

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 18, 2003 **7:30 P.M.**
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of May 14, 2003.*

2. *Petitions and Requests*

Alley Vacation Request

Location and Description: An unnamed 16 foot wide alley lying between Erie Street North and 1st Street NE, and running in a north-south direction between Cherry Road NE and State Avenue NE. The request is to vacate that portion of the alley from the northeast corner of Lot No. 2298 southerly a distance of approximately 77.33 feet to the southeast corner of Lot No. 2298.

Applicant: David Piatt

Final Plat – St. Luke Lutheran Community Development

Location and Description: Out Los 902 and 903, Lots No. 16314 – 16318, located on the south of Lincoln Way NW between Kenyon and Manchester Avenues. The request is to replat this property into 5 new out lots. The plat includes the dedication of a new as of yet unnamed public street. The property is zoned RM-1 Multiple Family Residential.

Engineer: Rolling & Hocevar, Inc.

Applicant: The Waterford at St. Luke

Re-Plat – Massillon Marketplace

Location and Description: Out Lot 866, a 60.364 acre parcel located at the northwest corner of the SR 21 & U.S. 30 interchange. The request is to replat this property into 11 parcels, including 10 new out lots, and 1 new lot. The property is zoned I-1 Light Industrial.

Applicant: Deville-THF Massillon Development LLC

Re-Plat – West Brook Estates II

Location and Description: Lots No. 16674 – 16678, 16703 – 16705, and Out Lot 948, a total 5.8630 acre parcel located at the southwest corner of Woodstone Avenue NW and Woodforest Street NW in West Brook Estates. The request is to replat this property into 9 new lots redistributing Out Lot 948 to the surrounding properties. The property is zoned R-2 One Family Residential.

Applicant: A. R. Lockhart Development Company.

Re-Plat – 860 Campbell Circle NE

Location and Description: Lot Nos. 5962 and 5963, located at 860 Campbell Circle NE. The request is to replat these parcels into one new lot. The property is zoned R-1 Single Family Residential.

Applicant: James and Vicki Keane.

Re-Plat – 14th Street SE Habitat for Humanity

Location and Description: Lot Nos. 16116, 16117, 16118, and 16119, located on the east of 14th Street SE, south of Walnut Road SE. The request is to replat these 4 parcels into 3 one new lots. The property is zoned R-1 Single Family Residential.

Applicant: Massillon Chapter, Habitat for Humanity

Rezoning Request: Villas at Springhill Condominium Development

Location and Description: Part of Out Lot 933, an approximate 18 acre parcel located at the northwest corner of Hankins Road and Valerie Avenue NE.

Zone Change Request: From R-3 Single Family Residential to R-CRD Condominium Residential District.

Proposed Use: To construct a condominium community consisting of 84 units plus a community clubhouse with a swimming pool.

Applicant: Concept Communities, Inc.

Rezoning Request – 2nd Street NE and Thorne Avenue NE

Location and Description:

Lot No. 613 (207 2nd Street NE) to be rezoned from RM-1 Multiple Family Residential to B-2 Central Business District.

Lot No. 611 (located on the west side of 2nd Street NE between North and Thorne Avenues NE, presently used as a driveway) to be rezoned from RM-1 Multiple Family Residential to P-1 Vehicular Parking.

Lot No. 621 (a vacant lot on the south side of Thorne Avenue NE, between 1st and 2nd Streets NE) to be rezoned from RM-1 Multiple Family Residential to P-1 Vehicular Parking.

Proposed Use: The properties will be used for parking and access to the commercial property located at 136 North Avenue NE.

Applicant: F & M Properties.

3. Other Business

The Massillon Planning Commission met in regular session on May 14, 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.
Sheila Lloyd
Benjamin Bradley

Staff

Aane Aaby
Steve Hamit
Jason Haines

The first item of business was the approval of the minutes for the April 9, 2003, Commission meeting. Mr. Johnson moved for approval, seconded by Mr. Bradley, motion carried unanimously.

Rev. Dodson announced that the order of the first two items should be reversed because the re-plat request should be heard prior to the conditional land use request.

The next item of business under Petitions and Requests was a re-plat.

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 re-plat 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.

This is the proposed site of Massillon Middle School. The re-platting of these two lots into one is needed for the construction of the school. Malinda Gaskamp, of Sear-Brown, and Dave Pape, Massillon City Schools, were present. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion to approve carried unanimously.

The next item was a request for Conditional Land Use.

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.

Mr. Aaby showed the site plan for the new middle school. The site is R-2 One Family Residential. Schools are permitted in Single Family Residential with the approval of the Planning Commission. Ms. Gaskamp, the architect for Sear-Brown, then made a presentation. The plan is to minimize the impact as much as possible with such things as utility lines and parking. After a brief discussion, Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried unanimously.

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

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.

This is the former site of the West Side Library. The building itself is zoned Multiple Family Residential while the parking lot is zoned Single Family Residential. The applicant, Nelson Family Enterprises, operators of United Studios at 641 Lincoln Way West, has acquired the site and intends to expand their business utilizing this space for offices. There is business zoning in the area as well as multiple and single family residential. The staff feels it would be acceptable zoning for the site. Robert Humphroy was present. Since they are in the neighborhood, they felt this site would work well. Jerry Slabaugh, 223 Second Street SW, was present and was opposed to the closing of the library. Mr. Aaby replied that the City has no control over the library's decision. This branch has been closed for some time. Mayor Cicchinelli moved to approved the request, seconded by Mr. Bradley, motion carried unanimously.

The next item was another rezoning request presented by Mr. Aaby.

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

This is an existing home which is vacant at this time. It was recently acquired by 2100 Realty Select who wish to use this as an office, relocating from Jackson Township. This is in the area of Kmart, Unizan Bank, and Whisler Plumbing as well as multiple family and single family uses. Mr. Aaby commented that this proposed operation could be accomplished with O-1 Office, which would be a better buffer between the business and residential uses. He also commented he has received one letter opposing business in the area. Richard Davis of 2100 Realty Select was present and commented on their intentions. Tim Bryan was present. He needed clarification on the site. Mr. Bradley moved to approve rezoning to O-1 Office, seconded by Ms. Lloyd, motion carried 3 – 1, with Mr. Johnson voting “no.”

The next item was an Alley Vacation presented by Mr. Haines.

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

This was formerly used as a gravel pit. The affected owners have signed the petition. The alley was never installed. If approved, the property will be split between the two abutting owners with each receiving 10 feet. Mr. Draime was present. Mayor Cicchinelli asked about development plans.

Mr. Draime said he was pursuing several options. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried unanimously.

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

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 re-plat this property into one new lot. The property is zoned R-1 Single Family Residential. *Applicant:* Dierker Dion Geier

This is a re-plat of four vacant lots in the vicinity of Reservoir Park and the walking path. The owner wishes to construct a new house on the property. Access will be on Sippo Boulevard rather than Campbell Circle. Mr. Geier was present and commented briefly on his intentions to construct a new house on the property. Mayor Cicchinelli moved for approval, seconded by Ms. Lloyd, motions carried with Mr. Bradley abstaining due to his position as President of the Parks and Recreation Board.

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

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 re-plat this property into one new lot. The property is zoned R-1 Single Family Residential. *Applicant:* Elizabeth Brumfield

These lots are in the area of Washington High School, and 20th Street SE. The owner wishes to construct a garage, therefore it is necessary to re-plat the lots so the house and garage will be on one lot. The new lot will meet zoning requirements. Mr. Brumfield was present and commented that Mr. Haines' comments were correct as to their intention. Mayor Cicchinelli moved for approval, seconded by Mr. Johnson, motion carried unanimously.

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

Re-Plat – Walnut Road SW

Applicant: Kwameshallahu Bennett

The petitioner owns the lots and wishes to construct a home. This re-plat is needed in order to meet setback requirements. Mr. Bennett was present and commented he wishes to build a house at this site. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion carried unanimously.

The final item under Old Business was an Oil and Gas Well Permit presented by Mr. Aaby.

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

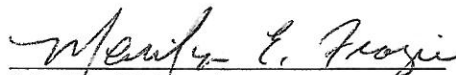
Location and Description: Out Lot 51, located on the south side of South Avenue SE, east of 11th Street SE. The request is to drill an oil and gas well on this property, which is zoned I-2 General Industrial. This item was tabled at the April meeting.

Applicant: Great Lakes Energy Partners LLC.

This item was tabled at last month's meeting. Great Lakes Energy Partners proposes to drill a new well in the area of Republic Technology near 16th Street and Oak Avenue SE. A few years ago permission was granted for one in this area. They have the necessary signatures and have satisfied all State of Ohio requirements. Richard Sponaugle, of Great Lakes Energy Partners, was present. He said 60 – 100 property owners will receive benefits. The well would be 4600 ft. Mr. Sponaugle submitted a detailed report to the Commission which is a part of the minutes. Ronald Roberts, Engineer for Republic Technologies, spoke in favor of the proposal. The current well provides income to Republic Technologies in the amount of \$25,000 per year. The plant employs 178 people. Mayor Cicchinelli moved for approval, seconded by Mr. Bradley, motion carried unanimously.

There being no further business before the Commission, the meeting adjourned at 8:45 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

attachment

PROPOSAL TO DRILL THE RTI UNIT #2 WELL

Presented to the City of Massillon Planning Commission on May 14, 2003
By Richard C. Sponaugle, Land Manager of Great Lakes Energy Partners, L.L.C.

The proposed RTI Unit #2 well is located on the Republic Engineered Steels property situated on the south side of Massillon. The well will be drilled pursuant to oil and gas leases acquired by Great Lakes from RTI and other surrounding landowners. Additionally, the well will be drilled pursuant to the State of Ohio Department of Natural Resources, Division of Mineral Management rules and regulations as well as the City of Massillon rules and regulations for oil and gas wells. The well will be drilled to the Clinton Sandstone formation; approximate total depth of the well will be 4600 feet. Ingress and egress to the well will be through Republic Engineered Steel's main, guarded gate off of Rose Ave. SE.

The City of Massillon has considerable reserves of oil and natural gas lying beneath it. For example, the RTI Unit #1 well, drilled last year by Great Lakes, makes enough natural gas in (1.4) days to heat an average sized home for one year. In one year, the well will make enough natural gas to heat 255 homes for a year. The City of Massillon permits oil and natural gas wells to be drilled within the city limits providing the wells are drilled pursuant to the rules and regulations established by the City. Preference is given to well sites proposed in existing industrially zoned areas.

The City and Great Lakes have worked together to help produce these reserves of oil and natural gas. As of this date, Great Lakes has 22 productive oil and gas wells located within the city limits of Massillon. Of these wells, 9 are situated on property that is owned by the City of Massillon. Although these wells are in the later years of their productive lives, the City, since the formation of Great Lakes in 1999, has received \$27, 600.00 in oil and gas royalty income from these wells. Additionally, the City, pursuant to the the terms of the attributable oil and gas lease, is using 200 mcf of natural gas free of charge from Great Lakes' State of Ohio Unit #12 well for use at the Legends of Massillon Golf Course. Assuming a public utility value of \$5.00 per mcf, the savings to the City is \$1,000.00 per year in energy costs. As recent as September 17, 2002 the City of Massillon entered into a Non-Surface Development Oil and Gas Lease with Great Lakes covering 54.35 acres of City owned property situated north of the RTI property. Great Lakes' goal is to secure a well site(s) on adjoining property and drill directionally to recover the oil and natural gas reserves from under the City of Massillon property.

The drilling of oil and natural gas wells in the City of Massillon is beneficial because:

1. It promotes the exploration of our domestic oil and natural gas reserves thereby reducing our nations dependence on foreign imports.
2. It allows for the City and its citizens to realize income from the oil and natural gas under their properties.
3. The gas stays in the area to supply local industry and residences thereby reducing dependence on natural gas through major pipelines into our area from the southwestern states.

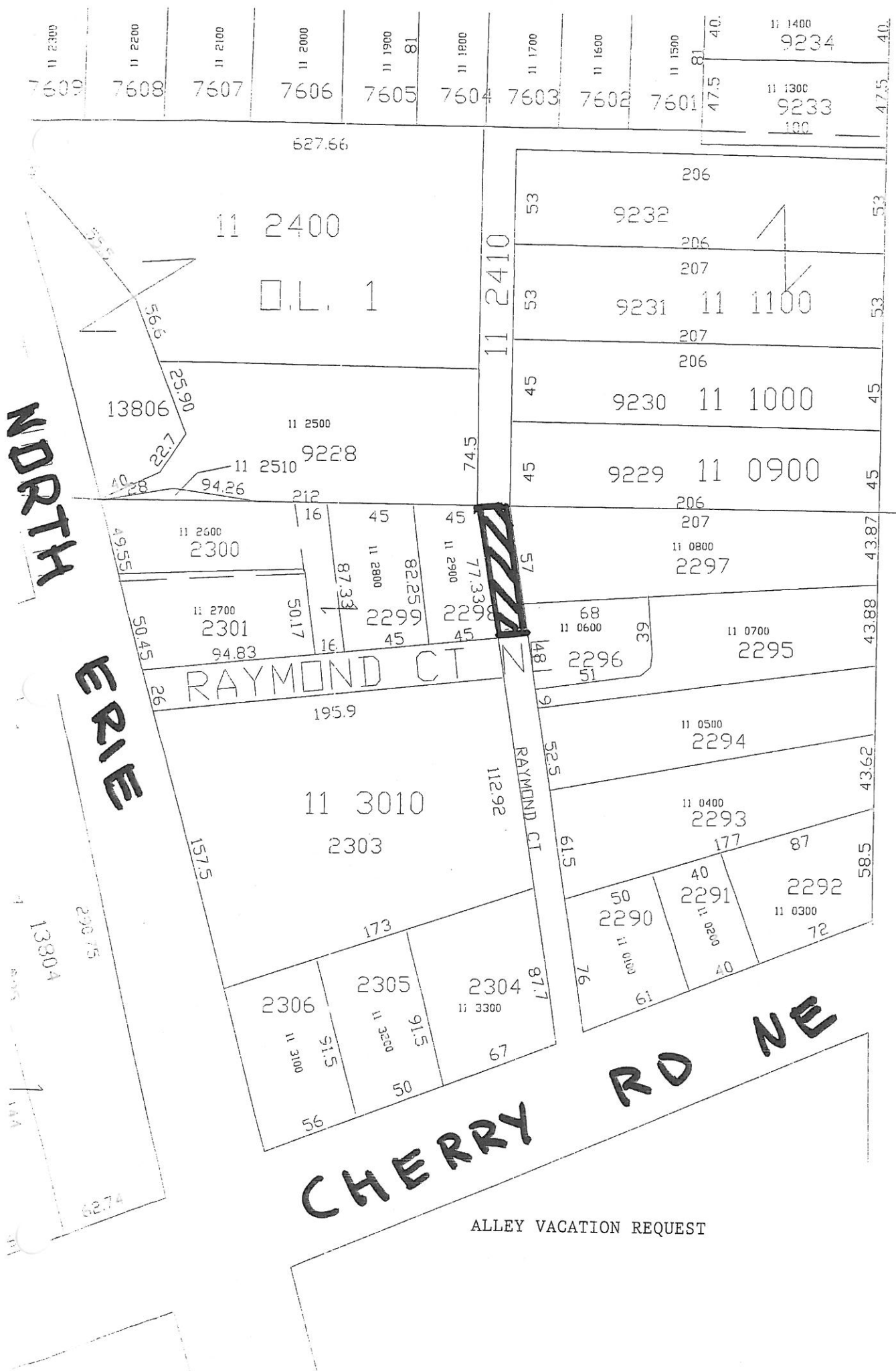
Great Lakes appreciates the City of Massillon's consideration of this proposal and also appreciates the City's cooperation in the development of its oil and natural gas reserves.

NORTH
ERIE

1ST ST NE

CHERRY RD NE

ALLEY VACATION REQUEST



SUBDIVISION PLAT

FOR THE

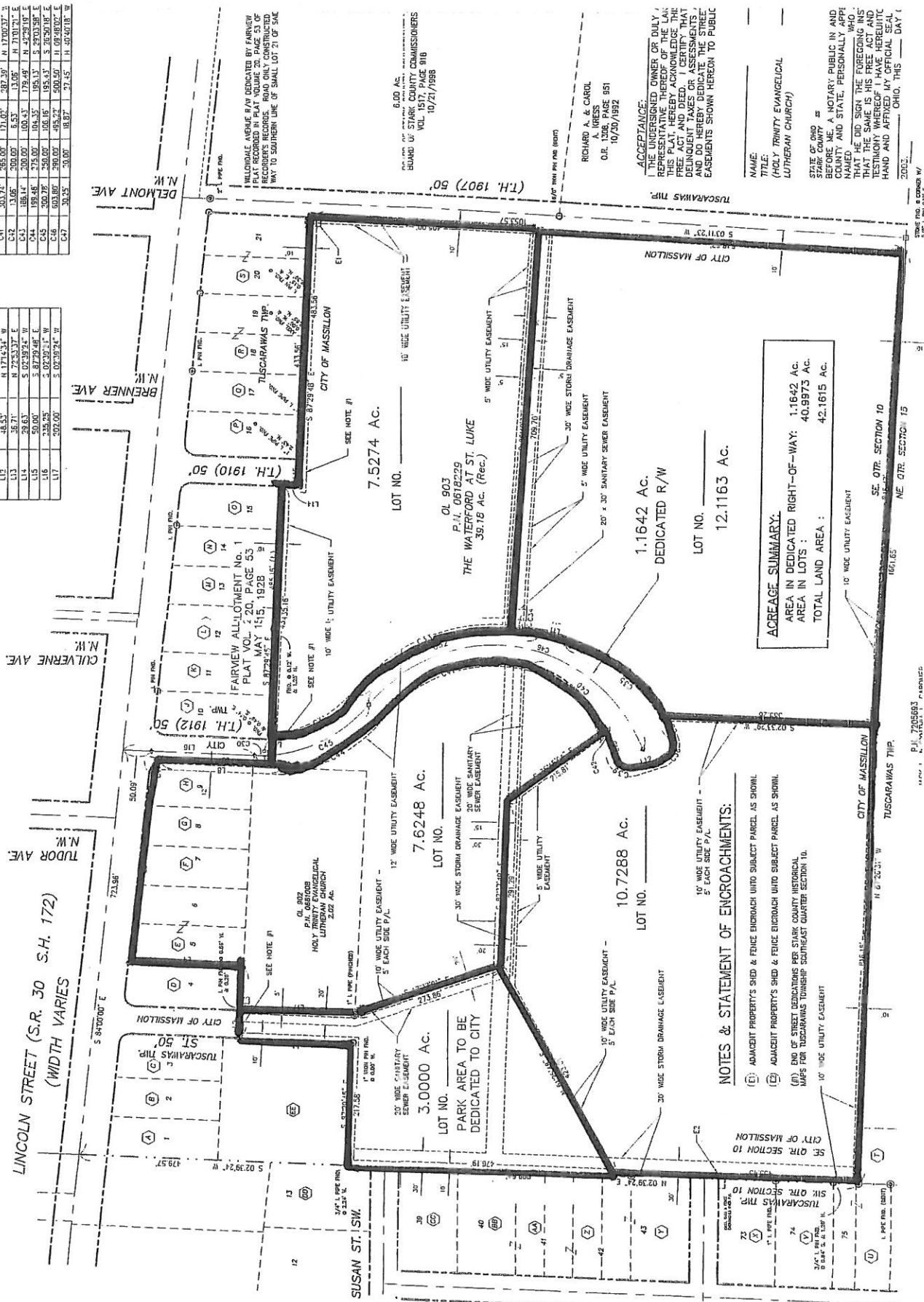
ST. LUKE LUTHERAN COMMUNITY DEVELOPMENT

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING THE WHOLE OF OUTLOT NOS. 902
& 903 AND THE WHOLE OF SUBLOT NOS. 5 THRU 9,
INCLUSIVE, OF THE FAIRVIEW ALLOTMENT No. 1

LINCOLN STREET (S.R. 30 S.H. 172)
(WIDTH VARIES)

LINE	LENGTH	BEARINGS
L1	701.56'	N. 02°29'24" E.
L2	50.00'	S. 87°29'45" E.
L3	127.63'	S. 87°29'45" E.
L4	208.84'	N. 02°29'24" E.
L5	339.37'	S. 84°00'00" E.
L6	195.77'	S. 02°29'24" W.
L7	219.67'	S. 02°29'24" W.
L8	30.00'	S. 87°29'45" E.
L9	47.00'	S. 87°29'45" E.
L10	30.00'	S. 87°29'45" E.
L11	48.33'	N. 17°14'34" E.
L12	36.71'	N. 72°53'37" E.
L13	28.63'	S. 02°29'24" W.
L14	50.00'	S. 87°29'45" E.
L15	225.25'	S. 02°29'24" W.
L16	202.00'	S. 02°29'24" W.

CURVE	LENGTH	RADIUS	ANGLE	CHORD	CH. BEARING
C20	26.30'	250.00'	14.17°	28.95'	S. 02°51'07" E.
C21	158.68'	225.00'	82.75°	155.39'	S. 29°38'44" E.
C22	261.05'	315.00'	203.26°	341.61'	N. 17°01'37" E.
C23	313.98'	315.00'	171.43°	201.14'	N. 21°17'35" E.
C24	47.07'	315.00'	23.58°	47.03'	N. 11°32'42" E.
C25	262.30'	290.00'	140.89°	253.45'	N. 41°44'14" E.
C26	321.33'	290.00'	105.37°	216.66'	N. 37°41'28" E.
C27	10.95'	290.00'	32.80°	40.93'	N. 63°26'08" E.
C28	47.00'	30.00'	32.80°	44.28'	S. 84°27'50" E.
C29	47.00'	30.00'	32.80°	44.28'	S. 84°27'50" E.
C30	180.20'	200.00'	108.74°	187.97'	S. 77°49'31" E.
C31	203.74'	265.00'	121.02°	282.20'	S. 77°49'31" E.
C32	13.05'	200.00'	6.53°	13.05'	N. 71°01'21" E.
C33	188.14'	200.00'	104.43°	178.49'	N. 42°29'19" E.
C34	198.48'	275.00'	104.35°	195.43'	S. 29°03'38" E.
C35	200.78'	250.00'	105.15°	195.43'	S. 26°50'18" E.
C36	103.80'	290.00'	85.22°	500.50'	N. 09°48'07" E.
C37	30.43'	30.00'	88.87°	27.45'	N. 40°40'18" W.



NOTES & STATEMENT OF ENCROACHMENTS:

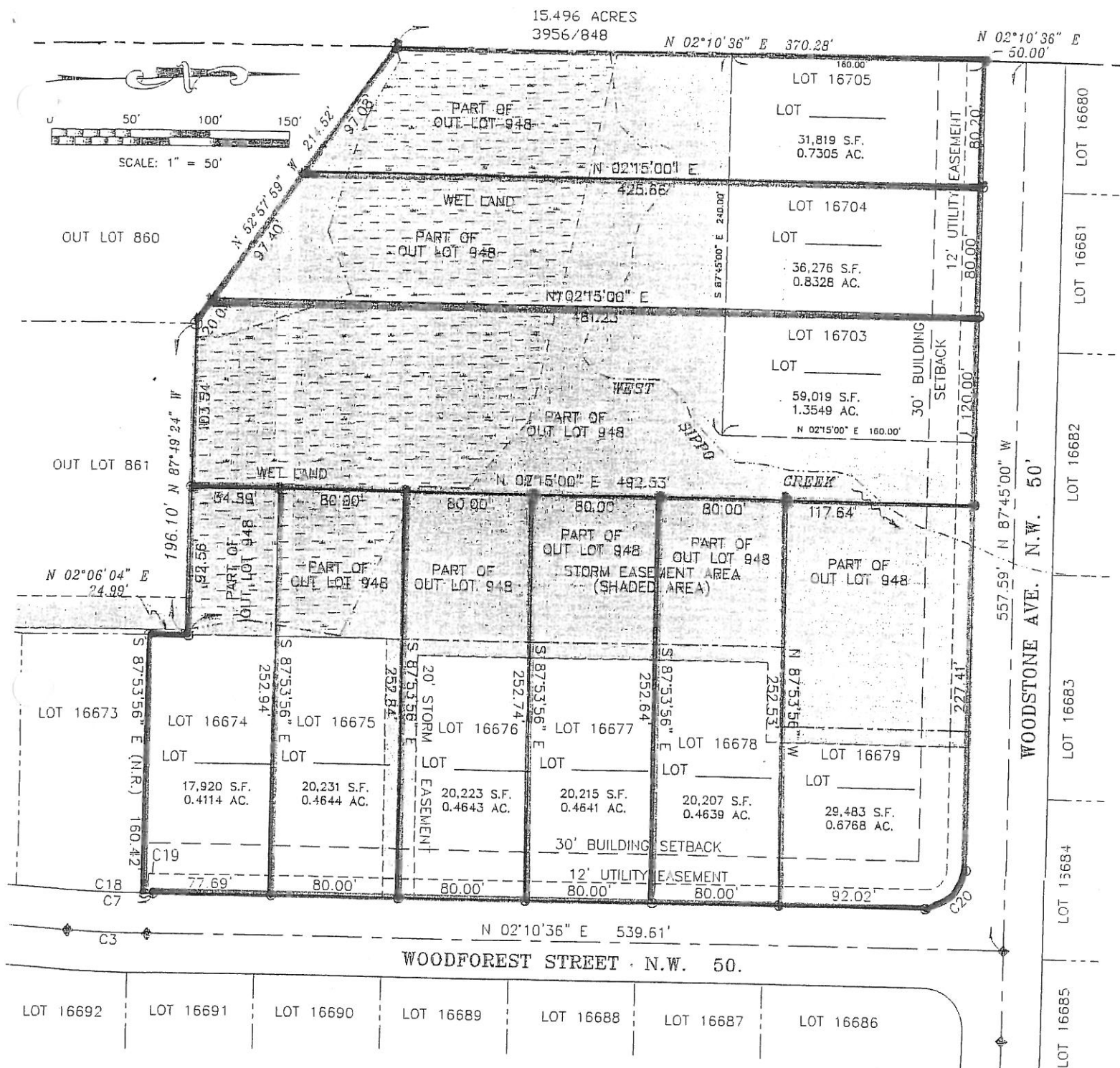
- (1) ADJACENT PROPERTY'S SHED & FENCE ENCROACH INTO SUBJECT PARCEL AS SHOWN
- (2) ADJACENT PROPERTY'S SHED & FENCE ENCROACH INTO SUBJECT PARCEL AS SHOWN
- (3) END OF STREET DEDICATIONS PER STARK COUNTY HISTORICAL MAPS FOR TUSCARAWAS TOWNSHIP SOUTHEAST QUARTER SECTION 10.

ACREAGE SUMMARY:

AREA IN DEDICATED RIGHT-OF-WAY: 1.1642 AC.
AREA IN LOTS: 40.9973 AC.
TOTAL LAND AREA: 42.1615 AC.

NAME: _____
TITLE: _____
(HOLY TRINITY EVANGELICAL LUTHERAN CHURCH)

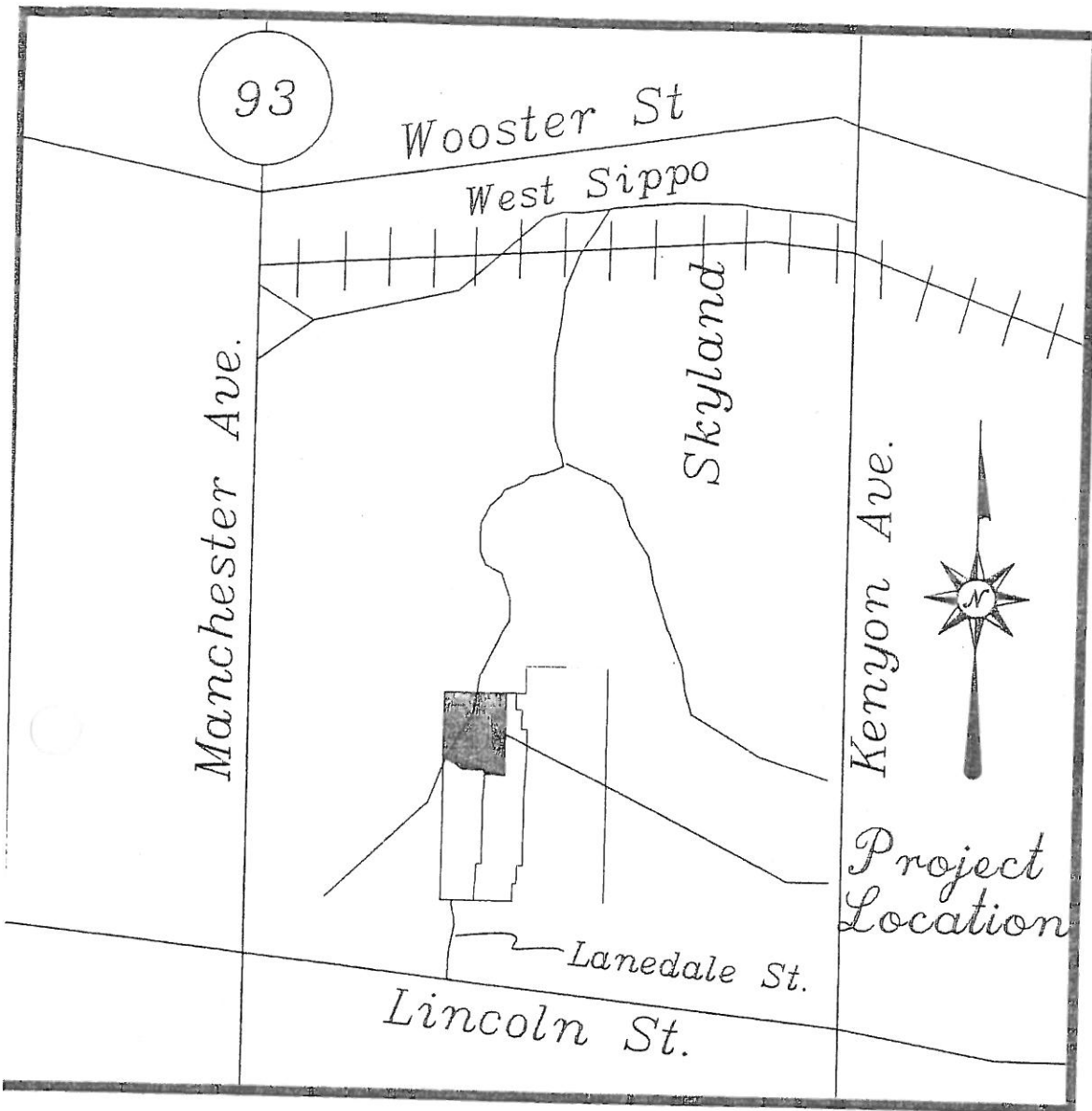
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND
COUNTY AND STATE, PERSONALLY APPEARED
NAMED _____ WHO
THAT HE HAS READ THE FOREGOING INSTRUMENT
AND KNOWS THE CONTENTS AND
TESTIMONY WHEREOF HE HAS AFFIRMED BY
HAND AND AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 2003.



RE-PLAT OF
LOTS 16674, 16675, 16676, 16677, 16678, 16679,
16703, 16704, 16705, AND OUT LOT 948
IN THE CITY OF MASSILLON

(PREVIOUSLY RECORDED AS PART OF WEST BROOK ESTATES II,
INSTRUMENT No. 200304030030101 OF THE STARK COUNTY RECORDS

AREA IN LOTS (9):	5.8630 AC.
AREA IN NEW R/W:	0.0000 AC.
TOTAL AREA:	5.8630 AC.



LOCATION MAP

Not to scale

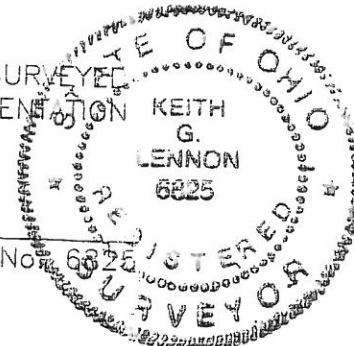
CERTIFICATION

I HEREBY CERTIFY THAT THE LAND AS SHOWN ON THIS PLAT WAS SURVEYED BY ME OR UNDER MY SUPERVISION, AND THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

Keith G. Lennon

Keith G. Lennon

Registered Surveyor No. 6825



STATE OF OHIO
COUNTY OF SUMMIT

} SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.
PERSONALLY APPEARED THE ABOVE

$$1'' = 40'$$


SURVEY OF 860 CAMPBELL CIRCLE, N.E.
LOTS 5962 & 5963
MASSILLON CITY, OHIO

HARPER SURVEYING INC.

5370 RIDGE AVE S.E.

CANTON, OHIO 44707

(330) 484 - 2354

CAMPBELL C/R. NE

3/4" PIPE

3/4" PIPE

75.15'
75.10' REC

586°37'56"E

49.911

3/4" PIPE



3/4" P/PE

1" PIPE

N 84° 41' 23" N

25.26' 25.10' REC

583.03.41=III

25.03' 25.10' REC.

LOT 5964

77.20'

N 00° 12' 43" E 178.03'

LOT 5963

175.20 REC
175.20

00092911

Table 1 (continued)

500° 12' 41" N

LOT 5962

500'09'45" M

LOT 5961

162.0'

500°00'04"E

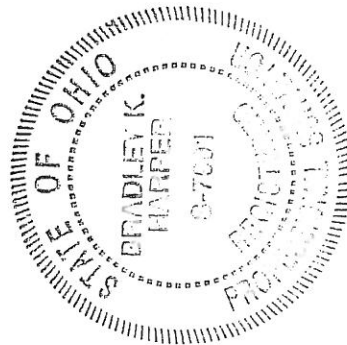
Bradley K. Harper
 BRADLEY K. HARPER P.S. 7901
 THIS SURVEY REPRESENTS ACTUAL FIELD WORK
 DONE BY ME IN MAY, 2003 CONFORMS TO
 STANDARDS AS PER CHAPTER 473B, §§ 0101

BRADLEY V. HARRIS, 1901

THIS SURVEY REPRESENTS ACTUAL FIELD WORK
DONE BY ME IN MAY, 2003 CONFORMS TO

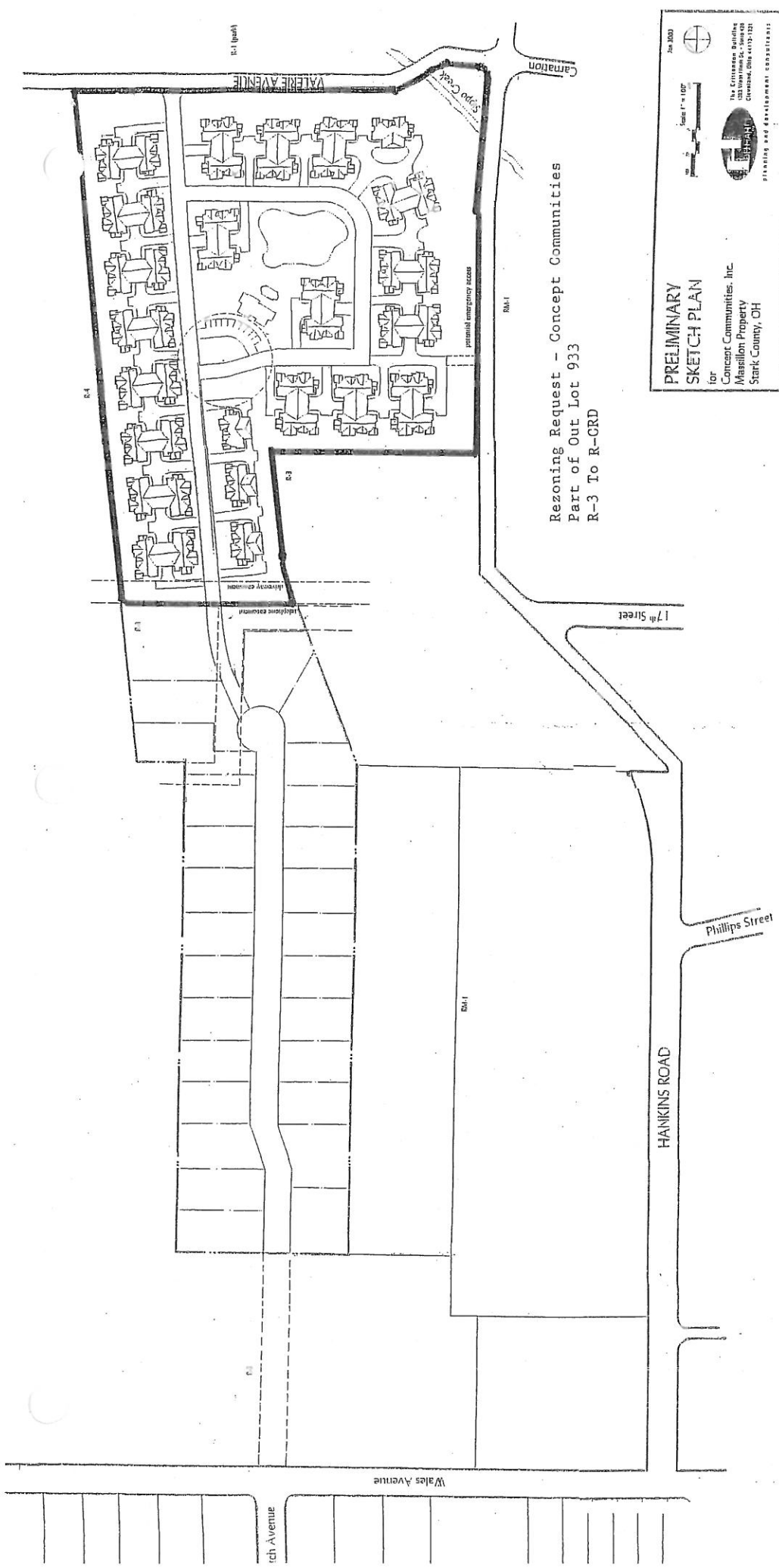
STANDARDS AS PER CHAPTER 4733 - 33 OHIO ADM CODE.

REF. DOCUMENTS INCLUDE:
TAX MAP
I.N. 20010000004682

BEARINGS ASSUMED TO
REFLECT ANGLES ONLY



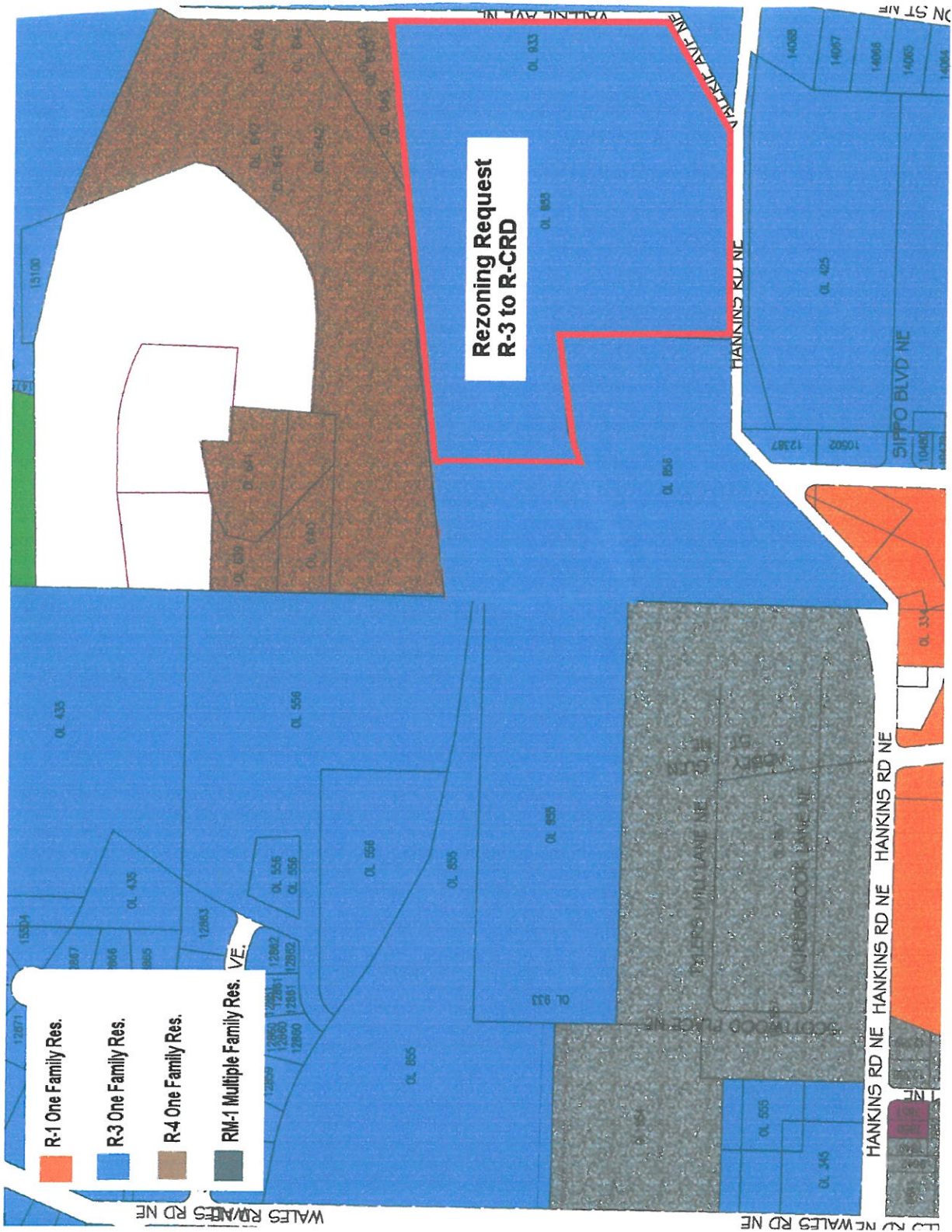
RE-PLAT REQUEST - - HABITAT FOR HUMANITY



Rezoning Request - Concept Communities
 Part of Out Lot 933
 R-3 To R-ORD

**PRELIMINARY
 SKETCH PLAN**
 for
 Concept Communities, Inc.
 Massillon Property
 Stark County, OH





Rezoning Request
R-3 to R-CRD

- R-1 One Family Res.
- R-3 One Family Res.
- R-4 One Family Res.
- RM-1 Multiple Family Res.



Proposed condominium project name: Villas at Springhill. The name combines Villas which references the lifestyle portion of our community with Springhill which seems to tie in well with the local history of the area.

General project information regarding a request for rezoning to R-CRD:

1. The request for Condominium Residential Development consists of a requested 84 units on approximately 18.0 acres thereby meeting the requirement of a minimum of 5 contiguous acres. Reference attached review by D.B. Hartt dated 5/9/03 regarding conformance of Proposed Project to Massillon's CRD Regulations.
2. The condominium project is to be built on a parcel which contains a total of approximately 28.6 acres. The condominium project would be on approximately 18.0 acres and the remaining land would comprise approximately 26 single family lots. A separate request for plat approval will be made for that portion of the project.
3. We propose the name of the condominium project to be "Villas at Springhill". Secondly we will be proposing the name for the single family development to be Springhill Estates.
4. This submission uses drawings from our current project, Crossings at Northwest in Tallmadge, OH as reference for building design and landscaping. We build the same condominiums in all projects and the buildings to be built in the Villas at Springhill would be the same buildings using the same materials. Landscaping around each unit and the clubhouse area would be the same and community landscaping would also be very similar.

Pursuant to Ordinance 47-2003 the following materials are submitted in support of our Zoning Request. The remarks follow the format of the regulation:

1. We understand that water and sewer facilities are to be reviewed and approved by the City Engineer prior to start of construction.
2. Density of our proposed project is 4.67 du/ac which is less than the 7 du/ac in the regulation (du refers to dwelling units).
3. Setbacks for the proposed project conform to the setbacks as stated in the regulations.
4. The proposed design contains more than 20% of the total land area, exclusive of driveways, parking and loading areas as open land. The open land area within the

- proposed project shall be classed as "common area" for use by all residents of the proposed project. The open land area shall be in grass and/or landscaped areas.
5. Off street parking shall be within the 2-car attached garages for each condominium plus 2 additional spaces immediately in front of each condominium which shall be designated "limited common area" to be used for residents or visitors to the residential units. Additional visitor parking will be provided adjacent to the Clubhouse. The additional parking spaces around the Clubhouse will be a minimum of 12 spaces with some designated as "handicapped" as may be required by current federal, state or local regulations.
 6. A full sized copy is provided of the typical sections for the private streets within the proposed project. (**Drawing labeled "Typical Sections" by Bramhall Engineering attached**). The private street design would have a main entrance coming west off Valerie. There are provisions made for a smaller width drive to continue into the single family street to the west. This "tie" would eliminate both a dead end for the single family street as well as allow for emergency vehicles an alternate route for either of the projects. The smaller width drive and the curve built into the design will discourage through traffic as suggested in the regulation. There is an additional provision for an emergency route out the south end of the project should the safety forces think that is necessary.
 7. No dead end streets exist in the proposed project. Provisions are also made to allow emergency type exits/entrances for the project and will be placed as may be suggested by Safety Forces of the City of Massillon.
 8. **Attached are 3 copies** of a proposed site plan for the project. Also attached is a drawing showing a description of the entire parcel of approximately 28.6 acres containing the project. Finally a topographical drawing showing the existing topography at the time of the survey is attached. No current structures are present. A certain gas well and/or oil collection tanks exist on or near the parcel. Our plan is to buy out any remaining lease, cap the facility and remove the existing apparatus.
 9. Driveways, parking areas shall be bituminous. Any sidewalks necessary shall be concrete. Because there is very limited traffic within our developments, residents prefer to walk on the private streets and driveways. We do not therefore offer sidewalks.
 10. At present, no walls are planned. Small fenced areas exist on Classic units and are redwood material. A fence will surround the swimming pool of the Clubhouse and will be vinyl in composition and meets requirements of the State Board of Health for fencing around swimming pools. Should any additional fences be required for landscaping purposes, they shall match one or the other of the listed materials.
 11. **Attached are 3 copies of Typical Landscaping Drawings**. The drawings are from another of our projects, representing landscaping we will use on our proposed development. Plant materials used on this proposed project will be similar in design and placement.
 12. Recreational facilities will be as outlined in the Condominium Documents (copies provided). It shall consist of a Clubhouse of approximately 2945 sq.ft.. plus a swimming pool (approximately 18' x 40') which shall be approved and licensed

by the State of Ohio Board of Health. The Clubhouse contains a large community meeting room, planned billiard table, large screen TV, other entertainment equipment, snack area, rest room facilities, and exercise room with appropriate exercise equipment and office and hobby areas for the unit owners association. The developer will use the office area as a sales facility until the units are all occupied by residents.

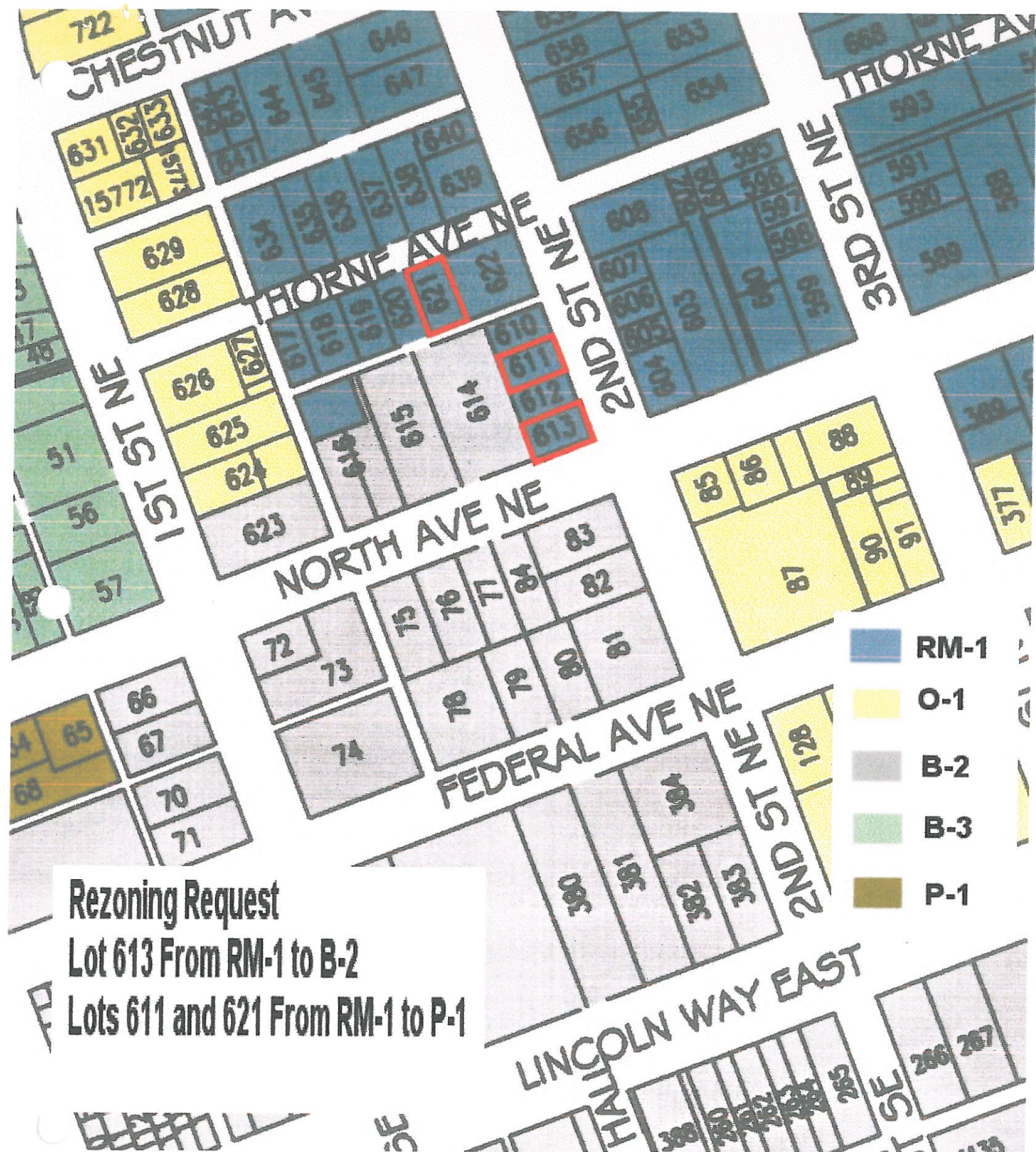
13. Parking areas were addressed in item 6 above.
14. **Attached are 3 copies of the proposed buildings to be built.** The project will be of 2 styles of buildings, A Classic and a Cathedral style, plus a Clubhouse. The drawing provided are from our current project called Crossings at Northwest. The buildings proposed will be of the same design with same architectural features. We may make minor modifications to the buildings should improvements to the designs come available. Such improvements will not impact the elevations or the materials to be used.
15. **Attached are 3 copies of the draft for the Condominium Documents** which will be used in the proposed project.
16. Within the documents described in item 16 are provisions for the unit owners association to be responsible for the maintenance of the common areas.
17. Within the documents described in item 16 are provisions limiting the use of each residential unit to single-family residence as required in the R-CRD Regulations.
18. Each unit being built will have a 2-car attached garage which will meet the provisions of the R-CRD regulations for 2 covered parking spaces.

Concept Communities Proposed Massillon CRD Development

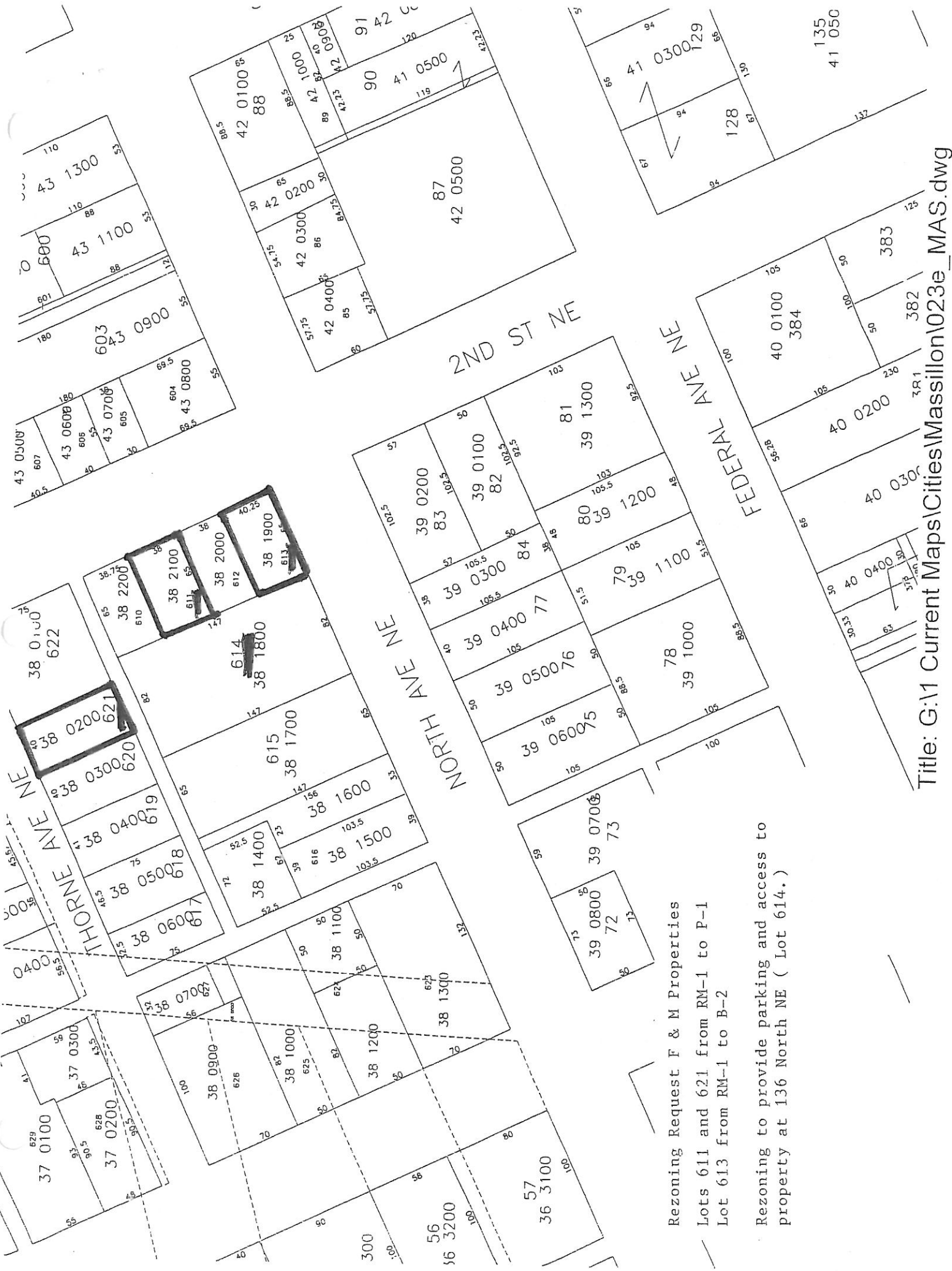
<u>Standard</u>	<u>CRD Requirement</u>	<u>Illustrated</u>
Minimum Area	5 acres	see below
Maximum Density	7.0 du/ac	see below
Front Yard Setback	25 ft.	15 ft. – 30 ft.
Side Yard Setback	15 ft.	?
Rear Yard Setback	30 ft.	30 ft. – 40 ft.
Spacing between Buildings	30 ft.	30 ft.
Private Dead-End Street Length	<200 ft.	<200 ft.
Public Dead-End Street Length	<600 ft.	<600 ft.
Private Cul-de-sac Diameter	90 ft.	100 ft.
Public Cul-de-sac Diameter	100 ft.	100 ft.

Concept Drawing (dated January 2003)

	<u>Acres</u>	<u>Units</u>	<u>Density</u>
Single-Family	10.6	26	2.45 du/ac
Condominium	18	84	4.67 du/ac
Total	28.6	110	3.85 du/ac



Date: 1/1/03



Rezoning Request F & M Properties
Lots 611 and 621 from RM-1 to P-1
Lot 613 from RM-1 to B-2

Rezoning to provide parking and access to
property at 136 North NE (Lot 614.)



The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., *Mayor*
330.830.1700

Alan W. Climer
Dir. of Public Safety & Service
330.830.1702

Housing Department
Marilyn E. Frazier, Director
330.830.1717

June 2, 2003

TO: Massillon Planning Commission

Dear Member:

The Planning Commission meeting regularly scheduled for June 11, has been re-scheduled for ***June 18, 2003***, at 7:30 P.M. in Massillon City Council Chambers. We apologize for the inconvenience.

If you have any questions, feel free to contact my office at 330-830-1717.
Thank you for your cooperation.

Sincerely,



Marilyn E. Frazier
Commission Clerk

MEF