



1. *Approval of the Minutes for the Commission Meeting of November 12, 2003.*

2. *Old Business*

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: The development of a condominium community consisting of 19 four-unit structures and 4 two-unit structures (84 residential total units) plus a community clubhouse with a swimming pool.

Applicant: Concept Communities, Inc.

This rezoning has been forwarded back to the Planning Commission by City Council, which is re-introducing legislation on this matter as a result of a recent court decision that rendered void the original Council Ordinance approving this rezoning request.

3. *New Business*

Rezoning Request – Erie Street South & Warmington Road

Location and Description: Out Lot 580 (36.34 acres) and Part of Out Lot 581 (8.88 acres), located on the west side of Erie Street South (S.R. 21) between Warmington Road and the U.S. 30 interchange.

Zone Change Request: From I-2 General Industrial to B-3 General Business.

Proposed Use: The construction of a strip retail plaza with free standing retail buildings.

Applicant: Timothy Putman, Attorney at Law, for Olympic Realty Development Corp. and W/S Development Associates.

Preliminary Plat – University Village No. 9

Location: Part of Out Lot 766, an 11.682 acre parcel of land located on the west side of Richville Drive SE, north of Nave Street SE.

No. of Lots: 15 lots, plus one 3.723 acre parcel, all zoned RM-1 Multiple Family Residential.

Streets to be Dedicated: Stark State Avenue SE, and Dominican Circle SE.

Owner/Developer: P.R.M.D.C, Ltd.

Engineer: Cooper & Associates

Replat and Dedication Plat for Sanitary Sewer Easement– Bostic Boulevard SW

Location and Description: Part of Out Lot 512 and all of Lot No. 15098, a 19.604 acre area located on the west side of Bostic Blvd. SW, and the south side of Industrial Ave SW. The request is to replat this property into three new out lots. The request also includes the extension of an existing sanitary sewer easement at the location of Lot No. 15098. The property is zoned I-1 Light Industrial.

Owner: Thomas Martin, Martin Pallet, Inc.

Engineer/Surveyor: Nichols Field Services, Inc.

Replat and Dedication Plat – Oberlin Road SW

Location and Description: Part of Out Lot 288, a 3.228 acre area located on the north side of Oberlin Road SW at the junction of Finefrock Boulevard SW. The request is to replat this property into two new out lots. The request also includes the dedication of an additional 25 foot wide strip of right-of-way for Oberlin Road SW along the proposed south property line for each new out lot. The property is zoned R-1 Single Family Residential.

Owner: Massillon Baptist Temple, Inc.

Engineer/Surveyor: Orville DeBos.

Replat – 3020 17th Street SW

Location: Out Lots 662, 663, and Part of Out Lot 659, a total 2.968 acre area, located on the east side of 17th Street SW, south of Albrecht Avenue SW. The request is to replat this property into one new out lot. The property is zoned R-3 Single Family Residential and A-1 Agricultural.

Owner: Darlene Border

Engineer/Surveyor: Hammontree & Associates.

Replat – 16th Street SE

Location: Part of Out Lot 305 and Lot No. 10403, an approximate 1.5 acre area, located on the west side of 16th Street SE, north of Gibson Avenue SE. The request is to replat this property into one new parcel. The property is zoned RM-1 Multiple Family Residential.

Applicant: Aaron & Diane Pachis

Lot Split – 804 32nd Street NW

Location: Part of Out Lot 213, a 2.14 acre parcel, located on the east side of 32nd Street NW, south of Lincoln Way West. The request is to split this parcel into two lots. The property is zoned R-2 Single Family Residential.

Owner: Robert Egan.

Engineer/Surveyor: Dave Daugherty, TriDoc, Inc.

Lot Split – 733 Bebb Avenue SW

Location: Lot No. 5610, a 4,100 square foot parcel located at the southeast corner of Bebb Ave SW and 8th Street SW. There are two houses located on this lot. The request is to split this parcel into two lots so that one of the houses can be sold. The property is zoned R-1 Single Family Residential.

Owner: Terry Coberly

Engineer/Surveyor: Orville DeBos.

The Massillon Planning Commission met in regular session on November 12, 2003, at 7:30 P.M., in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Mayor Francis H. Cicchinelli, Jr.
Paul Manson
Thomas Seesan
Vincent Pedro
Sheila Lloyd

Staff

Aane Aaby
Jason Haines

Prior to the start of the meeting, Rev. Dodson announced a tornado had been spotted in Wooster, and may be headed in this direction.

The first item of business was the minutes for the Commission meeting of October 8, 2003. Mr. Manson moved for approval, seconded by Ms. Lloyd, motion carried unanimously.

The next item, a rezoning request for 2679 Lincoln Way West, was moved to last on the agenda because the petitioner's legal counsel was coming from out of state.

The next item was a final plat presented by Mr. Haines.

Final Plat – Kenyon Creek Estates Phase II

Location: Part of Out Lot 872, a 15.9654 acre parcel of land located on the south side of Wooster Street NW, between Deermont and Kenyon Avenue NW.

No. of Lots: 44 lots zoned R-1 One Family Residential

Streets to be Dedicated: Wooster Creek Avenue NW, Huron Creek Street NW, Kenyon Creek Avenue NW, and Yellow Creek Avenue NW.

Owner/Developer: A. R. Lockhart Development Co.

This is phase 2 of the allotment. It is in the area of Wooster Avenue, Kenyon Avenue and the Sippo Valley Trail. There are 44 lots which are zoned R-1 Single Family. There was no one present to represent the owner. Mr. Manson then moved to table the request, Ms. Lloyd seconded the motion, and the motion was carried unanimously due to a lack of representation.

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

Re-Plat – Sterilite Street SE

Location: Part of Out Lot 753, a 5.539 acre tract, located on the east side of Sterilite Street SE, south of Navarre Road, in Neocom II Industrial Park. The request is to split off this parcel into a separate out lot. The property is zoned I-1 Light Industrial.

Applicant: Massillon Development Foundation (MDF).

This is in the area of Navarre Road near Vasco Asphalt Company. This portion is to be split off to facilitate the sale of the property for future development. Mel Herncane, Executive Director of MDF, was present and commented that they have a prospective buyer who is interested in developing the property. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried unanimously.

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

Re-Plat – 653 and 665 Scott Place NW

Location: Lots No. 10245, 10246, and 10247, located on Scott Place NW, located on the south side of Lincoln Way NW between 29th Street NW and Noble Place NW. The request is to re-plat these parcels into two new lots. This property is zoned R-2 One Family Residential.

Applicant: Dennis Getz

This is in the area of Lincoln Way, and 29th Street and Noble NW. It is a private street. Mr. Haines said as he understands it, one neighbor is purchasing a portion of another neighbor's property. In essence the three lots are being re-platted into two. The lots are accessed by an easement. Mr. Haines commented that the Engineer's office would like the surveyor to show evidence on the plat that each lot has access to Lincoln Way. Mr. Getz was present. Mr. Seesan moved to approve the re-plat, seconded by Mayor Cicchinelli, motion carried unanimously.

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

Re-Plat – 460 Fire Bush Drive NW

Location: Lot No. 15755 and Part of Out Lot 500, located on the east side of Fire Bush Drive NW in Autumn Ridge Estates (located on the south side of Lincoln Way NW, east of 29th Street NW). The request is to re-plat these parcels into one new lot. This property is zoned R-2 One Family Residential. *Applicant:* Michael and Patricia Watkins.

This property is in Autumn Ridge Estates in the vicinity of 29th Street and Lincoln Way NW, and St. Barbara's Church. Mr. Watkins, the owner, was present and said that the purpose of his acquiring additional property and requesting the re-plat was to increase the size of his lot. *At this point the meeting was interrupted due to a tornado warning siren. Rev. Dodson announced that the meeting was adjourned, and those present relocated to the lower level for approximately thirty minutes.* When the meeting resumed, Mayor Cicchinelli moved for approval, seconded by Mr. Pedro, motion carried unanimously.

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

Re-Plat – Tremont Avenue SW

Location: Part of Out Lot 259, 0.45' acre parcel located on the north side of Tremont Avenue SW east of Lauri-Jo Lane SW. The request is to re-plat this property into two new lots. This property is zoned R-1 One Family Residential. *Applicant:* James Smith.

The property previously was the site of an Ohio Edison transformer station which is presently a vacant lot that is for sale. Mr. Smith was present and stated he wished to purchase the property. Mayor Cicchinelli asked him if he planned to build two neighborhood compatible homes on the property. Mr. Smith replied "yes". Mr. Seesan moved for approval, seconded by Mayor Cicchinelli, motion carried unanimously.

The next item was a street vacation request presented by Mr. Haines.

Street Vacation Request

Location: A portion of 11th Street NE, lying between Windsor Road NE and Bradford Road NE, and running in a north/south direction between Beverly Road NE and Burd Avenue NE. The request is to vacate that portion from the north right-of-way line of Beverly Road NE, northerly to the south property line of Out Lot 391. *Applicant:* Charlene Morrison

This portion of 11th Street has never been installed and therefore can't be utilized. All three abutting owners have signed the petition. Each will receive an equal portion of the property upon completion of the street vacation. Charlene Morrison was present and stated that the reason she is seeking the vacation is because she is attempting to sell Out Lot 391. Mr. Seesan asked if Out Lot 391 is presently land locked and would this action alleviate that problem. Mr. Haines replied that this is the first step of a process to alleviate the problem. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried unanimously.

The next item was an alley vacation presented by Mr. Haines.

Alley Vacation Request

Location: An unnamed 17 foot wide alley lying between 1st Street SE and 2nd Street SE and running in a north/south direction between Dwight Avenue SE and Ideal Court SE. The request is to vacate that portion of the alley from the north property line of Lots No. 2376 and 2378 southerly a distance of 150 feet to the south property lines of Lots No. 2376 and 2378.

Applicant: Milan Gracek and Thomas Reedy

This property is 17 feet in width and 150 feet in length. Mr. Aaby added that it appears this portion of the alley is being utilized as a driveway to two properties. Attorney James Snively was present representing the owners. He said the alley is only utilized by the two neighbors, but it is also a site of vandalism committed by others. The vacation would help the owners eliminate vandalism. Mr. Manson moved for approval, seconded by Mr. Pedro, motion carried unanimously.

The next item was a vacation and re-dedication presented by Mr. Haines.

Vacation and Re-Dedication of Drainage/Sanitary Sewer Easement

Location: Centennial Village, located on the north side of Finefrock Boulevard SW (State Route 241) between 8th and 9th Streets SW. The request is to vacate and then re-dedicate a portion of the public drainage/sanitary sewer easement. *Applicant:* Massland Development LLC

When this allotment was built, the sanitary sewer and utilities were installed in the back of the lot rather than in the street. However, easements were not put in and now a house has been built on top of an easement. This action will allow for the replacement of that easement with another. John Helline of Massland Development was present and stated what Mr. Haines said was correct. Originally the utilities were to be in the street but were changed and the problem was created. He also thanked the Engineer's Office for working with him on a solution to the problem. He assured the Commission that this will not happen with the development of the remainder of the allotment. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried unanimously.

The final item on the agenda was a rezoning request presented by Mr. Aaby.

Rezoning Request – 2629 Lincoln Way NW

Location: Out Lot 245, a 1.76 acre parcel of land located on the south side of Lincoln Way NW, between 26th and 27th Streets NW.

Zone Change From: R-1 One Family Residential & B-1 Local Business

Zone Change To: B-3 General Business

Proposed Use: To construct a miniature gold course and indoor batting cages on the rear portion of this property (behind the existing Twistee Treat).

Applicant: Twistee Treat West LLC (Louie & Ketj Gorgievski)

This property is on Lincoln Way NW in the vicinity of 26th and 27th Street NW. The size of the property is approximately 1.75 acres, consisting of 109 feet in width and 650 feet in length. There is a Twistee Treat ice cream stand at the front of the property. The owners of the Twistee Treat would like to utilize the balance of the property to construct a miniature gold course and indoor batting cages.

Attorney Timothy Putman was present and presented the plan for the proposed development. He said previous to his clients' acquiring the property, the property wasn't well maintained. Since his clients have owned the property it has been maintained very well. As it is designed, it would not be intrusive to the neighborhood. It would also give the families and children in the neighborhood a recreational outlet. The proposed facility would cost approximately \$315,000.

The following people were present and while most agreed that the Gorgievskis (owners of Twistee Treat) have been good neighbors, they are opposed to the additional intrusion of business in their residential neighborhood:

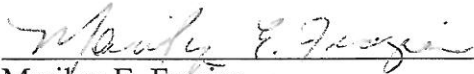
Christen Morrison – 440 27th Street NW
Robert Bruce - 466 26th Street NW
Gregory Schilling - 452 27th Street NW
David Butterfield - 401 27th Street NW
Don Moser - 373 26th Street NW

Councilman Paul Lambert was present and said he feels the same as the neighbors. This is a residential area and if it is rezoned for business, there would be no control over what could go in on the site. Attorney Putman asked about placing a deed restriction so that if the proposed use failed, it would revert to residential. There was a brief discussion about deed restrictions.

Mayor Cicchinelli stated that if it was ultimately turned down by Council, he would work with the owner to find an alternate site. Mayor Cicchinelli then moved for denial, seconded by Mr. Manson, motion carried unanimously.

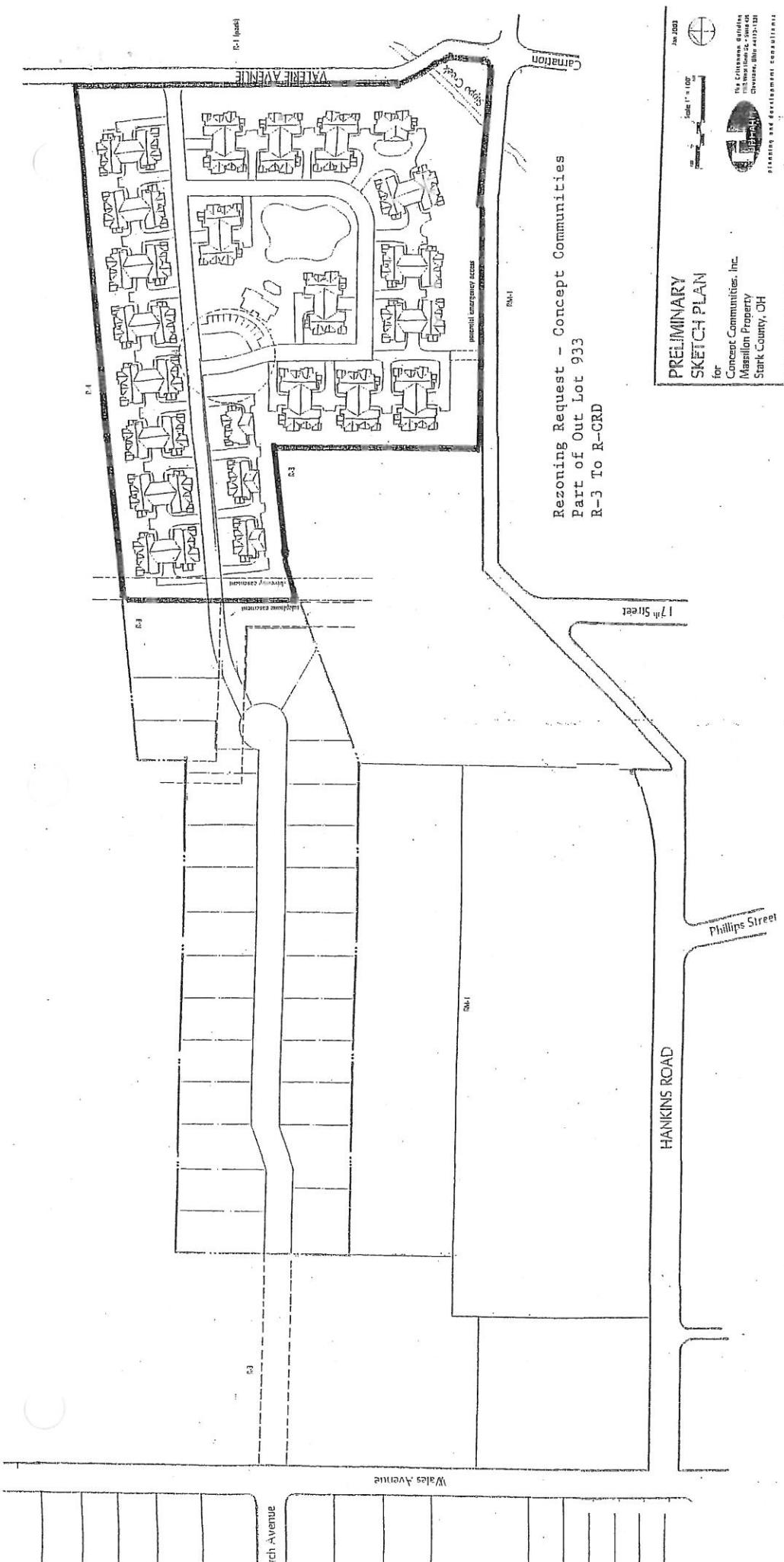
There being no further business before the Commission, the meeting adjourned at 8:50 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky



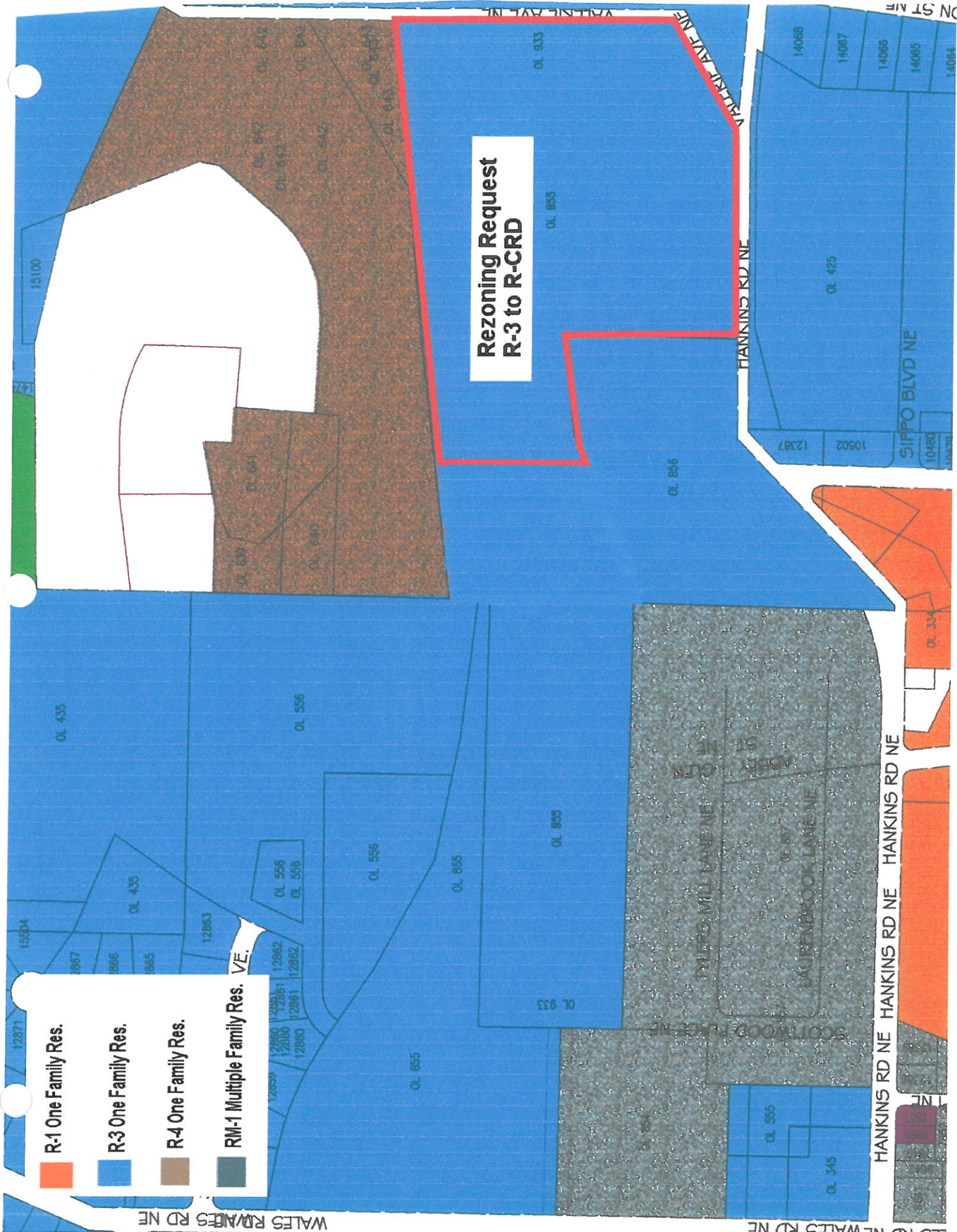
Rezoning Request - Concept Communities
 Part of Out Lot 933
 R-3 To R-CRD

**PRELIMINARY
 SKETCH PLAN**

for
 Concept Communities, Inc.
 Massillon Property
 Stark County, OH



The City of Massillon, Ohio
 1100 West Main St., 44646-0001
 Cleveland, Ohio 44115-1231
 Planning and development consultants



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

Rezoning Request
R-3 to R-CRD

WALTON AVE NE

VALENTINE AVE NE

HANKINS RD NE

SIPPO BLVD NE

WALTON AVE NE

HANKINS RD NE

VALENTINE AVE NE

BACKGROUND MATERIAL
For VILLAS at SPRINGHILL

Prepared expressly for City Council
City of Massillon

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I. OPENING REMARKS

We have made a formal request to the City of Massillon to submit a development for consideration under the new Condominium Regulations, Chapter 1156.

On June 3rd a public meeting was held to discuss our planned development. Letters were sent to homes within 300 feet of our proposed condominium project, however only a few residents, plus 2 local council representatives came. At that meeting we offered a second meeting if requested, and that request never came. At this time our legal council is trying to set up a meeting with the residents of Abbey Glen and 3 additional neighboring home owners to the north to discuss their issues.

Some individuals have brought forth the concern regarding "too many condos in one area". We have attached a letter from a local appraiser which says, "The continuation of construction of this type of allotment will strengthen the housing market in the Massillon area with no signs of adverse effects on existing condominium homes" (Qualified Appraisers, Inc., M. Airhart, copy attached).

Whenever a new project is proposed, traffic is always a topic of conversation. We have supplied the city with a copy of an informational brochure published by the National Association of Homes Builders which discusses that the traffic generated by our proposed condominium community is significantly less than a comparable single family development.

As a final point, our development of 84 condominium homes and 26 single family homes will bring a residential value to northeast Massillon estimated at more than \$20.4 million dollars.

II. INTRODUCTION

Concept Communities, Inc. develops condominium residential communities featuring Ranch Style condominium homes. The communities are developed under a franchise

Concept Communities has obtained from Epmark, Inc. of Dublin, OH.

Epmark Inc. franchisees develop condominium communities using a unique development system. The system employs: (a). copyrighted and patented architectural plans (b). a proven marketing program (c). proven operating procedures and (d). uniform standards and specifications.

The Epmark Development System is based on the success of The EPCON Group, Inc. of Columbus, OH. Where in 1986, EPCON discovered a booming niche market. Since that time EPCON has built over 2000 condominium homes in 30+ communities in the Columbus, Ohio area. Capitalizing on EPCON's operating strategies, exceptional construction and gracious floor plans, Epmark franchisees provide communities that meet the demands of the "gray wave"---the Baby Boomers whose years of prudent saving has positioned them for retirement with a secure income base and excellent credit.

Both EPMARK's "Cathedral Collection" and "Classic Series" Models are offered. Each Model is visually exciting with architecture combining four residences with attached garages into a single structure using a pinwheel configuration. The design creates the appearance of a large single family home from all four perspectives. Four Models are offered ranging from approximately 1,200-sq. ft. to 1,800-sq. ft. plus attached 2-car garage. Each model emphasizes the convenience of single story living with condominium services.

A clubhouse with pool and special entry features are additional, important elements of the "life-style" and "image" of this EPMARK System village.

The primary market for EPMARK System communities include active seniors, primarily ages 55 to 75. Typically, 70% or more of residents fall within this category. Secondary markets include "single-again" population, "young professionals/first time-home buyers" and those "physically challenged".

Concept Communities, Inc. has developed two communities in the Tallmadge,

Ohio area. The first community, ***The Villas at Chapel Hill*** an 80 unit community was built along Howe Rd. The picturesque site is on the property, which was part of Baker's Acres golf course. The second community, ***Crossings at Northwest*** a 136 unit community is being built along Northwest Ave. Both communities are near Chapel Hill Mall and other major strip shopping.

Concept Communities, Inc. currently has additional projects planned for Brunswick Hills, Aurora, Wadsworth and other communities within Summit, Portage, Medina and Stark Counties.

III. COMMUNITY FEATURES

The site designs for ***Communities by Concept Communities, Inc.*** are carefully arranged to create a variety of architectural perspectives affording maximum visual appeal, individual unit privacy. Each community is designed with to include a "water amenity" for visual impact and the natural calming effect it provides for residents.

Another quality feature found in all "Epmark System" communities is a "main street" with driveways leading to individual condominiums. This concept is much like a single-family neighborhood and offers a striking contrast to multi-family projects with higher unit density and large asphalt parking areas. Every resident within our communities enjoy a landscaped lawn space in view from every window and wrapping each enclosed veranda or garden patio.

Beautiful entries are also trademarks of our communities. Dramatic entries including an engraved community logo sign, with a variety of beautiful landscaping and seasonal flowers set the tone of each community. Landscaping includes larger lawn areas and a variety of shrubbery, evergreen trees, perennials, ornamental trees and shade trees. Special emphasis is placed in areas of high visibility including the entry,

clubhouse and the main street as well as individual units.

IV. UNIT DESIGNS & FEATURES

While Epmark communities may vary somewhat in size, all the essential features remain the same.

Each quality-crafted condominium is distinguished by elegant architectural touches:

- ...like arched windows
-and spacious interiors with cathedral ceilings.
- Superb landscaping surrounds each home with the beauty and serenity of nature.
- And inviting social, recreational and fitness facilities provide convenient ways to maintain health and meet new people.
- The quadriform arrangement of the homes and placement of the two-car garages give each owner a private front entrance. . . and give each property the look and feel of a luxury single-family residence.

There are two series of condominiums—the Classic and the cathedral Collections. Each collection comprises four different models: two 2-bedroom and two 3-bedroom units.

Scaled to the needs of those in the target market segment, the models range in size from 1300 to over 1900 square feet; with prices ranging from \$149,900 to \$194,900.

Some of our OWWERS (who have downsized) would say:

"They used to rattle around in a big, two-story house with more rooms than they knew what to do with. Their new condo is a nice, comfortable fit for them. And it lets them

stay right here in the community where they raised their family."

All our homes have open, expansive living areas and plenty of room for storage.

Garden patios and enclosed verandas highlight the leisurely lifestyle and make the natural surroundings all the more accessible.

Exterior materials are chosen for their suitability for the locale, for their attractiveness, durability and ease of maintenance.

Some of our OWNERS (who are young professionals) would say:

"They both have careers, and don't want to spend what little free time they have doing yard work, shoveling snow and replacing roof shingles. They like the thought that someone 's taking care of all of thatmakes it feel like a premium vacation."

Relieved of many of the maintenance chores of home ownership, residents have plenty of time to enjoy the social-recreational-fitness complex—a year-round scene of fun times, health-enhancing activities and special events.

These smartly designed and appointed facilities nurture rich, new friendships among people who have many common interests and experiences to share.

V. THE MARKET

Our communities are targeted for the new population wave of baby boomers and other active adults.

As everyone knows, a "gray wave" is sweeping through our nation. (see attached articles)

Burgeoning numbers of baby boomers—the 75 million people born between 1946 and 1964—are now entering their later years.

What some people may *not* be aware of are the financial realities related to our aging population.

Today's seniors...

- control 80% of the nation's savings...
- and have 5 times the net worth of the average person...
- Seventy percent of today's seniors are homeowners
- and the majority are mortgage-free.

Along with financial factors, people in their later years today share many lifestyle characteristics.

They are, by and large, active people who want:

- freedom from the maintenance chores and upkeep expenses of home ownership.

They prefer:

- quiet and attractive surroundings...and
- they are drawn to environments offering amenities for comfort and convenience...
- as well as opportunities for social interaction.

Seniors will remain the primary market for many years because their numbers are skyrocketing.

- In the year 2000 there were 34.7 million seniors in the United States
By 2025 there will be 62 million.

Recent studies, (again, see attached articles) include a study by the Joint Center for Housing Studies at Harvard University which found older adults wanted one-level homes, maintenance included, near shopping and restaurants. This proposed site

provides that, and with the City of Massillon's new zoning classification, such housing can be provided.

The Danter Company recently did a study in central Ohio and found that 20% of all new homes sold, was a condominium. Another part of that study showed that 42% of condominiums were purchased by households where one member was 55+. The fact is; Condominiums are the 55+ active adult's preferred single family residence.

VI. AMENITY PROGRAM

The amenity facilities for *Communities by Concept Communities* feature a Clubhouse with a swimming pool, putting green, meditation pond with waterfall and picnic area.

Each Clubhouse includes a large Lounge for residents' activities as well as a "Fitness Center" with an assortment of exercise equipment plus rest rooms and a business office. The Clubhouse Design blends well with the neighborhood by utilizing an architectural style with materials matching those of the residences.

VII. CONDOMINIUM FORMAT

Each Community is organized as a condominium under the guidelines of Ohio law.

The condo concept is important to residents looking for services which allow a

more carefree life-style typically provided by condominiums (i.e. lawn care, exterior building maintenance, snow removal, etc.)

VIII. THE DEVELOPERS- Concept Communities, Inc.

CORPORATE BACKGROUND; Karl S. Balla and H.F. "Skip" Bohrer are co-principals of **Concept Communities, Inc.** The company, operating since late 1998, develops then builds 12+ acre parcels into condominium communities. Both Mr. Bohrer and Mr. Balla have extensive backgrounds in construction, management and business finance and both have held senior level positions in various companies prior to forming their own company. In addition to this Massillon site, the company has several other properties under option for future site development.

Concept Communities, Inc. has completed an 80 unit project in Tallmadge, OH with a second project, of 136 units, over 40% complete. The first site is just east of Chapel Hill Mall along Howe Rd. while their current project, Crossings at Northwest is off Northwest Ave., also in Tallmadge, OH. The development along Northwest Ave. can be accessed from the intersection of Howe Rd. and Brittain Rd. or from the circle in Tallmadge. The Crossings at Northwest is a 136-unit condominium community with the Clubhouse and models available daily for interested parties to view. A brief tour will answer many questions and allow individuals to see first hand the quality of the community being proposed for Massillon.

BACKGROUND ARTICLES from Various News Sources

The Daily Poll

Compared to last year, how much do you plan to spend on gifts this Christmas?

VOTE

See the poll results



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Business
Police/Courts/Fire
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Printer Friendly Version of This Story

Everyone wants to live here

By R.J. VILLELLA
City Editor

The city is on pace to set another record for housing starts for the fourth consecutive year, according to Mayor Francis Cicchinelli.

But this year is different because permits issued for condominiums are almost equal to that of single-family houses. Paperwork for 58 condo units and 65 single-family homes have been submitted through Friday.

Massillonians' love affair with condominiums is part of a growing national trend.



A LITTLE OUTSIDE WORK - Helen and Dan Frailly clean the windows of their Abbey Glenn condo. But the Fraillys say maintenance on their condo is manageable and they like the location - across from Reservoir Park - where they can watch the wildlife.

(INDE photo by DAMON J. MORITZO)

"I wanted out of all that yard work," said Everett Himes, who has lived in his condo at Abbey Glen of Hankins Street Northeast for six months. "When I was younger, it didn't bother me. Now that I'm older, it's harder on me healthwise."

Abbey Glen is one of the hottest housing developments in Massillon.

Of the 44 units which have been built, 38 have been sold and there are contracts on the others, said William Day, developer of the project. Ground already has been broken on the 54 units in the second phase of the project.

"Most people like the maintenance-free lifestyle," Day said. "It appeals to older people who are looking to scale down from the big homes on the big yards. The young professional couples without kids also like the idea of condos as a great place to start before they have children."

"This is headache free," said Carolyn Gallatin, who lives at Abbey Glen. "My husband is in a nursing home and I couldn't take care of the yard and the house by myself."

Ray and Marian Deininger said they had a big house on Wheaton Circle but moved into Abbey Glen. They said they like the condo lifestyle since they winter in Florida.

Their condo neighbors, Ken and Marsha Braun, who also were their neighbors up on Wheaton, said the Abbey Glen community is quieter.

"Our old neighborhood was supposed to be for empty nesters," Marsha said, "but we came back from being away over the winter and there were 15 kids all under the age of 8 years old."

Marsha also noted she feels safer. That feeling was echoed by Gallatin, who added neighbors are a little closer in condos than in single-family developments.

Ted and Jackie Anderson said they were waiting for a condo project in Massillon.

"I'm a long-time Massillon girl," Jackie said, "and this allowed us to move back here."

One of the things Ted said he liked was that the condo development is the quiet neighborhood.

"We're all in the same boat," noted Dot Edwards, "older and retired, and we help one another out and look out for one another."

In all of 2001, 68 permits were issued for condo units compared with 58 in 2002. Just six permits for condos were issued in 2000.

Other condominium projects in the city include 56 units in University Commons, by developer and builder Fred Tobin at the intersection of Ohio State and Bowling Green drives; the Villas of St. Andrews near The Legends golf course; and University Villas off Ohio State.

But the condo starts are only half the story of the boom as 61 permits for single-family structures have been issued.

Cicchinelli, a strong proponent of annexation, contends the strong housing market can be directly attributed to Massillon's geographic expansion and 15 years of an aggressive annexation policy.

"You have to have land to expand," the mayor said. "We're one of the hottest housing markets in Stark County and in all of Northeastern Ohio. Massillon is ranked third in northeastern Ohio in housing starts. This proves our economic development policies are working."

But the people moving here gave more varied reasons for the housing boom ranging from getting more house for the money because of lower interest rates to better water.

Tom Brennan said he moved to University Village off Richville Drive Southeast, because he got a bigger house than other areas he looked at and that he liked that Massillon is a progressive city.

"I liked the sidewalks and the street lights," said Camille Cindia who lives on University Drive. "It's safe for our kids. We also got a good price for a new home."

"It's like living in the suburbs but with the advantages of the city," said Jennifer Mastrocola, who liked the neighborhood with all the other young families and children.

Tammy Gradijan, who lives on Xavier Drive, said lower taxes played a role. The family, she said, moved from Jackson Township.

"There was too much growth there," she added.

The Perry School District, a good price and city water were reasons cited by Stephanie Denham for moving to Massillon. The Denham family lives on Malone Avenue.

"I like Massillon," said Betty Belcich, who also lives on Malone. She just moved from North Canton where water service was a major issue. Massillon, she noted, doesn't have those problems.

Melissa Loy, of Malone Avenue, said a bigger house, a good neighborhood, a police

protection were things her family liked about University Village. She didn't like that the promise of a playground in the development hasn't panned out.

"We liked this area," said Dorothy Kimball of Rio Grande Circle, who said she and her husband moved from Commonwealth Avenue. "We're still close to town."

Terry Barbera, also of Rio Grande, said they chose University Village to stay in the Perry School District and bought a new house because of the low interest rates.

Overall this could be the best year for housing starts ever in the city. A total of 131 permits for residential structures have been issued. With six months to go, the mayor said, the record set in 2001 of 172 units seems likely to fall.

"I'd say we're doing pretty darn good this year," he added.

Cicchinelli also noted the housing market is very diverse, from duplexes to single-family houses; from \$100,000 to \$500,000 and in three different school districts.

"Massillon remains a resilient market," he added.

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MINNESOTA IssueWatch

----- ► Linking Minnesotans to emerging trends

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Baby boomers redefine senior housing

■ "Seniors seek gusto; Houses cater to active lives of over-55 set," Janet Frankston. *Atlanta Journal-Constitution* (www.housingzone.com), August 26, 2002.

■ "Add-Ons for New Live-Ins," Gene J. Koprowski. *Washington Post* (www.washingtonpost.com), July 20, 2002.

Nationwide, housing developers are beginning to target baby boomers with custom developments and amenities.

Nicolas Retsinas, director of the Joint Center for Housing Studies at Harvard University, says this healthier and wealthier generation will redefine senior housing. A survey by the center found older adults wanted one-level homes, maintenance included, near shopping and restaurants.

The Orchards Group, a Georgia builder, is developing ranch-style condominium communities in clusters of four, one-level units on small lots. The homes feature higher electrical outlets to reduce back strain and levers instead of doorknobs.

In Florida, the demand for in-law suites in new home developments has been increasing, especially in mid-to-higher price ranges. One builder says 30 to 40 percent of his homes have one of these suites, which generally add \$20,000 or more to the project.

The suites can be used for guests, a nanny, recreation or "boomerang children" until aging parents join the family. Typically, suites include small kitchens, bathroom, one or two bedrooms and a private entrance. Suites could impact the cost of medical care if families choose them over the high cost of long-term care facilities.

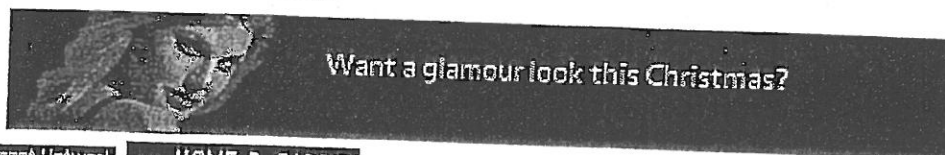
The number of Americans older than 55 is expected to grow from 36 million today to 77 million by the end of the decade.

Minnesota note: At least a dozen senior co-ops are being planned or constructed in Minnesota. People living in a co-op own a share in the corporation that owns the building, giving them a say in its management. Co-ops also have the tax advantages of home ownership. (Source: *The Business Journal*, Minneapolis - St. Paul)

Minnesota IssueWatch is an electronic newsletter published by Minnesota Planning to brief decision-makers and citizens on critical and emerging issues. *IssueWatch* draws from media sources to highlight issues, trends and ideas that could affect citizens and government. Information in *Minnesota IssueWatch* does not necessarily reflect the opinions or policies of Minnesota Planning or the state of Minnesota.

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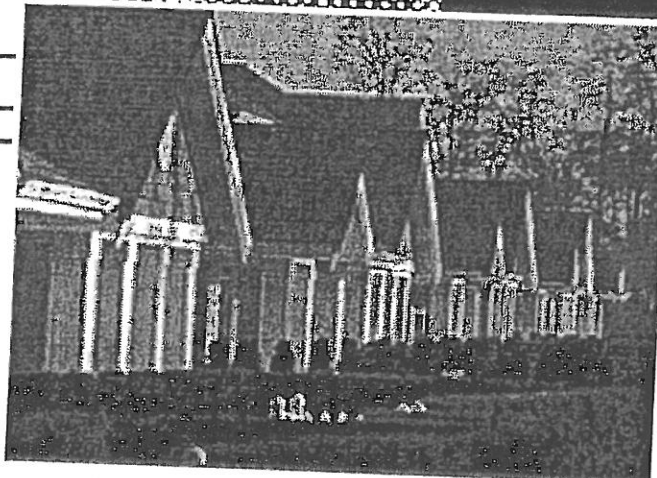
ALAN SILVERSTEIN



OUR PICTURES



HOMES



Baby boomers provide stimulus to U.S. housing

Homebuilders are making hay out of empty nesters.

By RACHEL COHEN --
Reuters

Nearing the age of retirement and with their children out of the house, baby boomers are seeking a more leisurely lifestyle and a smaller home, providing a rapidly growing market for the U.S. homebuilding industry.

Take Bob and Beryl Kirkpatrick, who moved into their dream home in October. They no longer hear children making a racket outside, they don't talk to their neighbors about Little League games and most of their neighbors are older than they are.

Beryl, 53, and her husband Bob, 57, live in an "active adult community," a housing development that caters to older people and requires that one member of the household meet a certain minimum age requirement, often 55 years old.

Demand for specialized housing that caters to baby boomers -- people born between 1946 and 1964 -- will go up as they age, analysts say. Studies show the number of people aged 55 to 64 will increase by almost 50 percent in the next decade, likely making the active adult segment of the housing market grow significantly faster than entry-level housing, said Goldman Sachs analyst Ian Jacobs.

Most homebuilders build about 5 to 20 percent of their homes in active adult communities, but are looking to raise that number, he said.

According to the National Association of Home Builders, there will be about 1 million households in the United States headed by someone age 55 to 64 in the market for a house this year. That number is expected to grow 20 percent to about 1.2 million households in 2006.

"It's now becoming more apparent to the rest of industry that this is the place to be," Jacobs said. "No real housing stock exists for the type of homes that

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they want to buy."

Del Webb Corp. WBB.N, the No. 1 U.S. builder of active adult communities, said it is developing communities it hopes will appeal to aging boomers. Along with Del Webb, companies such as Toll Brothers Inc. TOL.N, Lennar Corp. LEN.N and Pulte Corp. PHM.N hope to cash in on the growing market.

"The companies that are involved in that space are in position to take advantage of a pretty significant growth area over the next decade," said Legg Mason analyst David Weaver.

▶ NEXT

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Resale value of condominiums outpacing single-family homes

WASHINGTON — In what could be the harbinger of a significant trend in real estate, condominiums are gaining in resale value at a faster pace than detached single-family homes.

According to research on sales volume and price patterns, the median price of condominiums sold during the second quarter of this year was up 14.7 percent over the same quarter of 2001. That is almost double the 7.4 percent year-to-year increase registered by the single-family resale home.



KENNETH
HARNEY

Condominium sales were close to their all-time record pace nationwide during the first two quarters of 2002, according to the National Association of Realtors, and they are likely to set a new annual sales-volume record by the end of the year. Some regional performances were even more impressive. The median-priced condo gained 15.3 percent in Southern states and 19.3 percent in the Northeast. In the West and Midwest, condo prices rose by 12.5 percent and 12.4 percent, respectively.

Long regarded as the poor second cousins of the home real-estate market, condos now appear to be the beneficiaries of several key factors. Tops on the list: pricing and demographic changes. Condominiums in town house or apartment form tend to be smaller and cheaper than detached dwellings. Condominiums consume far less land per improved square foot of interior space than detached units — thereby slashing what often is the largest or second-largest component of the price of a house.

Lower costs make condos more affordable and attractive to the most dynamic sector of

the real-estate market: first-time buyers who increasingly have access to low interest, low down payment mortgages. As a result, they are snapping up entry-level condos, and that demand in turn is exerting upward pressure on prices.

At the other end of the spectrum, a different dynamic is under way. Condos are turning into the first choice for "downsizing" moves by growing numbers of empty nesters and pre-retirees who don't want to mow lawns, rake leaves or shovel snow. They also don't need vacant bedrooms, unused recreation rooms or fenced yards for the kids.

Loaded with equity from sales of their family residences, baby boomers and older senior citizens are bidding up prices of luxury units. They are transferring some of their winnings from the detached single-family marketplace to high-amenity condos — whether in downtown neighborhoods or warm and sunny resort locations.

More than 42 percent of all condominiums now are purchased by people older than 50, according to the Realtors' national data. Looking ahead for at least the next decade, all the demographic pressure is going to be pointing toward greater demand and higher values for well-located empty-nester condos.

The 2002 appreciation boom puts the lie to some of the traditional raps against condominiums. In a nation that idolizes the detached single-family home, condos historically have been seen as a distant and troublesome second choice — tougher to finance, more complicated to sell and the perennial underachiever on resale appreciation.

Even in today's market, giant mortgage finance sources such as Freddie Mac see condominiums as generally riskier bets than traditional homes. Condo projects can indeed present higher risks of default — or even loss of value — when high per-

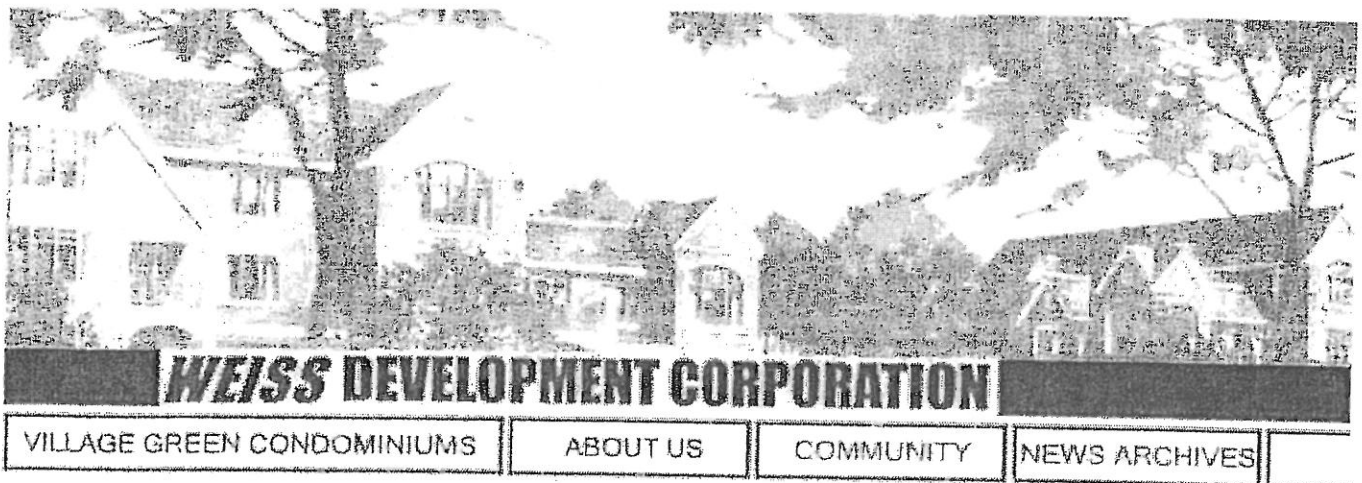
centages of the units in a building are rented out by absentee investors rather than lived in by owner-occupants.

Condo units can also hit their owners with shocking financial surprises, such as when a major system requires replacement and the costs are apportioned as special assessments among the units.

Condos have other potential negatives as well. Unlike detached units built on separate parcels of land, condos legally are corporate subdivisions, run by boards of directors. If the board members make bad judgments on maintenance and management, the whole building may suffer.

But despite these downsides, the latest sales and appreciation data suggest that home buyers are focusing on the positives about condos. Even more important: That focus could continue for many years.

Kenneth R. Harney covers housing issues on Capitol Hill for the Washington Post Writers Group. You can write to him at P.O. Box 15070, Chevy Chase, Md. 20815 or send e-mail, kenharney@aol.com



Condos taking the lead in resale appreciation

Excerpts from Chicago Tribune, Sept. 2002

In what could be the harbinger of a significant trend in American home real estate, condominiums are...gaining in resale value at a faster pace than detached, single-family homes.

According to new research...the median price of condominiums sold across the country during the second quarter of 2002 was up 14.7 percent over the same quarter of 2001. That is almost double the 7.4 percent year-to-year increase recorded for the median-priced, detached, single-family resale home. ... In Illinois, the median price of existing condominiums rose 18.2 percent in the second quarter from a year earlier, while single-family homes rose 6.3 percent.

...Condominiums...tend to be smaller in square footage and cheaper than detached dwellings sitting on lots. Condominiums always consume far less land per improved square foot of interior space than detached units...

...Condos are turning into the first choice for "downsizing" moves by growing numbers of empty-nesters and pre-retirees who don't want to mow lawns, rake leaves or shovel snow. And who don't need vacant bedrooms, unused rec rooms, or space for the kids.

...Over 42 percent of all condos now are bought by people over 50... Looking ahead for at least the next decade, all demographic pressure is going to be pointing in this same direction: greater demand and higher values for well-located nester condos.

...the latest sales and appreciation data suggest that American home buyers are focusing on the positives about condominiums. More important: That focus could well continue for many years.

Don't fear about an apartment complex or condo coming to your neighborhood

By HANK STEINING

President, Building Industry Association of Stark County

The neighbors are buzzing: "Have you heard what's coming here?" they say.

"Oh, no! We've got to do something to stop it!" It's not a virulent epidemic, or even a high decibel, three-day rock concert. No, the thing that has the neighborhood stirred up and concerned is that a developer is planning to build a multi-family apartment or condo community nearby.



STEINING

But like many daunting situations, this one becomes far less fearsome once people know the facts. Here are a few to think about:

Most homeowners believe that having a multifamily community near their homes will depress the value of their property. But national data show that homes with apartments nearby actually appreciate in value somewhat faster than homes that are not near apartments.

Many opponents of multifamily development fear that new apartments or condos will overcrowd existing schools. But half of all renters

live in one-person households, and 92 percent of renters of newer buildings have no school-age children.

A common fear is that a multifamily community will cause traffic congestion. But apartment residents have fewer cars per household, and are much more likely to use public transportation.

Homeowners pay property taxes, and renters don't—and that leads many people to believe that multifamily development drains resources from a community. In fact, a 100-unit multifamily community generates \$5.2 million in local income, \$579,000 in taxes, and 122 jobs—and that's only the first year's benefit.

Far too many people assume that apartments are for people and families with few resources, and that their neighborhood will then have to deal with the problems that come with poverty. In fact, households with incomes greater than \$50,000 a year are the fastest-growing segment of the apartment market. Empty nesters who want to leave behind the burden of home maintenance are selling their expensive homes and

opting for more simplified living in a condo or an apartment.

Finally, many homeowners fear that the apartment or condo residents make their living in ways that won't fit in with the rest of the neighborhood.

In fact, rising home prices have priced many professionals — teachers, fire fighters, police officers, for example — out of the single-family housing market.

Nearly 18 percent of people who rent in new multifamily communities have professional-level jobs, compared to about 19.5 percent of single-family home owners.

It's still a good idea to get involved in community planning and zoning—and to ask developers and public officials important questions about growth.

And those questions should arise from a mindset of reason and objectivity.

Arguments born of fear and finger-pointing are counterproductive to the goal of building a community with a balanced housing stock that serves residents with a variety of housing needs.



Active Adult Market Equals Economic Benefits for Communities

NEW HOUSING DEVELOPMENTS targeted to active adults generate substantial economic benefits for local communities, including income and jobs for residents and revenue for local governments, according to a recent study. The study, which was based on a local impact model developed by NAHB, reveals that a typical active adult project comprising 100 single-fam-

ily homes would generate more than \$10 million in local income, \$1 million in taxes and other revenues for local governments, and 216 local jobs during the project's first year.

Active adult developments also exert a positive, long-term effect on local economies, a benefit sometimes overlooked by planners and elected officials in analyzing the impact of such development, the study points out. During each year following its completion, such a project would generate an estimated \$3 million in local wages and salaries and business owners' incomes, as well as \$504,000 in taxes and other types of revenue for jurisdictions in the area, according to NAHB findings.

"Active adults should be welcome additions to any community," said Antonio Giordano, Jr., chair of the NAHB Seniors Housing Council and a multifamily builder/developer from Providence, Rhode Island. "Active adults pay the same taxes as most other residents, yet they use fewer public services, particularly schools, and boost the local economy through the purchase of goods and services long after the project is completed," Giordano added.

The demand for active adult communities is expected to grow in tandem with the growth of the over-55 population. The first members of the baby boom generation—those born between 1946 and 1964—turned 55 last year while millions more will reach this milestone during the next several years. Most active adult communities, which typically require buyers to be a minimum of 55 years old, feature a wide range of common amenities and recreational facilities that appeal to the active lifestyles of prospective buyers in this age group.

For purposes of the study, NAHB assumed an average sales price of \$180,000 per home and an average raw land cost of \$22,700 for each lot. Also factored into the study were \$4,805 in impact, permit, and other fees to local governments, in addition to \$1,980 in annual property taxes and \$108 in monthly maintenance fees paid by the homeowner.

The community was assumed to be located in a metropolitan area where taxes and construction-related fees imposed by local governments equal national averages. The assumptions used in the study were based on information from developers of active adult communities in several parts of the country, whereas the local impact model for the study relied on databases compiled by the federal government from different sources.

Impact of Building 100 Homes in a Typical Active Adult Project

PHASE I	
Direct and Indirect Impact of Construction Activity during First Year	
Business Owners' Income	\$ 1,268,000
Local Wages and Salaries	\$ 5,650,000
Total Local Income	\$ 6,918,000
Local Taxes ¹	\$ 747,000
Local Jobs Supported	146

PHASE II	
Induced (Ripple) Effect of Spending Income and Taxes from Phase I	
Business Owners' Income	\$ 563,000
Local Wages and Salaries	\$ 2,531,000
Total Local Income	\$ 3,094,000
Local Taxes ¹	\$ 255,000
Local Jobs Supported	70

Total One-Year Impact: Sum of Phase I and Phase II	
Business Owners' Income	\$ 1,831,000
Local Wages and Salaries	\$ 8,181,000
Total Local Income	\$10,012,000
Local Taxes ¹	\$ 1,002,000
Local Jobs Supported	216

PHASE III	
Ongoing Annual Effect After New Homes Are Occupied	
Business Owners' Income	\$ 560,000
Local Wages and Salaries	\$ 2,419,000
Total Local Income	\$ 2,979,000
Local Taxes ¹	\$ 504,000
Local Jobs Supported	67

1. The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, and so forth.

US 30



O.L. 579

I-2

O.L. 588

I-2

O.L. 581

From I-2
To B-3

I-2

O.L. 581

O.L. 580

Warmington RD SW

I-2

O.L. 762

O.L. 507

O.L. 761

O.L. 760

Commerce DR SW

I-2

O.L. 758

O.L. 759

Navarre RD SW

ENNE AVE SW-21

O.L. 1200
O.L. 1300
O.L. 1400
O.L. 1500

O.L. 1700
O.L. 1800

O.L. 2000
O.L. 2100
O.L. 2200
O.L. 2300
O.L. 2400

O.L. 2500
O.L. 2600

CORP. LINE

WARMINGTON RD SE

I-1

O.L. 595

O.L. 942

Perry Township
Industrial

TO THE PLANNING COMMISSION:

We, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested and in support of the Application, the following facts are shown: (Complete either 1 or 2)

1. The property is part of a recorded plat. The property sought to be rezoned is located at

Erie Avenue, S. Massillon, Ohio
between Warmington Street and State Route 30 on the
West side of the street known as Erie Street. The property to be rezoned has a frontage of
2502 lineal feet and a depth of 880 feet at the deepest point.

2. The property is in acreage, and is not therefore, a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also.)

Parcels consisting of 36.34 plus approximately 8.88 acres of Central Allied Property

3. The property sought to be rezoned is owned by:

Name:	Walter H. Edwards:	469-11 Antler Point, Aurora, Ohio 44202
	Hugh A. Edwards:	5645 Ledgebrook Lane, Solon, Ohio 44319
	Bradley W. Rauh:	7722 Hudson Park Drive, Hudson, Ohio 44236
	Douglas Rauh:	231 Brentwood Drive, Hudson, Ohio 44236
	Central Allied Enterprises, Inc.:	1243 Raff Road, S.W., Canton, Ohio 44710

Owner's Signatures

Walter H. Edwards:

Hugh A. Edwards:

Bradley W. Rauh:

Douglas Rauh:

Central Allied Enterprises, Inc.

George F. Braden
GEORGE F. BRADEN
SR. VICE PRES.
3

It is desired and requested that the foregoing described property is rezoned as follows:

From: I-2

To: B-3

It is proposed that the property, once rezoned, will be put to the following use:

Construction and development of retail strip and free standing retail

6. It is proposed that the following building(s) will be constructed on the property:

Construction of a strip retail plaza and various smaller out lot buildings.

7. Attach a statement to indicate why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof.

The property is located on a commercial highway/street and does not have any adjacent residential uses. It is surrounded by State Routes 21 and 30 on the east and north respectively, Warmington Street on the south which services several light industrial and warehouse uses, and is across the street from a sand and gravel strip mine..

8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" = 100' showing the lot or parcel in question and all adjacent and abutting property lines, public right-of-ways and existing zoning.

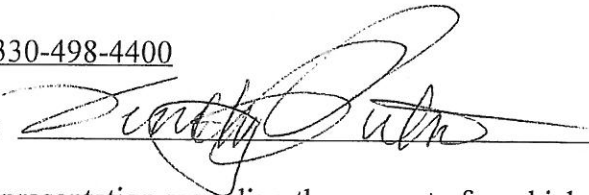
9. Applicant's Name: Timothy J. Putman, Attorney At Law for Olympic Realty & Development Corp. and W / S Development Associates, LP and / or their successors and assigns.

Address: 4810 Munson Street, NW

City/State/ZIP: Canton, Ohio 44718

Telephone Number: 330-498-4400

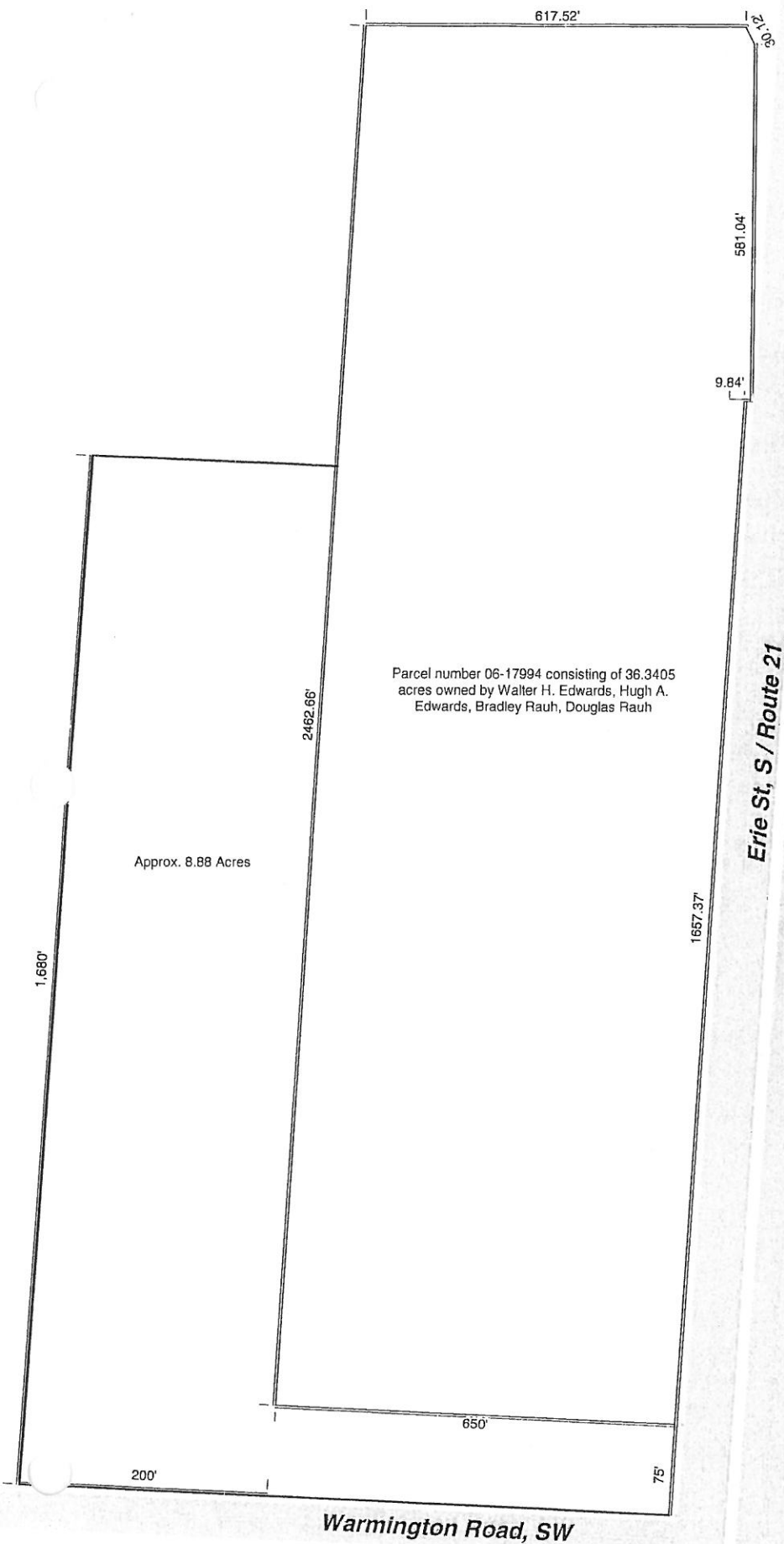
Applicant's Signature: _____



Applicant's basis of representation regarding the property for which rezoning is being requested (e.g., owner, legal representative, holder of valid option or purchase agreement)

Legal representative

State Route 30



For More Information Contact:
Timothy J. Putman
President
Office: 330-498-9485
Cell: 330-495-0600



4810 Munson St. NW, Canton, OH 44718
Phone: 330-498-4400 Fax: 330-498-3800
Website: www.putmanproperties.com
E-Mail: info@putmanproperties.com

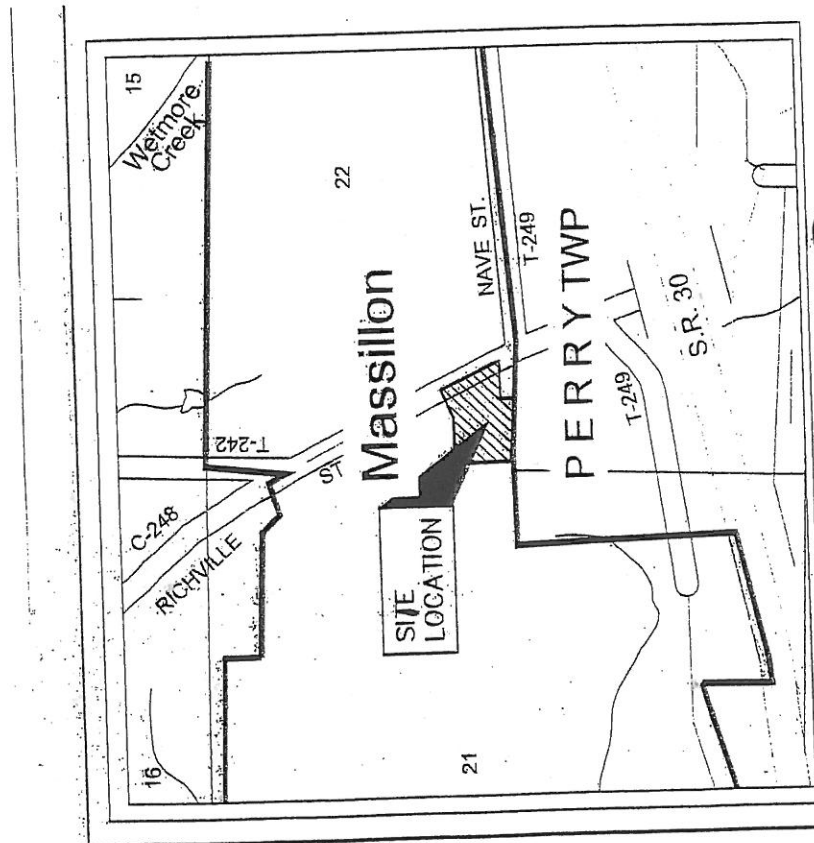
All dimensions are approximate and not guaranteed,
and property is subject to prior disposition.

PRELIMINARY PLAT
OF

UNIVERSITY VILLAGE No. 9

PART OF O.L. 766 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

OWNER/DEVELOPER
P.R.M.D.C., LTD., A LIMITED PARTNERSHIP
C/O FRED TOBIN
7694 STRAUSSER ST. N.W.
NORTH CANTON, OHIO 44720
PHONE: (330)497-9744



VICINITY MAP

SITE DATA

TOTAL AREA (INCL. TRACT 'A') 11.682 AC.
TYPICAL LOT SIZE: VARIES
NUMBER OF LOTS: 15 + TRACT 'A'
SEWAGE DISPOSAL: GRAVITY SANITARY SEWER
WATER SUPPLY: CONSUMERS OHIO WATER COMPANY
DRAINAGE FACILITIES: PROPOSED STORM SEWER
PAVEMENT: ASPHALT CONCRETE W/ CONCRETE CURB AND GUTTER

ZONING INFORMATION

ZONING DISTRICT: RM-1
MIN. LOT AREA: 4,800 SQ. FT.
MIN. LOT FRONTAGE: 40 FT.
FRONT SETBACK: 25 FT.
SIDE SETBACK: 15 FT.
REAR SETBACK: 35 FT.
ADJACENT ZONING: R-2, R-3, RM-1 & R-T

9/5/14 5:14 AM CST

REPLAT OF
LOT 15098 and PART OF OUTLOT 512
and

DEDICATION PLAT FOR
SANITARY SEWER EASEMENT

for

THOMAS J. MARTIN
INSTRUMENT #1998-086384

located in

CITY OF MASSILLON
MAP No. 81
STARK COUNTY, OHIO

E.B. DISPLAY Co.
13.13 ACRES
PART of D.L. 512

IDENTITEK SYSTEMS, Inc
5.15 ACRES
PART of D.L. 512

LINE	BEARING	DISTANCE
L1C	S 80°23'13" W	185.00'
L1	N 09°36'47" W	30.00'
L12	N 80°23'13" E	185.00'
L13	N 09°36'47" W	30.00'

11.264 ACRES

OUTLOT

LINE	BEARING	DISTANCE
L1	S 80°23'13" W	155.00'
L2	S 09°36'47" E	60.00'
L3	N 80°23'13" E	155.00'
L4	N 09°36'47" W	120.00'

CURVE 1
A=47.12'
R=30.00'
T=30.00'
Δ=90°00'00"
Ch=42.43'
BRG=S 35°23'12" W

CURVE 2
A=47.12'
R=30.00'
T=30.00'
Δ=90°00'00"
Ch=42.43'
BRG=S 54°36'47" E

VACANT
2.725 ACRES

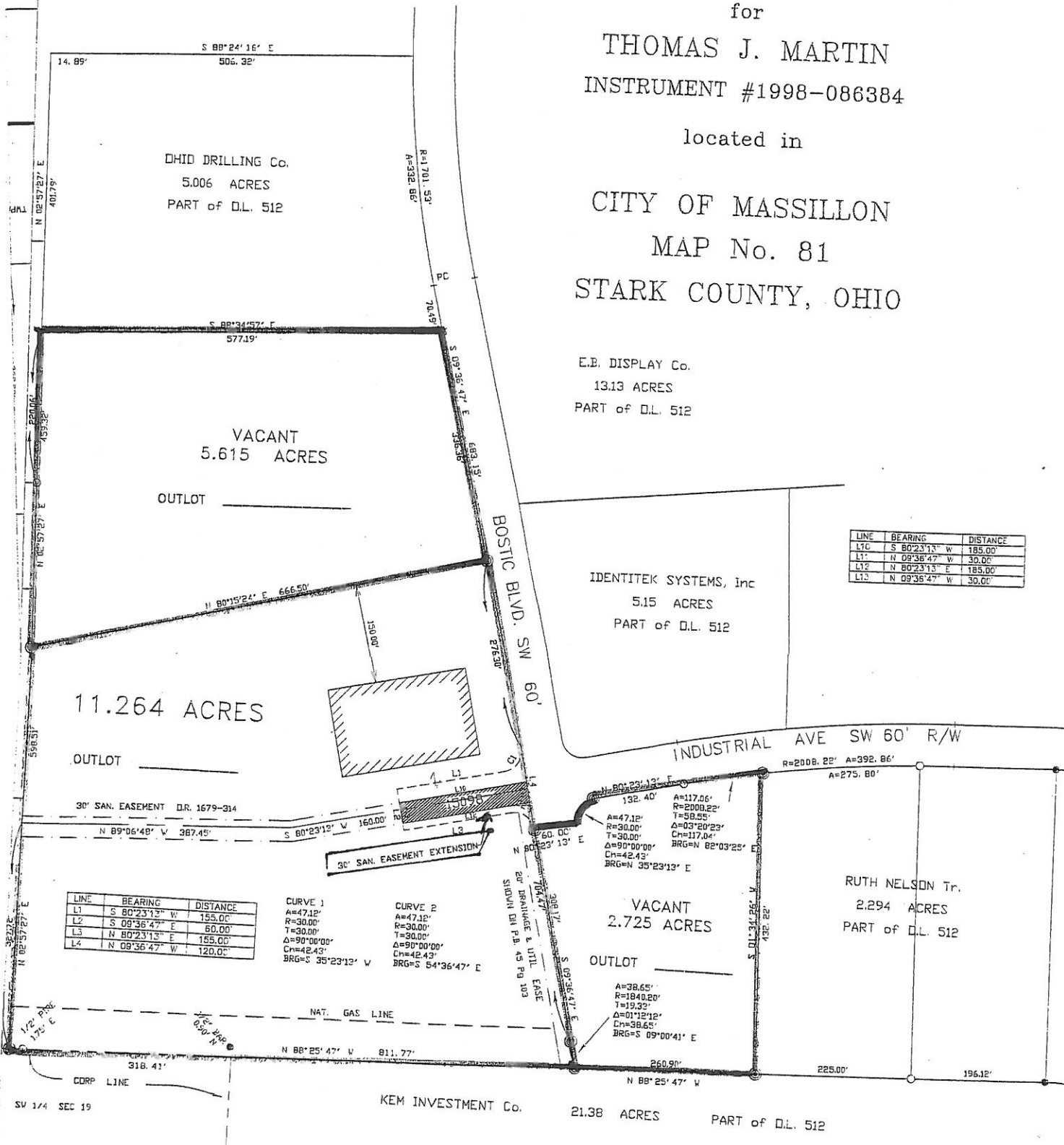
OUTLOT
A=38.65'
R=1840.20'
T=19.32'
Δ=01°12'12"
Ch=38.65'
BRG=S 09°00'41" E

RUTH NELSON Tr.
2.294 ACRES
PART of D.L. 512

KEM INVESTMENT Co.

21.38 ACRES

PART of D.L. 512



LEGEND

- ⊙ Standard Roadway Monument Box w/ 1" Iron Bar
- 30"x 5/8" Rebar w/ cap set as noted
- Right of Way & Property Line
- Iron pin or bar, RR, Spk., or nail set or find. as noted.
- (199.85') rec. or deed
- N 63° 0-33'-54" E, 199.85' Meas Bearing & Distance
- 129+00/74.32 State of Ohio call out off &
- Center Line
- S-S Sanitary Sewer Private Easement
- W-W Water Main
- Gas Line Road Crossing (Located)
- Gas Line 2" Plastic to Well (Not Located)

DEDICATION PLAT & REPLAT

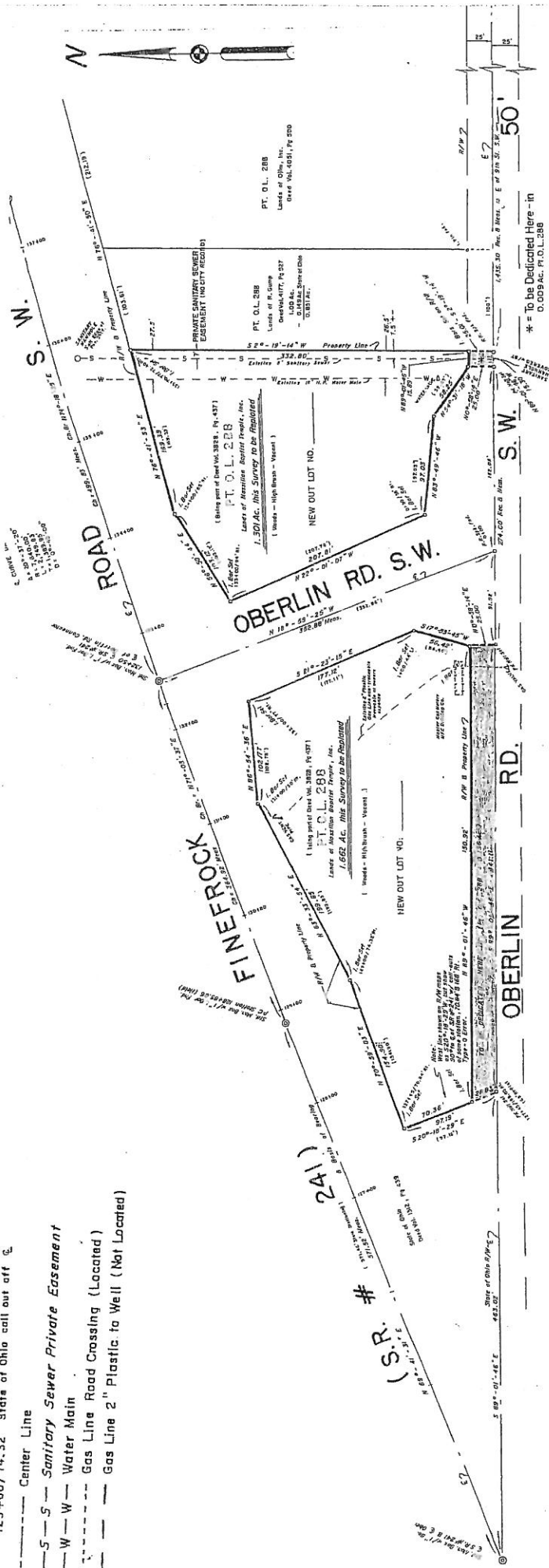
Part of Out Lot 288 in the City of Massillon, County of Stark, Ohio.

DATE: NOV. 21, 2003



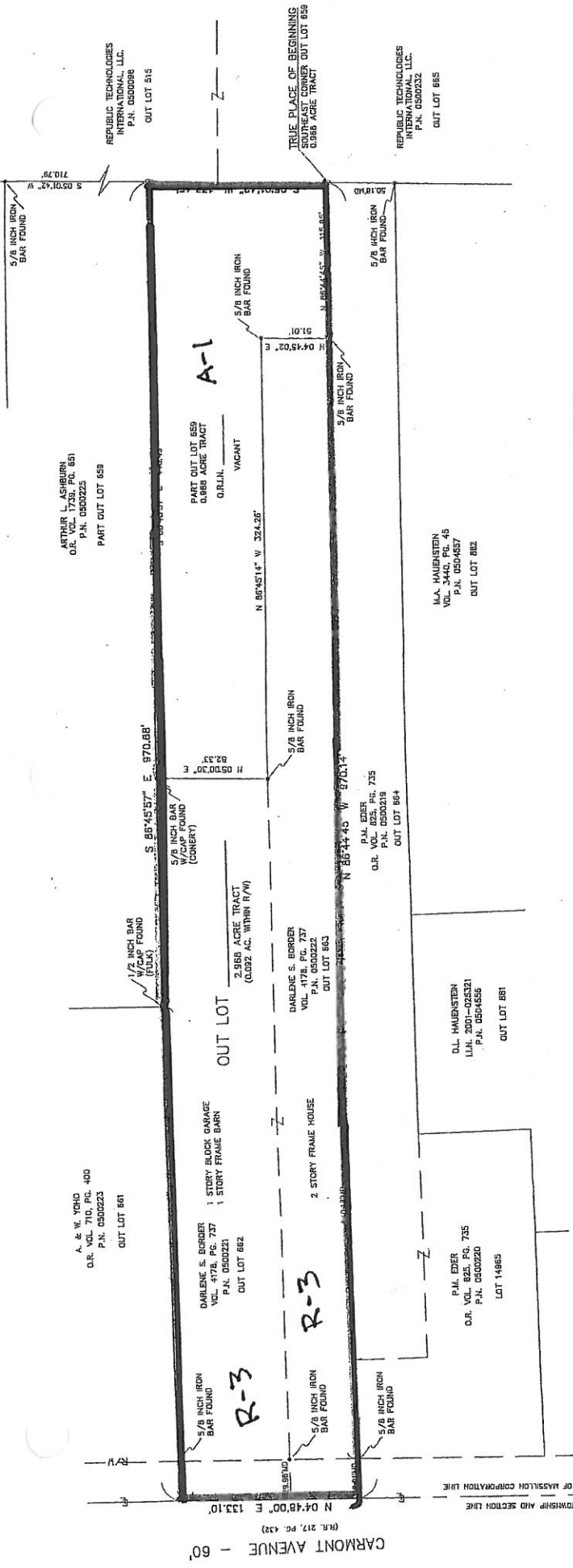
E: 1" = 50'

MASSILLON BAPTIST TEMPLE INC.



ACREAGE SUMMARY

IN LOTS — W. Parcel	=	1.662 Ac.
E. Parcel	=	1.301 Ac.
IN STREETS W&E.	=	0.265 Ac.
TOTAL		3.228 Ac.



REPLAT OF OUT LOTS 662, 663 AND PART OF OUT LOT 659

NOVEMBER, 2003

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK,
STATE OF OHIO AND BEING ALL OF OUT LOTS 662, 663
AND PART OF OUT LOT 659.

The map shows a portion of the 14th St SE and 16th St SE areas in Oklahoma City. The map includes the following lots and their details:

- 14th St SE Area:**
 - 15591: 126.48, 126.47, 126.46, 126.45, 126.44, 126.43, 126.42, 126.41, 126.40, 126.39, 126.38, 126.37, 126.36, 126.35, 126.34, 126.33, 126.32, 126.31, 126.30, 126.29, 126.28, 126.27, 126.26, 126.25, 126.24, 126.23, 126.22, 126.21, 126.20, 126.19, 126.18, 126.17, 126.16, 126.15, 126.14, 126.13, 126.12, 126.11, 126.10, 126.09, 126.08, 126.07, 126.06, 126.05, 126.04, 126.03, 126.02, 126.01, 126.00, 125.99, 125.98, 125.97, 125.96, 125.95, 125.94, 125.93, 125.92, 125.91, 125.90, 125.89, 125.88, 125.87, 125.86, 125.85, 125.84, 125.83, 125.82, 125.81, 125.80, 125.79, 125.78, 125.77, 125.76, 125.75, 125.74, 125.73, 125.72, 125.71, 125.70, 125.69, 125.68, 125.67, 125.66, 125.65, 125.64, 125.63, 125.62, 125.61, 125.60, 125.59, 125.58, 125.57, 125.56, 125.55, 125.54, 125.53, 125.52, 125.51, 125.50, 125.49, 125.48, 125.47, 125.46, 125.45, 125.44, 125.43, 125.42, 125.41, 125.40, 125.39, 125.38, 125.37, 125.36, 125.35, 125.34, 125.33, 125.32, 125.31, 125.30, 125.29, 125.28, 125.27, 125.26, 125.25, 125.24, 125.23, 125.22, 125.21, 125.20, 125.19, 125.18, 125.17, 125.16, 125.15, 125.14, 125.13, 125.12, 125.11, 125.10, 125.09, 125.08, 125.07, 125.06, 125.05, 125.04, 125.03, 125.02, 125.01, 125.00, 124.99, 124.98, 124.97, 124.96, 124.95, 124.94, 124.93, 124.92, 124.91, 124.90, 124.89, 124.88, 124.87, 124.86, 124.85, 124.84, 124.83, 124.82, 124.81, 124.80, 124.79, 124.78, 124.77, 124.76, 124.75, 124.74, 124.73, 124.72, 124.71, 124.70, 124.69, 124.68, 124.67, 124.66, 124.65, 124.64, 124.63, 124.62, 124.61, 124.60, 124.59, 124.58, 124.57, 124.56, 124.55, 124.54, 124.53, 124.52, 124.51, 124.50, 124.49, 124.48, 124.47, 124.46, 124.45, 124.44, 124.43, 124.42, 124.41, 124.40, 124.39, 124.38, 124.37, 124.36, 124.35, 124.34, 124.33, 124.32, 124.31, 124.30, 124.29, 124.28, 124.27, 124.26, 124.25, 124.24, 124.23, 124.22, 124.21, 124.20, 124.19, 124.18, 124.17, 124.16, 124.15, 124.14, 124.13, 124.12, 124.11, 124.10, 124.09, 124.08, 124.07, 124.06, 124.05, 124.04, 124.03, 124.02, 124.01, 124.00, 123.99, 123.98, 123.97, 123.96, 123.95, 123.94, 123.93, 123.92, 123.91, 123.90, 123.89, 123.88, 123.87, 123.86, 123.85, 123.84, 123.83, 123.82, 123.81, 123.80, 123.79, 123.78, 123.77, 123.76, 123.75, 123.74, 123.73, 123.72, 123.71, 123.70, 123.69, 123.68, 123.67, 123.66, 123.65, 123.64, 123.63, 123.62, 123.61, 123.60, 123.59, 123.58, 123.57, 123.56, 123.55, 123.54, 123.53, 123.52, 123.51, 123.50, 123.49, 123.48, 123.47, 123.46, 123.45, 123.44, 123.43, 123.42, 123.41, 123.40, 123.39, 123.38, 123.37, 123.36, 123.35, 123.34, 123.33, 123.32, 123.31, 123.30, 123.29, 123.28, 123.27, 123.26, 123.25, 123.24, 123.23, 123.22, 123.21, 123.20, 123.19, 123.18, 123.17, 123.16, 123.15, 123.14, 123.13, 123.12, 123.11, 123.10, 123.09, 123.08, 123.07, 123.06, 123.05, 123.04, 123.03, 123.02, 123.01, 123.00, 122.99, 122.98, 122.97, 122.96, 122.95, 122.94, 122.93, 122.92, 122.91, 122.90, 122.89, 122.88, 122.87, 122.86, 122.85, 122.84, 122.83, 122.82, 122.81, 122.80, 122.79, 122.78, 122.77, 122.76, 122.75, 122.74, 122.73, 122.72, 122.71, 122.70, 122.69, 122.68, 122.67, 122.66, 122.65, 122.64, 122.63, 122.62, 122.61, 122.60, 122.59, 122.58, 122.57, 122.56, 122.55, 122.54, 122.53, 122.52, 122.51, 122.50, 122.49, 122.48, 122.47, 122.46, 122.45, 122.44, 122.43, 122.42, 122.41, 122.40, 122.39, 122.38, 122.37, 122.36, 122.35, 122.34, 122.33, 122.32, 122.31, 122.30, 122.29, 122.28, 122.27, 122.26, 122.25, 122.24, 122.23, 122.22, 122.21, 122.20, 122.19, 122.18, 122.17, 122.16, 122.15, 122.14, 122.13, 122.12, 122.11, 122.10, 122.09, 122.08, 122.07, 122.06, 122.05, 122.04, 122.03, 122.02, 122.01, 122.00, 121.99, 121.98, 121.97, 121.96, 121.95, 121.94, 121.93, 121.92, 121.91, 121.90, 121.89, 121.88, 121.87, 121.86, 121.85, 121.84, 121.83, 121.82, 121.81, 121.80, 121.79, 121.78, 121.77, 121.76, 121.75, 121.74, 121.73, 121.72, 12

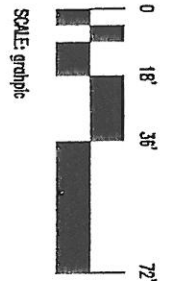
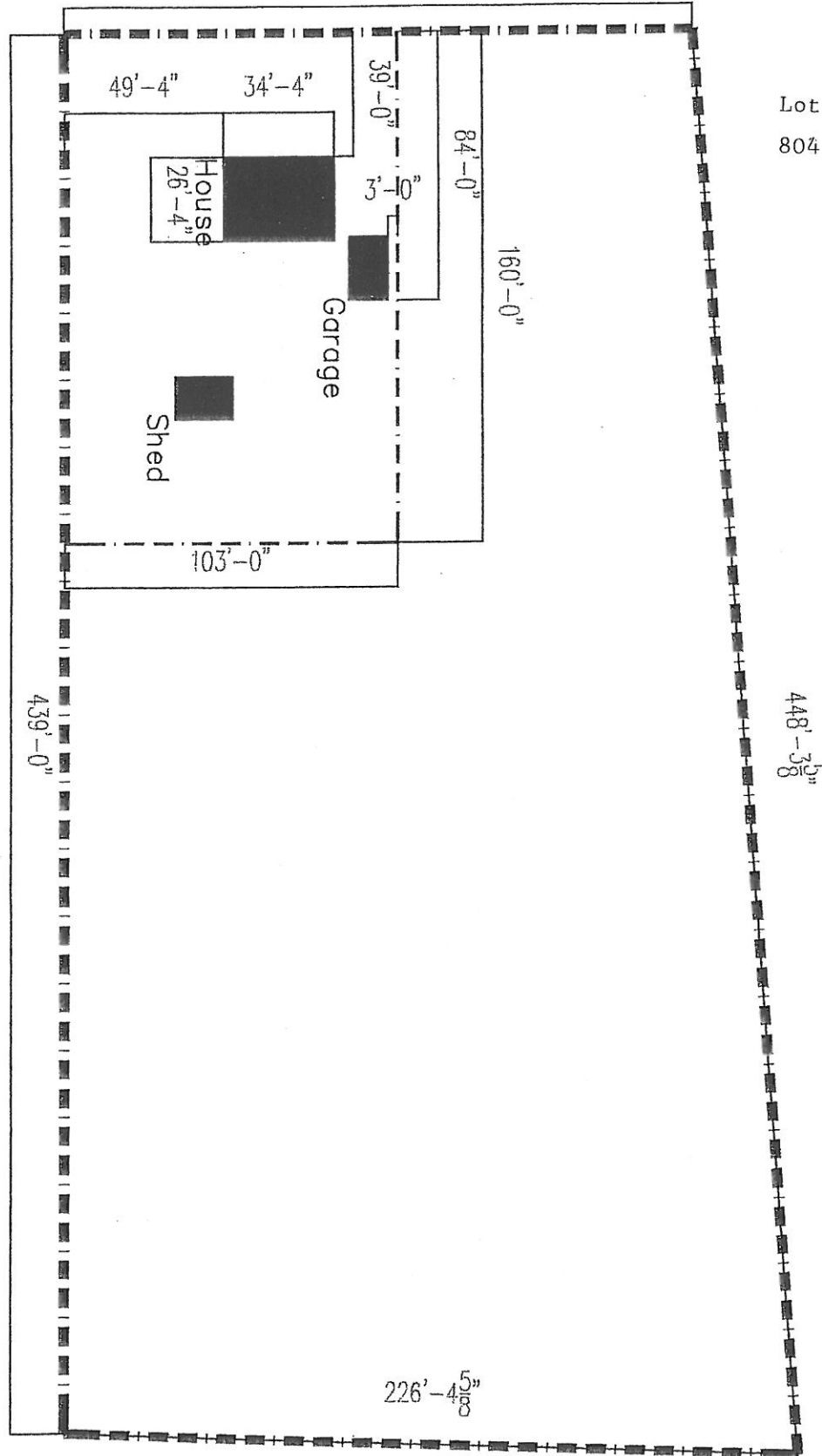
0.7% 303

16th St SE

14 TH ST SE

194'-0" 32 nd St. N.W.

Lot Split Request
804 32nd St NW



NORTH

Site Plan

Drawn By:
SCOTT
ALBRIGHT

Plot Scale:
1/4" = 1'-0"

Drawing File Name:
Renee DeLong 3

Date:
5/21/2003

Space Analysis

Basement	First	Second	Garage
951 SF	951 SF	933 SF	805 SF

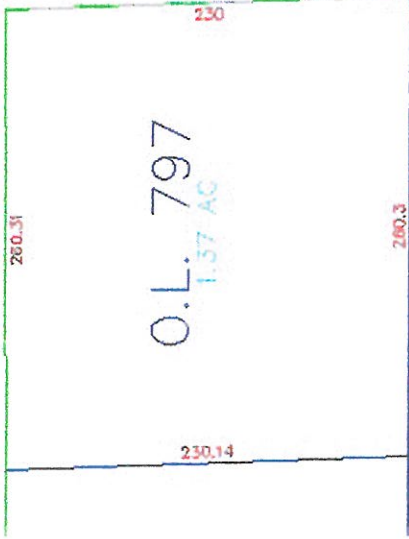
Home Design For:

Robert and Carrie Egan

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WEBB AVE SW



Lot Split Request
733 Bebb Ave SW

