

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 14, 2003 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of April 9, 2003.

2. Petitions and Requests

Request for Approval of Conditional Land Use – Massillon Middle School

Location and Description: The Massillon City School District is proposing to construct a new middle school on a 60+ acre parcel on 29th Street NW. The 195,200 square foot building will provide educational facilities for 5th, 6th, 7th, and 8th graders. A softball field, multi-purpose field, and playground will also be provided. The plan includes 378 visitor and staff parking spaces and 22 bus parking spaces.

The project site is zoned R-2 One Family Residential. Chapter 1153.03 [b] of the City zoning code states that public school buildings are allowed in R-2 Districts, subject to review and approval by the Planning Commission.

Applicant: Sear-Brown, project architect/engineer for the Massillon City School District.

Re-Plat – Massillon Middle School

Location and Description: Out Lot 503 (0.999 acres) and Out Lot 504 (60.205 acres) located on the east side of 29th Street NW, south of Autumn Avenue NW. The request is to replat this property into one new lot, the proposed site for the new Massillon Middle School. The property is zoned R-2 Single Family Residential.

Applicant: Sear-Brown, project architect/engineer for the Massillon City School District.

Rezoning Request – 628 Tremont Avenue SW

Location and Description:

Part of Lots No. 3909 and 9320 (southern 100 feet) to be rezoned from RM-1 Multiple Family Residential to O-1 Office.

Lot No. 3910 and Part of Lots No. 3909 and 9320 (northern 10 feet) to be rezoned from R-1 One Family Residential to O-1 Office.

Proposed Use: The property (the former West Side Library) will be used for offices for Nelson Family Enterprises and its United Studios affiliates.

Applicant: Dean Nelson, President, Nelson Family Enterprises.

Rezoning Request – 2551 Lincoln Way East

Location and Description: Lot No. 3669 to be rezoned from RM-1 Multiple Family Residential to B-1 Local Business.

Proposed Use: The property will be used as a real estate office by 2100 Realty Select.

Applicant: Edelgard Sperry.

Alley Vacation Request

Location and Description: An unnamed 20 foot wide alley lying between Shriver Avenue SE and Pearl Avenue SE and running in an east-west direction between Erie Street South and Glenwood SE. The request is to vacate that portion of the alley from the southwest corner of Lot No. 4448 to the southeast corner of Lot No. 4440, a distance of approximately 455 feet.

Applicant: Russell Draime

Re-Plat – Campbell Circle NE

Location and Description: Lot Nos. 7313, 7314, 7315, and 7316, located between Campbell Circle NE and Sippo Boulevard. The request is to replat this property into one new lot. The property is zoned R-1 Single Family Residential.

Applicant: Dierker Dion Geier

Re-Plat – 2016 Oak Avenue SE

Location and Description: Lots No. 6640 and 6641, located on the north side of Oak Avenue SE, east of 20th Street SE. The request is to replat this property into one new lot. The property is zoned R-1 Single Family Residential.

Applicant: Elizabeth Brumfield

Re-Plat – Walnut Road SW

Location and Description: Lots No. 3165 and 3166, located on the south side of Walnut Road SW, between 9th Street SW and Taylor Street SW, east of 20th Street SE. The request is to replat this property into one new lot. The property is zoned R-1 Single Family Residential.

Applicant: Kwameshallahu Bennett

3. Old Business

Oil and Gas Well Permit – R.T.I. No. 2D

Location and Description: Out Lot 51, located on the south side of South Avenue SE, east of 11th Street SE. The request is to drill an oil and gas well on this property, which is zoned I-2 General Industrial. This item was tabled at the April Meeting.

Applicant: Great Lakes Energy Partners LLC.

The Massillon Planning Commission met in regular session on April 9, 2003, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Benjamin Bradley
Sheila Lloyd
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business was the minutes for the Commission meeting of March 12, 2003. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was an oil and gas well permit.

Oil and Gas Well Permit – R.T.I. No. 2D

Location and Description: Out Lot 51, located on the south side of South Avenue SE, east of 11th Street SE. The request is to drill an oil and gas well on this property which is zoned I-1 General Industrial.

Applicant: Great Lakes Energy Partners LLC

Great Lakes Energy proposes to drill a new well in the area of Republic Technologies. A few years back, permission was granted one for near this area. They have the necessary signatures and have satisfied the State of Ohio's requirements. It should have minimal impact on the neighborhood. Rick Sponaugle of Great Lakes was present. Mr. Aaby asked about a notation on the plat. Mr. Sponaugle replied that the plat has been revised. Mayor Cicchinelli asked about the effect of the wells on the existing buildings on the site. After a brief discussion, Rev. Dodson called for a motion. After calling for a motion three (3) times with no response, the item was automatically tabled.

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

Re-Plat – Habitat for Humanity

Location and Description: Lot No. 5171 and Part of Lot No. 5170, located on the north side of Walnut Road SE, west of 16th Street SE. The request is to re-plat this property into one new lot. The property is zoned R-1 Single Family Residential. *Applicant:* Habitat for Humanity (H.F.H.)

Rev. Dodson relinquished the chair to Mr. Johnson because of his position with H.F.H. This property is at the corner of Walnut Road and 16th Street SE. It is the site of the 16th Street Improvement Project. There are two partial lots that won't be needed for the project. These two partial lots will be combined and re-platted to create a new lot. Rev. Dodson commented that H.F.H. will be replacing a home that will be lost due to this street improvement project. Once the house is sold, real estate taxes will be generated.

Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion carried unanimously.

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

Re-Plat – 15th Street SE

Location and Description: Lot Nos. 5197 and 5198, located on the east side of 15th Street SE, north of Walnut Road SE. The request is to re-plat this property into one new lot. The property is zoned R-1 Single Family Residential. *Applicant:* Archie Herring

This re-plat is in the vicinity of the previous one. The owner, Mr. Herring, owns both lots and wishes to combine them into one. Presently, there appears to be a garage on one of the lots which we assume will be demolished. Keith Herring, Archie's uncle, was present and stated that Mr. Herring intends to build a house on this site. Rev. Dodson commented that they discovered a problem with the water lines along 16th Street. Mr. Herring responded that he'd make his nephew aware of the problem. Mayor Cicchinelli asked who would occupy the house. Mr. Herring replied either Archie and his family or Archie's grandmother. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried.

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

Re-Plat – Forest Avenue SE

Location and Description: Out Lot 299 and Part of Out Lot 711, located on the south side of Forest Avenue SE, east of 15th Street SE. The request is to re-plat this property into two new lots, each 1.29 acres in size, with a balance of 7.265 acres remaining from the original parcel. The property is zoned R-1 Single Family Residential. *Applicant:* Garrick Toney

These two lots total nearly ten (10) acres which the owner wishes to re-plat. Attorney James Snively was present representing Garrick Toney, the owner. Mr. Toney acquired this property from his mother, who is deceased. An auction was held and the buyer plans to build a large home on part of the property and sell the balance. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was a lot split presented by Mr. Haines.

Lot Split – 741 – 3rd Street NW

Location and Description: Out Lot 5, located on the west side of 3rd Street NW, north of Cherry Road NW. The request is to split off a 1 acre parcel from this Out Lot. This property is zoned I-2 General Industrial. *Applicant:* Brian Ohm, Massillon Auto Recycling *Surveyor:* Buckeye Surveying Services, Inc.

Mr. Ohm was present. This lot split is needed for financing purposes. A new office building will be constructed. Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion carried unanimously.

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

Re-Plat – Nova East Industrial Park

Location and Description: Part of Out Lot 767, located on the northeast corner of Richville Drive SE and Business Place SE, north of Drage Vocational School. The request is to plat a new 4.209 acre out lot from this property. The property is zoned I-1 Light Industrial. *Applicant:* Beaver Excavating Company *Engineer:* Cooper & Associates

This property is near University Village, in the area of Richville Drive SE, and Ohio State Drive. The request is to split out four (4) acres for the construction of an office building. Les Doyle, of Cooper and Associates, was present. He commented that time is critical in the completion of the project. Mr. Hamit and Mr. Haines asked questions about set backs and future dedications. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was a sanitary sewer easement plat presented by Mr. Haines.

Sanitary Sewer Easement Plat –Abbey Glen Condominiums

Location and Description: The request is to dedicate a 20-foot wide sanitary sewer easement within the Abbey Glen Condominium development along the north sides of Tylers Mill Lane and Laurenbrook Lane and along the west side of Scottwood Place. *Applicant:* William Day *Surveyor:* Hoover & Associates

This is in the area of Hankins Road and Wales Road NE. Since the streets with the condominium site are private, a sewer easement should be dedicated to the City. William Day was present. Mayor Cicchinelli asked if it was unusual to do this at this time. Mr. Haines replied it should have been done during construction, but they are trying to clean these things up as they discover them. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

The next item was a street vacation and dedication plat presented by Mr. Haines.

Vacation and Dedication Plat –3rd Street NW and Agathon Avenue NW

Location and Description: The request is to vacate part of 3rd Street NW and part of Agathon Avenue NW and to dedicate additional right-of-way for 3rd Street NW and part of Agathon Avenue NW.

Applicant: City of Massillon *Surveyor:* Robert Akins

This is necessary to clean up the property lines. Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item was Erosion/Sediment Control Regulations.

Erosion/Sediment Control Regulations

The City Engineer is requesting the City to enact a new Chapter 920 of the Massillon City Codified Ordinances setting forth new rules regulating erosion/sediment control activities.

Steve Hamit, City Engineer, requested that this item not be acted on until the next meeting when additional information would be available. Mr. Johnson moved to not remove the item from the table as requested by the City's Engineer. Mr. Bradley seconded, motion carried unanimously.

The final item for the evening, which was an addendum to the agenda, was a request for approval of conditional land use presented by Mr. Aaby.

Request for Approval of Conditional Land Use – Park Maintenance Building/Oak Knoll Park

Location and Description: The City Park and Recreation Department is proposing to construct a park maintenance building at the northern end of Oak Knoll Park near 4th Street SW and Perry Avenue SW. Oak Knoll Park is zoned R-1 One Family Residential. Chapter 1153.03[c] of the City zoning code states that utility and public service buildings are allowed in R-1 Districts, subject to review and approval by the Planning Commission. *Applicant:* Massillon Park and Recreation Department

Mr. Bradley abstained due to his office as President of the Parks and Recreation Board. Mr. Aaby said a site plan was presented for a park maintenance building at Oak Knoll Park. The building is 70 X 100 feet. Doug Nist, Park Superintendent, was present and commented that this will replace an old building at this site. After a brief discussion, Mr. Pedro moved for approval, seconded by Mr. Johnson, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:25 P.M.

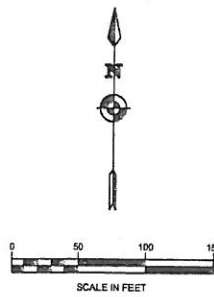
Respectfully submitted


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

Plotting Parameters
 Plotted By: lombardi
 Dwg File: L:\08\5192\State\c500.dwg



6					
5					
4					
3					
2					
1	AGENCY SUBMITTAL	5.6.03	8.WL		
0	O.S.F.C. SCHEMATIC SUBMISSION	12.19.02	R.L.M.		
	REVISIONS	DATE	BY		

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CHANGING ALTRATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THE DOCUMENT IN ANY WAY.

ANY LICENSEE WHO VIOLATES THIS DOCUMENT IS SUBJECT TO A FINE OF \$1000 AND/OR IMPROPER USE OF THE REGISTRATION AND/OR LICENSE BY VIOLATING EITHER THE STATE OR FEDERAL AND ANY OTHER DESCRIPTION OF THE VIOLATION.

PROJECT ENGINEER/ARCHITECT	DRAWN BY
M. GASKAMP	B. LAMBERT
PROJECT MANAGER	SCALE
J. YOUNG	1"=50'
	FIRST ISSUE DATE
	12.19.02

SEAR-BROWN **THEN DESIGN**
8191 Oak Tree Boulevard
Suite 100
Independence, OH 44131-2518
(216) 372-7100
www.searbrown.com

PROJECT MASSILLON SCHOOL DISTRICT NEW MIDDLE SCHOOL MASSILLON, OHIO	TITLE OF DRAWING SITE PLAN
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PROJECT NO.
17925.01
DRAWING NO.
CS100

0' 300' 600' 900'

SCALE: 1"=300'



29TH STREET NW

STANTON AVENUE

TOWNSHIP
CITY

CORPORATION LINE

MASSILLON BOARD OF EDUCATION
REC. NO. 200304010029245
PARCEL 06-13#2

60.205 AC OL. 504
+0.999 AC OL. 503
61.204 AC

O.L. 504

S.W. QTR SEC. 13

N.W. QTR SEC. 13

AVE. WEST

ROBERT

26TH

WENDLING

ST NW

FORD ST.

STANTON AVE. NW 40'



MASSILLON MIDDLE SCHOOL
CITY OF MASSILLON, OHIO

REPLAT EXHIBIT

for: SEAR BROWN/THEN DESIGN



CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

(330) 945-4117

Email: www.campbellsurvey.com
1920 Bailey Road Suite A Cuyahoga Falls, Ohio 44221

SHEET 1 OF 1
JOB: 20020203

Rezoning - 628 Tremont SW From R-1 & RM-1 to O-1



Item #7: Statement

It is necessary to rezone the property located at 628 Tremont from RM-1 (multiple family) (Lots 9320 & 3909) or R-1 (one-family) (Lot 3910) to O-1 (Office District) in order that the owner, a locally owned and operated business currently located at 641 Lincoln Way West, may proceed with a much-needed expansion of its current office space, as well as allowing for future expansion as the business continues to grow and employ more residents. This change will not be detrimental to public welfare nor to the property (or enjoyment thereof) of other persons located nearby because the outside of the building will remain virtually unchanged. In fact, the rezoning will be a vital boost to public welfare as the currently abandoned building is brought back to life with working citizens. All business will be conducted within the interior of the building and because the company recognizes standard working hours, there should be no material increase in vehicular noise or other traffic-related problems.

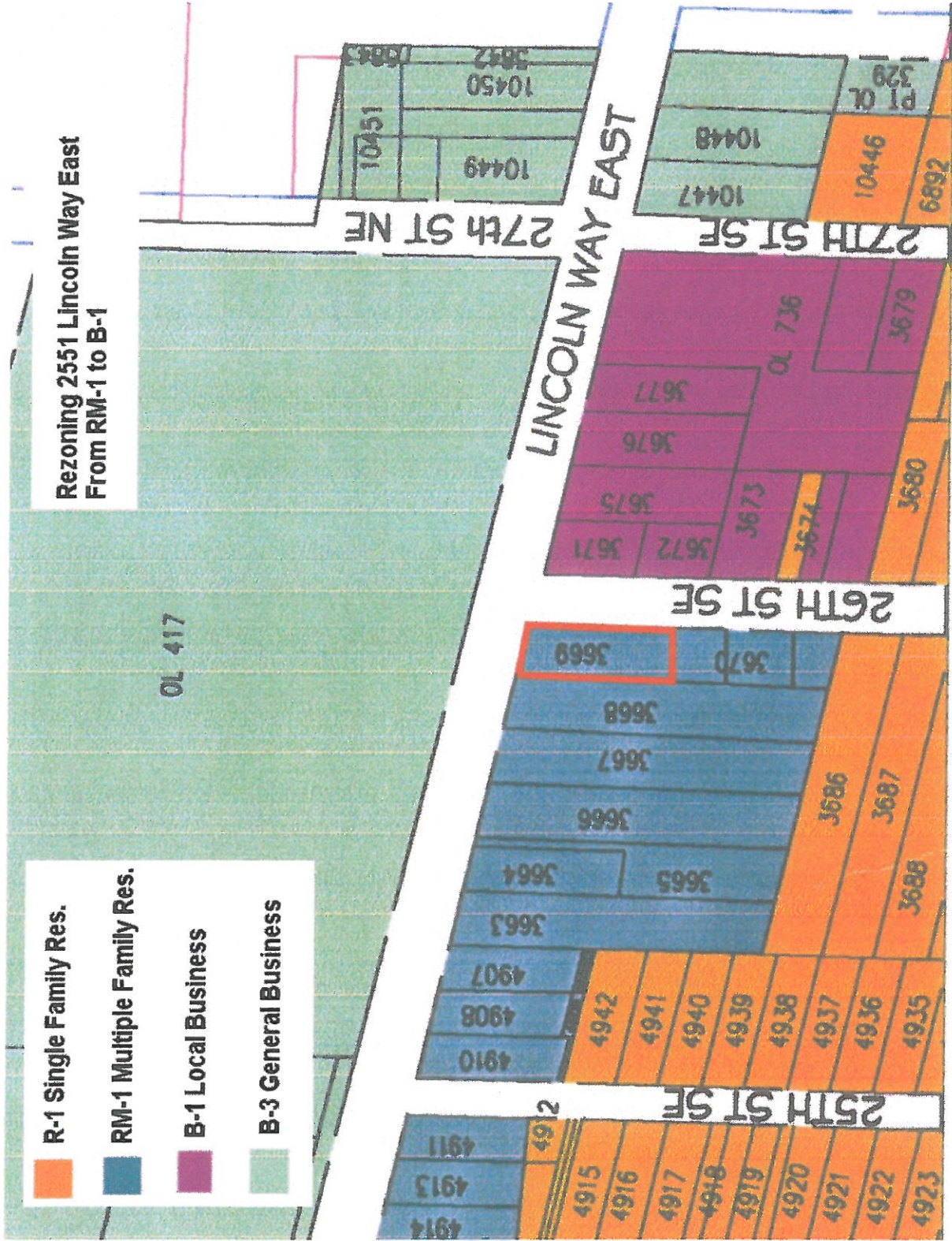
Rezoning 2551 Lincoln Way East
From RM-1 to B-1

R-1 Single Family Res.

RM-1 Multiple Family Res.

B-1 Local Business

B-3 General Business



SEE PAGE 10

May 1, 2003

To Whom It May Concern:

We are respectfully submitting this application for a zoning change for the property located at 2551 Lincolnway East.

It is our intent to locate our Real Estate office at this location. We would be relocating from our current location in Jackson Township.

Our feeling is that the area of the Lincolnway property has become for the most part commercial already and that our business would fit well in the area as well as adding to the Massillon taxpayer base.

As a small Real Estate company we currently have 8 agents, 5 of whom primarily work out of there home office. The remaining 3 agents work from the Real Estate office. Our business does not have much traffic, other than our agents, and is consequently is a very quiet and clean business. There is no trash generated as other types of businesses may have.

We intend to upgrade the appearance of the property inside and out and make it an attractive addition to Massillon businesses.

We also feel that our business and the intended use of the property will not take away or diminish in any way the current flavor of the neighborhood, but will be a welcome addition.

We thank you for your consideration in this matter.

Sincerely,


Edelgard D. Sperry

ALLEY VACATION REQUEST

SHRIVER AVE SE

D.L. 153
7.67 AC
01 2800

D.L. 828

ERIE ST

7.67 AC
01 2800

0. L. 828

ERIE ST

CAMPBELL CIR NE

CAMPBELL CIR NE

52
Q
A
N
Z

PT. 0.1, 65

ROUTED ON MAP

SIPPO BLVD

16 413
17 5700

649

~~5695~~

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100

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LAND AVE SE

CAMBRIDGE AVE SE

SOUTH AVE SE

120	40	40	40	40	40	40	40
19 0100 6543	115	19 2000	19 1900	19 1800	19 1700	19 1600	19 1500
19 0200 6544	6342	6541	6540	6539	6538	6537	6536
40 19 0300 6545	40	40	40	40	40	40	40
40	6546	40	40	40	40	40	40
19 0500 6547	115	19 0700	19 0800	19 0900	19 1000	19 1100	19 1200
40 19 0600 6548	6579	6578	6577	6576	6575	6574	6573
120	40	40	40	40	40	40	40
19 0100 6543	115	19 2000	19 1900	19 1800	19 1700	19 1600	19 1500
19 0200 6544	6342	6541	6540	6539	6538	6537	6536
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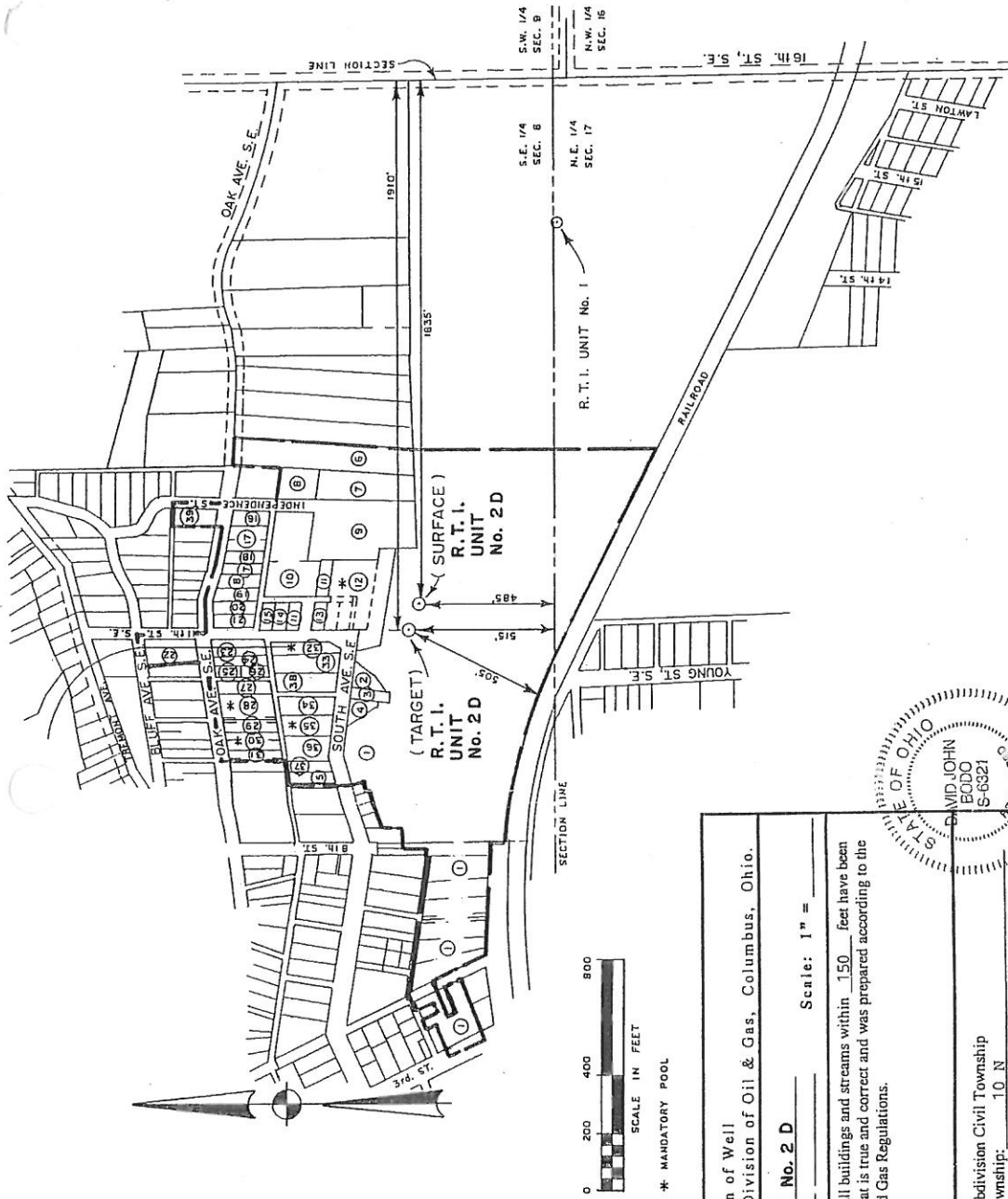
OAK AVE SE

20TH ST SE

RE-PLAT 2016 OAK AVENUE SE
LOTS NO. 6640 - 6641

MASSILLON M

WALNUT ROAD SW



SURFACE
 X: 2,273,846
 Y: 411,855
 EL.: 1019

TARGET
 X: 2,273,770
 Y: 411,886
 EL.: 1000

40.013 AC. UNIT

State of Ohio, Department of Natural Resources — Division of Oil & Gas, Columbus, Ohio.	
XX Oil or Gas	Well Name R.T.I. UNIT No. 2 D
XX New Location	Scale: 1" = _____
I hereby certify that all drilling or producing wells within 1000 feet and all buildings and streams within 150 feet have been shown, there are no drilling unit lines nearer than 500 feet, that this plat is true and correct and was prepared according to the current State of Ohio, Department of Natural Resources, Division of Oil and Gas Regulations.	
Operator: Great Lakes Energy Partners, L.L.C. Address: 125 S.R. 43, P.O. Box 550, Hanville, Ohio, 44632-0550 Landowner: Surface REPUBLIC TESH. INTERNAT. Minerals SAME AS SURFACE Well Number: 2D Drilling Unit Acre 40.013 County: STARK Quadrant: CITY OF MASSILLON Subdivision Civil Township Township: 10 N Range: 9 W Quarter Township: _____ Section: 8 Tract: _____ Allotment: _____ Fraction: _____ Date: 6/28/02	
Registered Surveyor Number 6321 <i>Paul J. Webb</i>	

