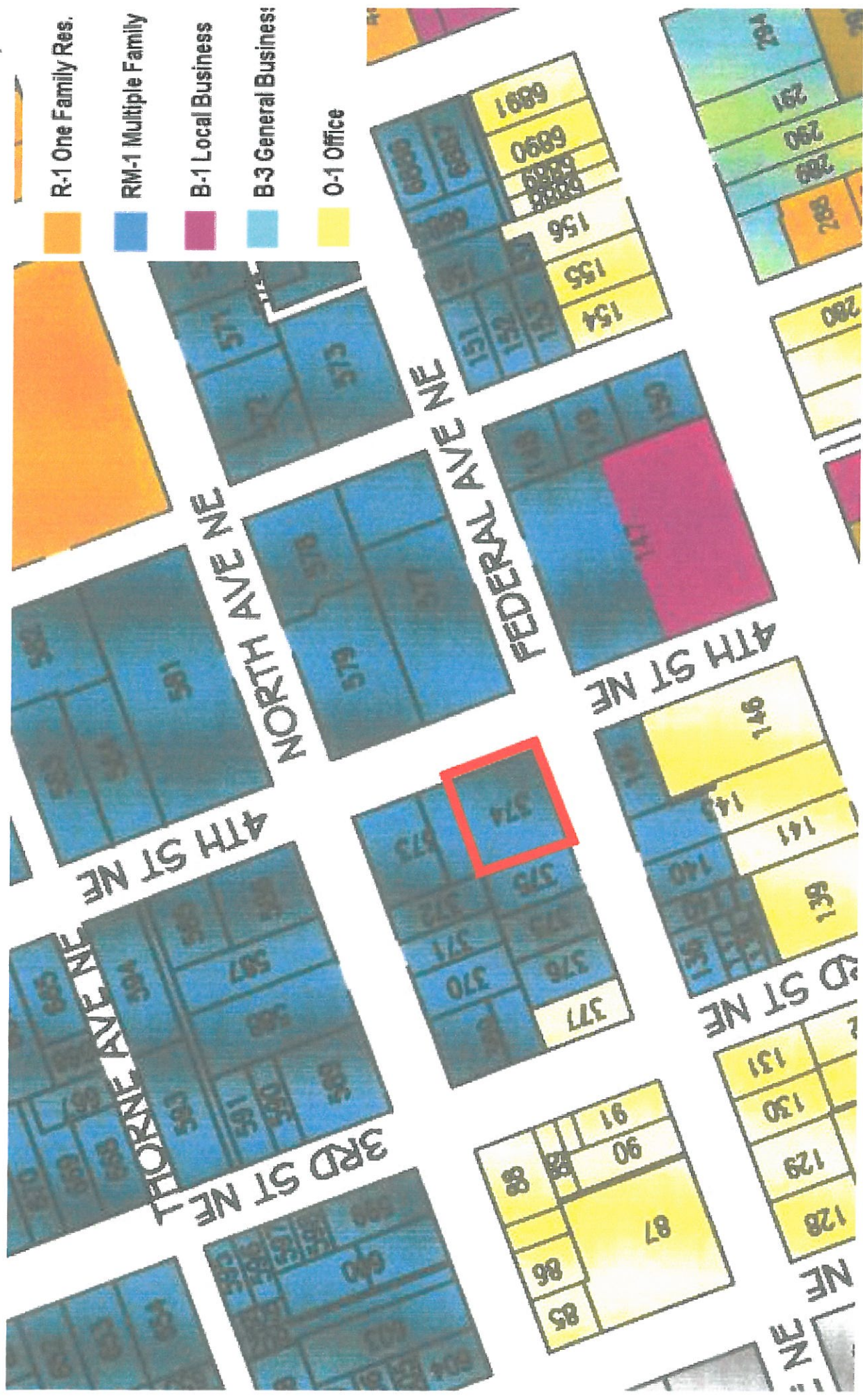
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1



The Thomas H. Russell House Bed and Breakfast
107 Historic Fourth Street, Northeast
Massillon, Ohio 44646
Telephone 330-837-9642

November 12, 2002

Dear:

Mayor Chicchinelli, Members of Massillon City Council, Members of Massillon Zoning Board, Massillon Building Department and the Massillon Health Department.

I would first like to introduce myself to any of you who may not know me personally. My name is Bill Weaver; I have purchased the property located on Fourth Street and have been in the restoration process for some 14 months. Many of you have probably seen or heard about the restoration and the progress of the project. From the beginning there have been two goals. The first to save the house from what was a certain death due to neglect, and the second to make a viable venture that would benefit the city and the people of Massillon as well as make it possible to continue the restoration process. I have invested nearly \$400,000.00 of my own money into this property only to find out that the city of Massillon does not have any legislation to cover such a venture. I have been told by city officials that a zoning change is in order. I want to preserve the integrity of the historic neighborhood, as well as operate a business from the location.

I am looking for a conditional use certificate or a zoning change that would allow for such a business, but would be removed should the building ever be vacated or if the business should change, therefore preserving the neighborhood.

I feel as though I have the support of many city leaders, as well as business owners and concerned citizens within the area.

The holiday season is almost upon us, and the Russell House has many small events scheduled, by various civic and citizen groups for both overnight accommodations and also holiday dinners. We have also scheduled "Christmas at Russell House", on December 13-15, 2002 which is a way for individual people to experience the house at the holidays. I am asking for your help in declaring this change an emergency and proceeding accordingly, as a business we cannot afford to lose the holiday season business and the exposure it will bring both to the house and the historic area. The House cannot sustain simply on the revenue from overnight guests

I am asking for your support in this venture, and would be happy to sit down and explain my intentions and answer any questions deemed necessary to achieve the final goal.

I feel that this facility will be an asset to both the city of Massillon and to its people. It is a way for citizens to enjoy these old houses, they are not to merely look at, and they are to appreciate and to enjoy.

You see, although I am the owner of the property in question, I am simply the caretaker for the next generation. I want to ensure that these properties are here for people to enjoy now and in the future.

Respectfully submitted for your Approval,

Bill Weaver, Owner

Why is the Zoning Request Needed?

The current zoning of the property in question is multi-family, which is the correct zoning for the bed and breakfast portion of the plans. The secondary use of the property, the meeting rooms and facility for dinners, showers, and small events would require a conditional use certificate or the equivalent, or a zoning change.

The change in zoning will not hinder or detract from the neighborhood in Any way, in fact the neighborhood residential organization (C.H.A.R.M.) uses the house on occasion for a gathering place, for meetings and their annual Holiday Party.

There is sufficient parking in the driveway for approximately six cars, which will allow overnight guests on site parking. Meeting and event guests may park on Federal Avenue between third street and Fifth Street where there are very little cars ever parked, and on Fourth Street in front of the house.

The Bed and Breakfast as well as the allowance of a meeting and small scale banquet facility will only benefit the city of Massillon as well as the Historic area where it is located. It has already brought attention through the Stark County Visitors and Convention Bureau, who recently came and toured the facility and is now advertising it to all their media.

CONCERN(S)

1. There has been concern about the parking situation at The Russell House. We have room for six to eight cars in our driveway and room on the streets adjoining the house to park approximately 40 more, without interfering with parking for housing, churches, businesses or The Woman's Club. We can park on Federal Avenue between third and fifth streets and on Fourth Street between Lincoln Way and North Avenue.

Only the church uses parking in this area on Wednesday evenings and on Sunday mornings. Occasionally Paquelet Funeral Home uses it for calling hours when large crowds are attending services there, otherwise there usually are no cars parked in this area.

2. The Food Service has been a concern. Accordingly the Russell House will only be preparing breakfast for it's overnight guests on site per the Massillon Health Department. All other meals will be prepared at The Colanade Room located at 1900B Whipple Avenue N.W. in Canton, Ohio. The Colanade Room and Bill's Cakes and Catering are licensed by the Stark County Department of Health and the State of Ohio Department of Agriculture. Our license allows us to prepare foods in our kitchen at the Colanade Room, transport and serve them at outside locations.

PURPOSE AND GOALS

- 1. To open the house to the general public as a Bed and Breakfast. A place to not only sleep, but a serene place where guests may enjoy the history of Massillon and historic Fourth Street and all that it has to offer.**
- 2. On special occasions, to open the house to the public for tours, free of charge. The house was open in December, 2001, for the Quota International Holiday Tour of Homes. Some 600 guests toured the home during this tour. The home was opened again, free of charge, to the approximately 800 Massillon citizens who participated in the "Candlelight Walk" in December of 2001. The house was again opened to the public during the "Summertime on Fourth Street" historic festival held on July 28, 2002 when approximately 3500 people toured the home, also free of charge.**
- 3. To open the house for civic groups and individuals for luncheons, meetings, dinners and banquets. Our own catering company, The Colanade Room will be preparing all foods off premises.**
- 4. To create and pursue interest in the Historic area of Massillon with events such as the Summertime on Fourth Street Festival which is already being planned for July 2003 with an encampment weekend for the civil war re-enactors and then an antique fair and tour of the area and the homes of Fourth Street. This past year we opened six of the big houses for free tours and raised nearly \$4,000.00 for our vintage street lighting project.**
- 5. To take pride in our neighborhood and to make it a place that visitors will want to visit again and again.**
- 6. To work with CHARM in restoring the vintage street lights and to make curbs and sidewalks handicapped accessible.**

The Thomas H. Russell House Bed and Breakfast
107 Historic Fourth Street Northeast
Massillon, Ohio 44646
Telephone 330-837-9642

History of the Property

Thomas H. Russell, a Massillon Industrial leader, built the home in 1882.

The home was purchased in August of 2001 at a cost of \$200,000.00 with the intention of opening a Bed and Breakfast and facility for local groups to gather for meetings, dinners, showers and small receptions.

Over the past fourteen months, the home and carriage house has been 85% restored. At a total cost of nearly \$200,000.00 additional monies for restoration and refurbishing of the property, the house has been opened as Massillon's first Bed and Breakfast.

Each of the main public rooms on the first floor, as well as four of the six bedrooms has been completely restored. The servants quarters and the third floor basketball court will be restored in 2003.

About the Owner

Bill Weaver was born in Massillon and has lived here all of his life. He opened Bill's Cakes and Catering in 1976 in a small shop on Walnut Road Southeast in Massillon, before moving to the old Doerflinger's Bakery Building on Lincoln Way West. A little more than six years ago Bill Weaver bought the old Chapel Hill Party Center, located at 1900 Whipple Avenue, Northwest in Canton, Ohio. He re-named it The Colanade Room. Mr. Weaver also owns Bill's Cakes and Catering, who is the principal caterer of The Colanade Room Party Center, and Massillon's Oldest Restaurant, The Coffee Cup on Third Street Southeast in Massillon. Mr. Weaver has a vested interest in Massillon both as a citizen and also as a businessman.

Mr. Weaver moved into the Russell Home in November of 2001, and immediately joined C.H.A.R.M. (Central Historic Area Residents of Massillon), and became fully involved in the organization. Mr. Weaver was instrumental in organizing the very first "Summertime of Fourth Street" festival that was held on July 28, 2002 to rave reviews from the citizens of Massillon as well as business owners, and the media. This will now become a yearly event, which we hope this year will gather some 5,000 people to the historic area. Mr. Weaver is a member of Heritage Foundation and does volunteer work at the Massillon Woman's Club, He is the founder and President of "Friends Together for Life, Inc. which is an organization that raises monies through fundraisers for Men, Women and Children who are HIV positive or have aids in our local community. In the last year this organization has raised nearly \$50,000.00 and given it back to the community.

Donations

The Thomas H. Russell House was featured on the Quota International Tour of Homes last Christmas and was toured by some 600 people at no charge.

The house was opened the night of the "Candlelight Walk" last year to an estimated 800 people at no charge.

The house along with five others in the Historic area were opened during the "Summertime on Fourth Street" festival at no charge.

The house has been given to various groups for meetings and touring at no charge.

DEVELOPER
JACOB GLICK
1995 LANEDALE STREET N.W.
MASSILLON, OHIO 44647
PHONE: (330) 832-7897

OWNERS
JACOB & DOROTHY GLICK
995 LANEDALE STREET N.W.
MASSILLON, OHIO. 44647
PHONE: (330) 832-7897

AN ALLOTMENT BEING LOCATED IN PART OF OUTLOT 772 IN THE CITY OF MASSILLON,
AS SITUATED IN PART OF THE N.W. QUARTER OF SECTION 10,
TOWNSHIP--12 (TUSCARAWAS TWP.), RANGE--10,
STARK COUNTY, OHIO

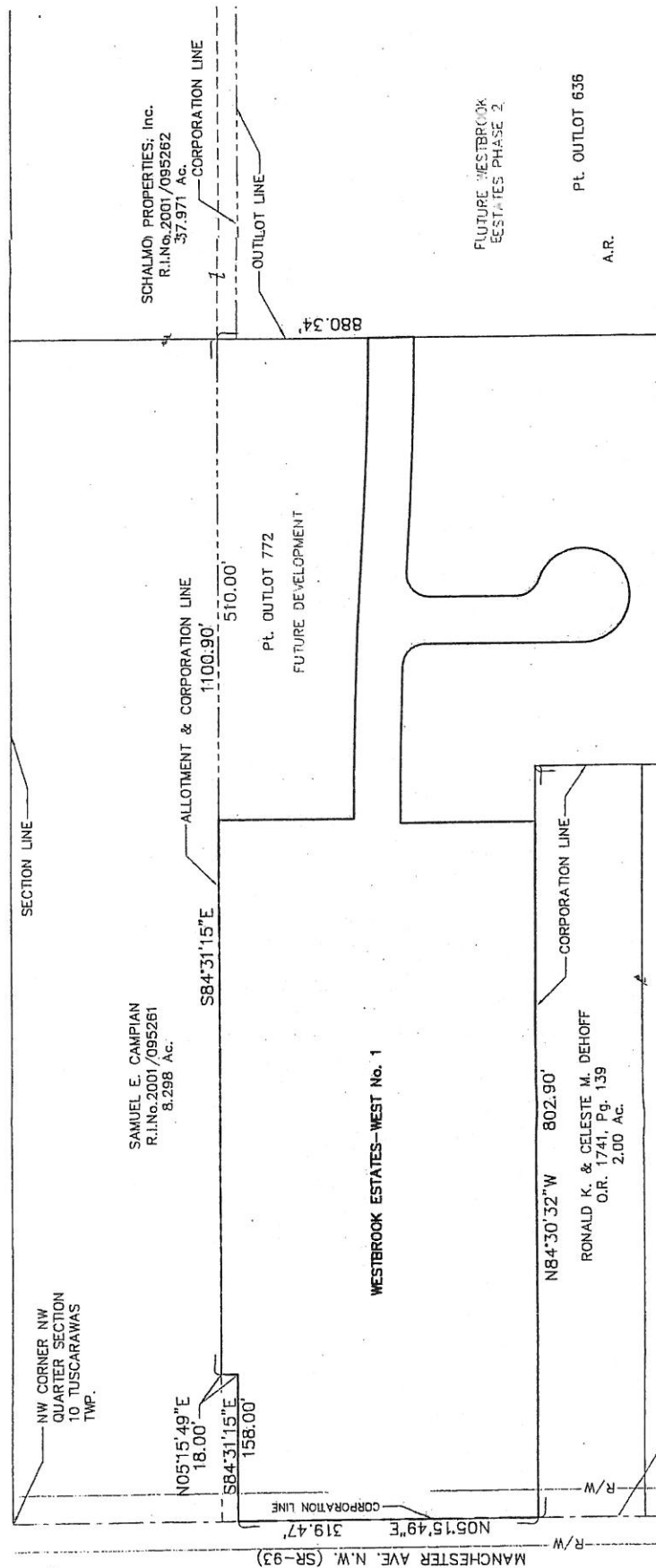
SCALE 1"=100' DATE: NOVEMBER 2002



LOCATION MAP

N.T.S.

NE QUARTER
SECTION 10
TUSC. TWP.



MAURICE P.
MORSHEISER, ETAL
R.I.No.1998/002587
79.97 AC.

NE QUARTER
SECTION 10
TUSCARAWAS
TWP.

MAURICE P.
MORSEISER, ETAL
R.I.No.1998/002587
79.97 Ac.

MANCHESTER AVE. N.W. (SR-93)

NW CORNER NW
QUARTER SECTION
10 TUSCARAWAS
TWP.

SAMUEL E. CAMPBELL
R.I.No.2001/095261
8.298 Ac.

SCHALMO PROPEL
R.I.No.2001/0
37.971 A

OUTLOT 772
FUTURE DEVELOPMENT

FUTURE WESTBROOK
ESTATES PHASE

A.R. LOCKE
R.I.N.

BOARD OF EDUCATION
TUSLAW LOCAL SCHOOL DISTRICT
D.V. 1824, Pg. 80
8.00 Ac.

RONALD K. & CELESTE M. DEHOFF
O.R. 1741, Pg. 139
2.00 Ac.

RECORD PLAT
OF

WESTBROOK ESTATES - WEST No. 1

AN ALLOTMENT BEING LOCATED IN PART OF OUTLOT 772 IN THE CITY OF MASSILLON,
AS SITUATED IN PART OF THE N.W. QUARTER OF SECTION 10,
TOWNSHIP-12 (TUSCARAWAS TWP.), RANGE-10,
STARK COUNTY, OHIO

DATE: NOVEMBER 2002

DEVELOPER
JACOB GLICK
995 LANEDALE STREET N.W.
MASSILLON, OHIO 44647
PHONE: (330) 832-7897

SECTION LINE

ALLOTMENT & CORPORATION LINE

OUTLOT 772
FUTURE DEVELOPMENT

C4

C13

C5

C6

C9

C15

C12

C14

C11

C10

C7

C8

C3

C2

C1

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

SECTION AND CENTER LINE

60
DEVELOPMENT CO.

FUTURE DEVELOPMENT
PT. OUTLOT 772
JACOB & DOROTHY GLICK
R.I.No.1995/028345
(15.32 Ac.)

JURISDICTIONAL WETLAND

1117 State Avenue NE

N.E.

06

60

W
X

CT.

TS

AVE.

PARKVIEW

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131

53	57	70
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60/1298

97	98
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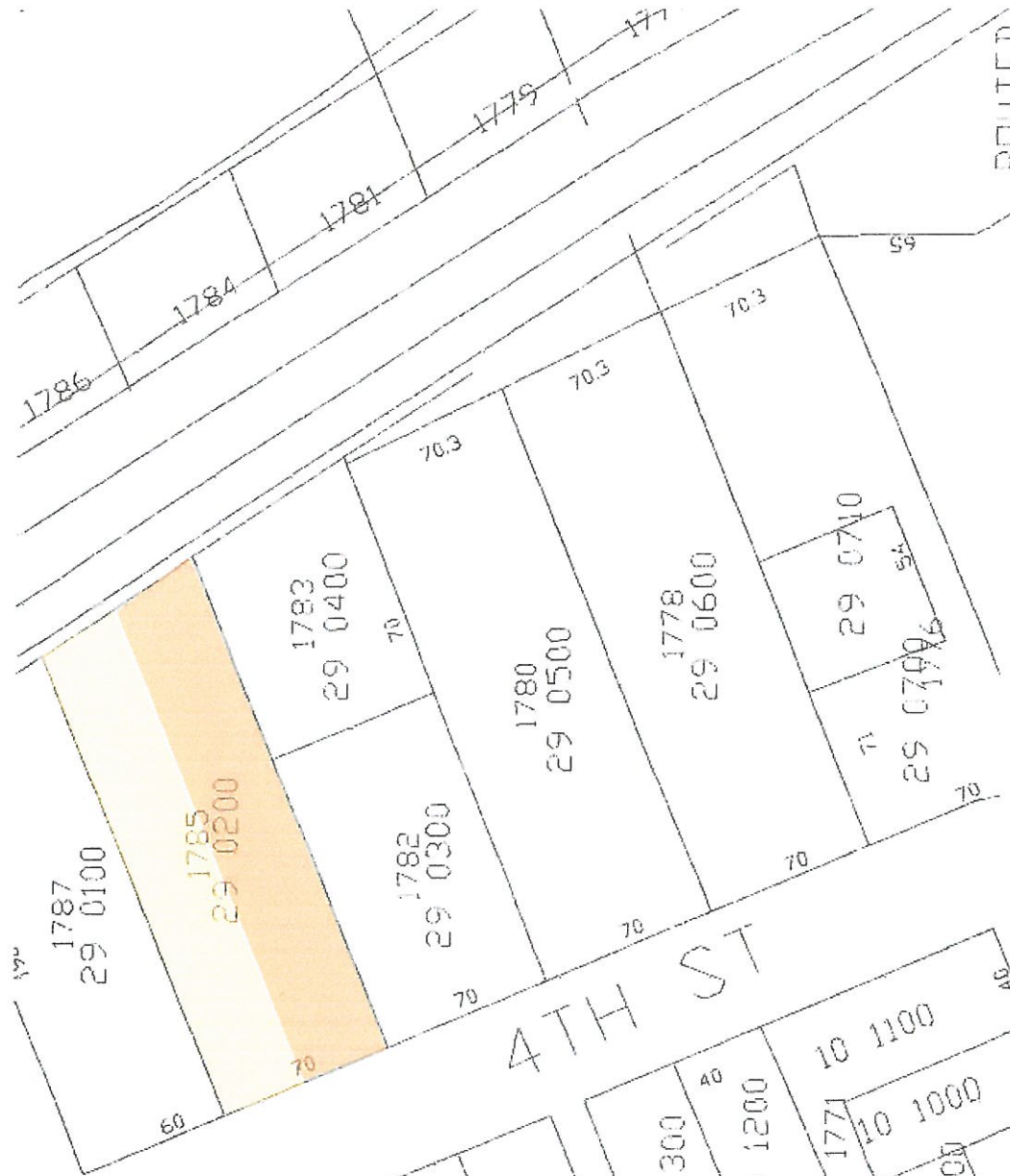
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ROUTED
MAP 4
(34 09C

Proposed Split of Lot No. 1785 510 and 514 4th Street SW

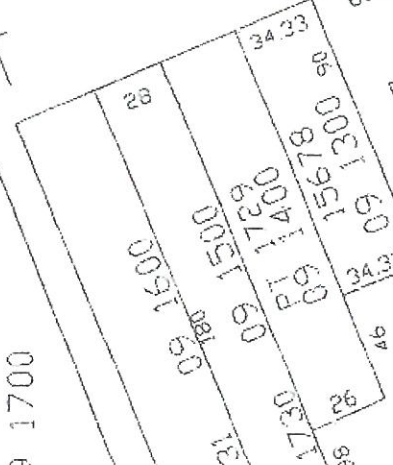
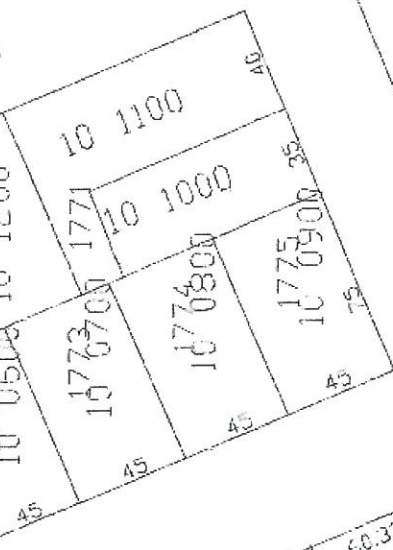


4TH ST

Pike Ave. S.W.

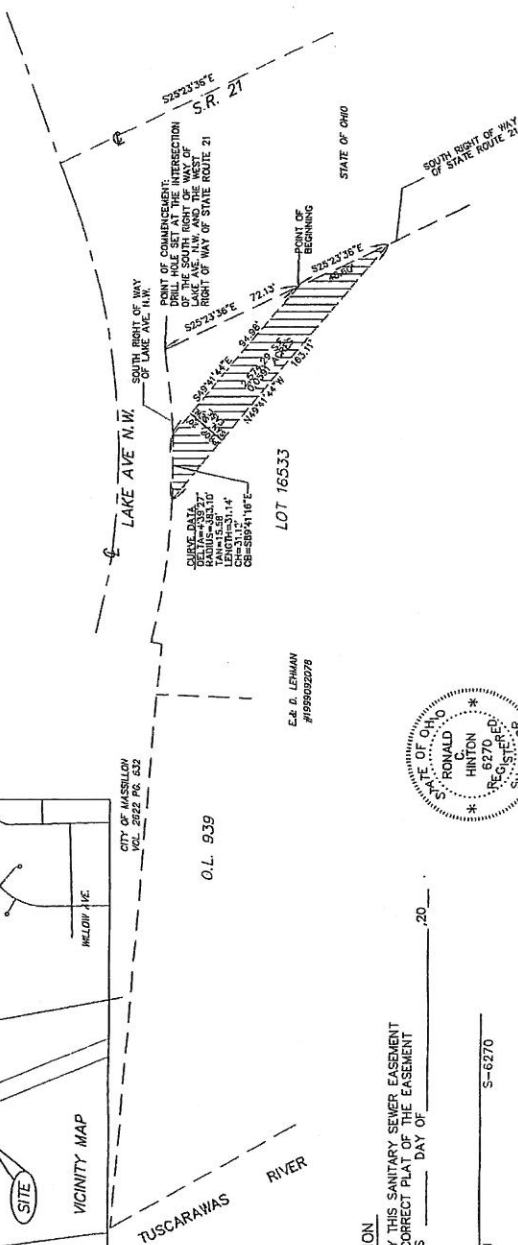
5TH ST

Perry Ave. S.W.



NEST

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I HEREBY CERTIFY THIS SANITARY SEWER EASEMENT IS A TRUE AND CORRECT PLAT OF THE EASEMENT MADE BY ME THIS _____ DAY OF _____

5-6270



THE UNDERSIGNED, OWNER(S) OF THE PARCELS DESIGNATED AS _____ WITHIN THE CITY OF MASSILLON, OHIO AND ITS SUCCESSORS OR ASSIGNS THE CORPORATION LIMITS, HEREBY GRANT UNTO THE CITY OF MASSILLON, OHIO AND ITS SUCCESSORS OR ASSIGNS THE RIGHT TO OPERATE, MAINTAIN, REHABILITATE AND/OR EXTEND ON, UNDER OR THROUGH SAID PARCELS OF LAND, A SANITATION SYSTEM SEWER WITH ALL NECESSARY APPURTENANCES BY THE GRANTING OF THE PERMANENT EASEMENT AS DELINEATED HEREON AND THE OWNER(S) AGREE OF HIS/HER (THEIR) OWN FREE WALL.

THE OWNER HEREIN AGREES NOT TO PLACE ANY OBSTRUCTIONS WITHIN THE LIMITS OF SAID EASEMENT. THE CITY OF MASSILLON WILL NOT BE HELD RESPONSIBLE FOR THE RESTORATION OF ANY ABOVE OR BELOW THE SURFACE OF THE AROUND OBSTRUCTIONS SUCH AS GRASS, BUILDINGS, SIGNS, LANDSCAPING, ETC. OR ANY OTHER OBSTRUCTION PLACED BY THE OWNER OR HIS AGENT.

WITNESSES:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, PERSONALLY APPEARED THE ABOVE OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID OWNER.

IN WITNESS WHEREOF, I HERELYNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____

SECRETARY

CITY COUNCIL

CITY COUNCIL _____
ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO BY ORDINANCE NO. _____
PASSED THIS _____ DAY OF _____, 20____.

CLERK

COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20____.

STARK COUNTY AUDITOR

COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____.