

A G E N D A
MASSILLON PLANNING COMMISSION
APRIL 14, 2004 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of March 10, 2004.

2. Petitions and Requests

Preliminary Plat – Orchard Hill Estates

APP *Location and Description:* Out Lot 426, located on the South side of Hankins Road NE, between Carnation Street NE and Brookwood Street NE. The request is to replat this parcel into 12 residential lots, and dedicate a new public street, Orchard Hill Drive. This property is zoned R-3 Single Family Residential

Applicant: Lepp Construction Inc., Peter Lepp

Re-Plat – Cleveland Street SW

APP *Location and Description:* Lots 4186 and 16200, located on the east side of Cleveland Street SW, north of Finefrock Road/S.R. 241 and south of McKinley Avenue SW. The request is to combine these parcels into 1 new lot. This property is zoned I-1 Light Industrial.

Applicant: Scott Brown

Re-Plat – Southway Street SE

APP *Location and Description:* Out Lots 482 and 483, located on the north side of Southway Street SE, east of Kaymont Street SE and west of Jackson Avenue SW. The request is to combine these parcels into 1 new lot. This property is zoned I-1 Light Industrial.

Applicant: Russell Boughman/Discount Tire

Lot Split / Replat

APP *Location and Description:* Part of Out Lot 11, Located on the North side of Federal Avenue NW, west of First Street NW and East of Tommy Henrich Drive NW. The request is to split a 0.21 Acre parcel off the East side of Out Lot 11, which will be replatted with adjoining Lot 14229. This property is zoned B-3 General Business.

Applicant: City of Massillon

Easement Plat – University Village

Location and Description: Located on Out Lot 899, the University Village Condominiums, and Out Lot 901, a 1+ acre tract located on the south side of Richville Drive SE. The request is to dedicate a 20-foot wide sanitary sewer easement from the existing easement area, north, to serve Out Lot 901.

Applicant: Cooper and Associates, LLP

Street Vacation -- 2nd Street SE

Location and Description: A portion of 2nd Street SE, a 60 foot wide public street lying between 1st Street SE and 3rd Street SE and running in a north-south direction between Maple Avenue SE and Curley Court SE. The request is to vacate that portion of this alley from Maple Avenue northerly a distance of approximately 152 feet to the north property line of Lots 2398 and 2402.

Applicants: Andrew Keister, Richard Likins, Raye Bowyer

Alley Vacation -- State Avenue NE / Ohio Avenue NE

Location and Description: A portion of an 11.7 foot wide public alley lying between Ohio Avenue NE and State Avenue NE, and running in an east-west direction between First Street NE and Amherst Road NE. The request is to vacate that portion of this alley from the southwest corner of Lot 5506 easterly approximately 100 feet to the southeast corner of Lot 5507.

Applicants: Gregory & Cynthia Strouble, William Hensel, Bonnie Robinson, Lawrence Holman

Dedication Plat – Indian River Road / Treatment Road SW

Location and Description: Out Lot 536, located on the North side of Indian River Road SW, just west of the Massillon Marketplace intersection. The request is to dedicate a 60-foot wide right-of-way, for street purposes, on this property. This property is zoned I-1 Light Industrial.

Applicant: City of Massillon

Variance Request: Section 1111.07 Typical Section: 24' pavement

3. Other Business

The Massillon Planning Commission met in regular session on March 10, 2004, in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Ben Bradley
Susan Gordon
Todd Locke
Sheila Lloyd

Staff

Aane Aaby
Marilyn Frazier
Jason Haines
Steve Hamit

The first item of business was the approval of the minutes for the Commission Meeting of February 11, 2004. Mr. Locke moved for approval, seconded by Mr. Bradley, motion carried unanimously.

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

Re-plat - 111 Pond Street SW

Location: Lots No. 1602, 1830, and 14539 and Part of Lot No. 1594, located between 8th and 9th Streets SW, north of Tremont Avenue SW. The request is to re-plat these parcels into one new lot. This property is zoned R-1 Single Family Residential. *Applicant:* Randy and Christina Cole

Mr. Haines explained that the request is to re-plat the four irregularly shaped lots into one. The property is north of Tremont, south of Main and east of Ninth Street SW. The owner, Christina Cole, was present and said she and her husband intend to demolish the old garage, which is in disrepair and construct a new one. Their attempt to purchase a building permit resulted in the re-plat request. Rev. Dodson asked about an area on the map. Jason explained that an alley had previously been vacated. Mrs. Gordon moved for approval, seconded by Mr. Brandely, motion unanimously carried.

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

Re-plat - 14th Street SE

Location: Lot No. 3405, located on the east side of 14th Street SE, south of Walnut Road SE. The request is to split this parcel into two new lots. This property is zoned R-1 Single Family Residential. *Applicant:* Ron Montague

This is a large tract in the area of Walnut Road and 14th Street SE. By splitting this parcel into two pieces, two narrow deep lots will be created. Although there is adequate square footage, the frontage will not meet requirements. Mr. Montague was present and stated that he wishes to construct two houses. Mr. Locke asked about required frontage. Mr. Haines replied that this is typical in older neighborhoods. Mr. Locke moved for approval, seconded by Mr. Bradley, motion unanimously carried.

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

Alley Vacation - Penberthy Place NE

Location and Description: Penberthy Place NE, a 12-foot wide alley lying between Lincoln Way East and Federal Avenue, and running in a north south direction between 8th and 9th Streets NE. The request is to vacate that portion of this alley from Lincoln Way East northerly a distance of approximately 139 feet to the north property line of Lot No. 501.

Applicant: Jeff Doll, JD Real Estate Investments Inc.

This property is north of Lincoln Way East and east of 8th Street NE. One owner owns all lots most affected by this request. There are other owners in the area who have not signed and one who has signed. Originally the intention was to request that the entire alley be vacated, but due to the objections of some neighbors, it was changed to a portion of the alley.

Jeff Doll was present and said he is working with another realtor and is not sure of future intentions. Larry Kolic was also present in support of the request. He may be participating in a building project on this property. Mr. Aaby commented that since the alley is currently open and being used, he is concerned about the impact vacating it will have on area property owners. After a brief discussion, Mr. Locke moved for approval, seconded by Mrs. Gordon, motion unanimously carried.

The final item under New Business was erosion/sediment control regulations presented by Steve Hamit.

Erosion/Sediment Control Regulations

The City Engineer is proposing that the City enact a new Chapter 920 of the Massillon City Codified Ordinances setting forth new requirements regarding erosion/sediment control as these relate to construction activities. These regulations have been prepared to bring the City into compliance with Phase 2 of the U.S. EPA Clean Water Act.

Mr. Hamit explained:

The requirements are the same requirements that anyone that disturbs more than an acre of land has had to follow since March 10, 2003. These rules were imposed on the City of Massillon as well as the rest of the urbanized areas of the country by the U.S. EPA. The Stark County Soil & Water Conservation District has been administering the phase II erosion portion of the regulations during construction. Under the Clean Water Act Phase II rules, the City of Massillon is the permit holder for this activity.

By adopting these rules, the City of Massillon is fulfilling the storm water regulations under the national pollutant discharge elimination system and shall apply to all soil-disturbing activities on land within the incorporated area of the City of Massillon used or being developed for non-farm commercial, industrial, residential, or other non-farm purposes, including, but not limited to, individual or multiple lots, subdivisions, multi-family developments, condominium units, commercial and industrial developments, recreational projects, general clearing and grading projects, underground utilities, highways, building activities on farms, redevelopment of urban areas and all other uses unless expressly excluded as follows:

- a) Activities related to producing agricultural crops and cultivating operations or areas regulated by the Ohio Agricultural Sediment Abatement Rules (H.B. 88)

b) Strip mining and surface mining operations regulated under Revised Code 1513.01, 1514.01.

c) Normal landscape maintenance activities and gardening/horticulture.

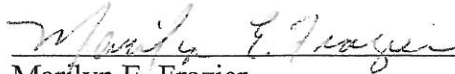
d) An Erosion Sediment Control Plan is not required before clearing, grading, excavating, filling or otherwise wholly or partially less than 1(one) contiguous acre of land owned by one person or operated as one development unit; however, areas of less than 1(one) contiguous acre are not exempt from compliance with all other provisions of these rules.

Mr. Locke moved for approval, seconded by Mr. Bradley, motion unanimously carried.

Mr. Locke then asked about the City's plans for infrastructure growth. A discussion ensued.

There being no further business before the Commission, the meeting adjourned at 8:15 P.M.

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

[illegible]

OAK RUN SUBDIVISION
ORIGINAL LOT 427

HANKINS RD NE
13714
13712

HICKORY AVE NE

IRONWOOD
1373

BROOKWOOD

OAKHILL

A map of Cedarhill Cir showing lots 13711 through 13717. The street name 'CEDARHILL CIR' is written diagonally across the map. Lot 13711 is at the top left, 13712 is at the top right, 13717 is on the left side, 13716 is in the center, and 1371 is at the bottom right. The street 'CEDARHILL CIR' runs from the top left towards the bottom right, with a circular end at the bottom right.

OL 426

OL 427

14170 / 14169

14727

14728

14197

14194

14168

14167

14166

13748

13750 |

13751

13752

13753

13754

408.3

14084

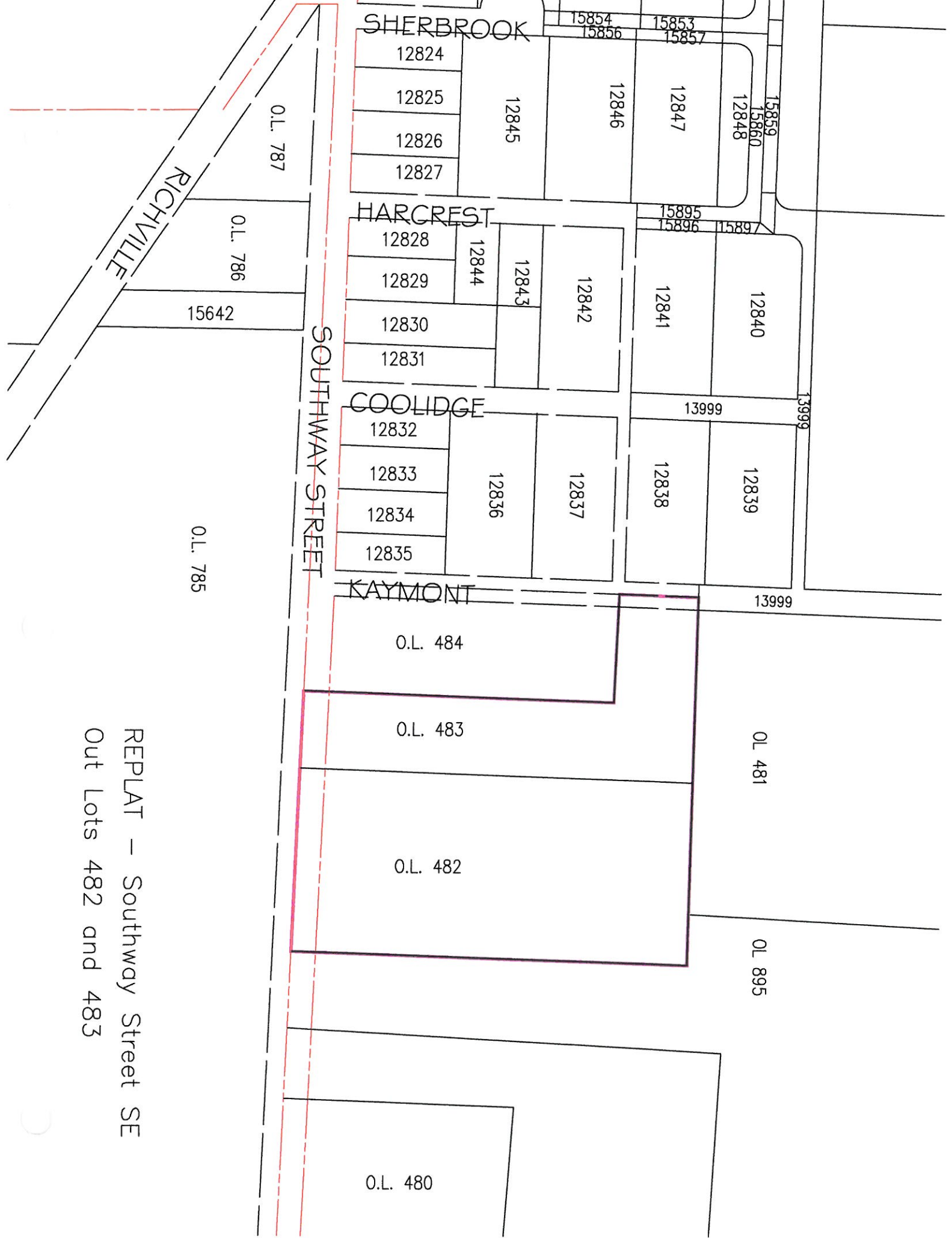
14085

14055

4050

+057

1



REPLAT – Southway Street SE
Out Lots 482 and 483

TUSCARAWAS RIVER

S.R. 21

TOMMY HENRICH

DR

WEIRICH

NORTHANE

FEDERAL AVE

Part LOT 14229

Part LOT 14229

4230

0-12

0-13

0-14

9249

10839

10839

12883

10

11

12

13

15

2573

2574

2562

13045

407

2575

2576

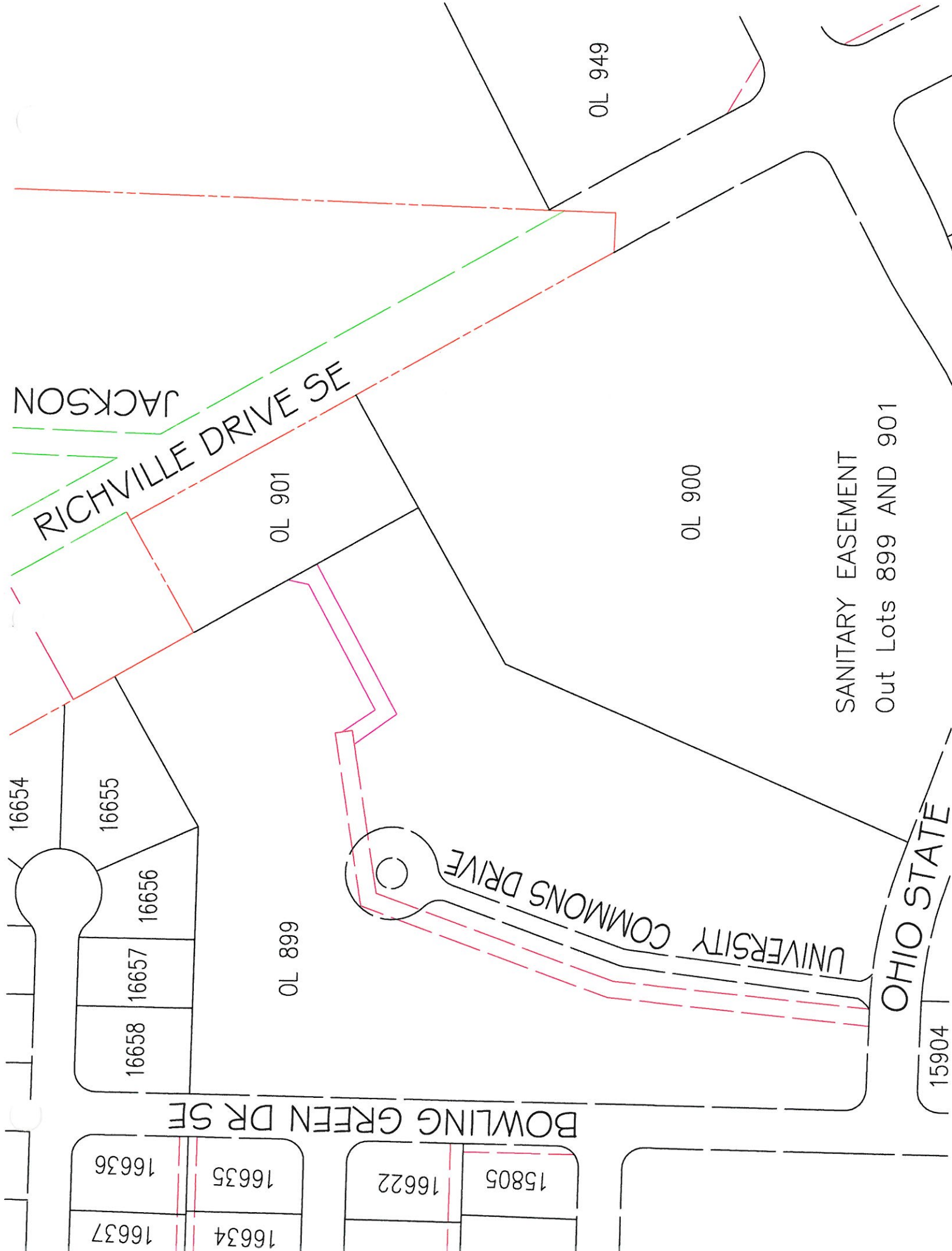
2577

12880

9174

LOT SPLIT / REPLAT
Out Lot 11

4603



BOWLING GREEN DR SE

16634	16637
16635	16636
15805	16622

16654	16655	16656	16657	16658
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OL 899

OL 901

OL 900

OL 949

RICHVILLE DRIVE SE

JACKSON

UNIVERSITY COMMONS DRIVE

SANITARY EASEMENT
Out Lots 899 AND 901

OHIO STATE

15904



RAWNION

4308
4309
4310
4311
4312
4313
4314
4315

4293
4294
4295
4296
4297
4298
4299

7271
7272
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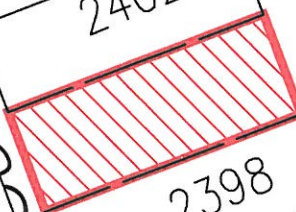
O.L. 49

CURLEY COURT SE

2455
2456
2452
2404
2403
2402

3RD ST SE

O.L. 505



2398
2399
2400
2401
2356
2355
2354
2353

2351
2350
2349
2438

MAPLE AVE SE

2347
2347
2347
2347
2357
2356
2355
2354

2ND ST SE

2449
2450
2451
2407
2406
14966
14967

2444
2443
2445
2442

1ST ST SE

2347
2346
2345
2343

EDWIN AVE SE

2391
2388
2389
2390

STREET VACATION
2ND STREET SE

2439
2440
2441
241

OHIO AVE.

STATE AVENUE

AMHERST RD

2744

2745

2746

1413

1412

1411

1409

1408

1407

ALLEY VACATION

State Avenue / Ohio Avenue

5496

5495

5494

5493

5492

5491

5490

5488

5487

5486

5485

5489

5477

5476

5475

5503

5504

5505

5506

5507

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5509

5510

5511

5512

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5514

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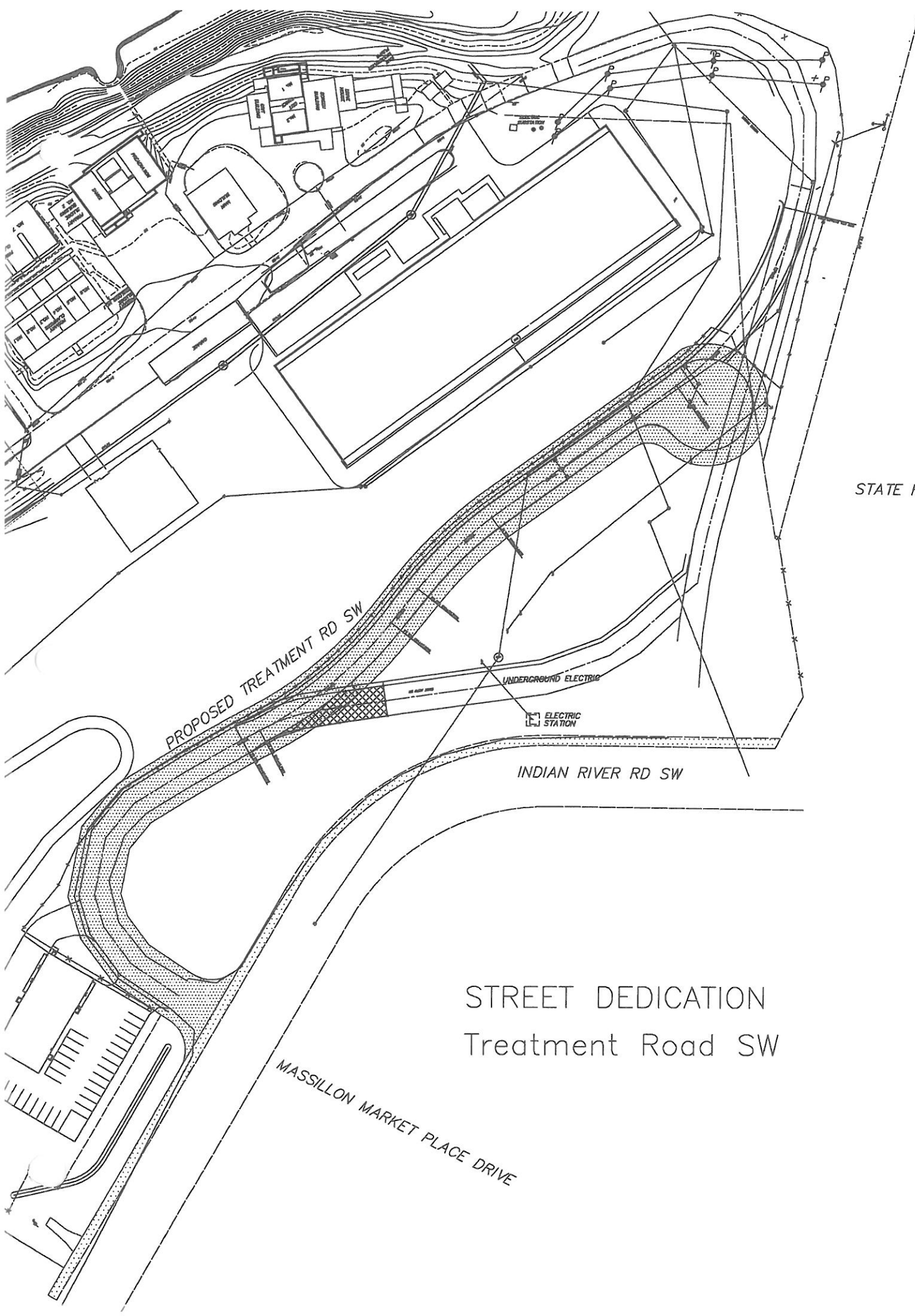
7667

7666

2037

2038

2039



STATE ROUTE 21

PROPOSED TREATMENT RD SW

INDIAN RIVER RD SW

ELECTRIC
STATION

STREET DEDICATION
Treatment Road SW

MASSILLON MARKET PLACE DRIVE