

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

1. *Approval of the Minutes for the Commission Meeting of June 9, 2004.*

2. *Petitions and Requests*

Replat – Lincoln Way West

Location and Description: Lots 466, 467, 468, 4584, 10884, 10885, 14581; located on the South side of Lincoln Way West, between 7th Street SW and Fir Street SW. The request is to replat these lots into one new lot. This property is the current site of the Dairy Queen Restaurant and is zoned B-1 Local Business.

Applicant: Attorney Thomas V. Ferrero / Brugh Realty Co.

Lot Split and Replat

Location and Description: Out Lots 173 and parts of Out Lot 174 and 10187, located on the north side of Lincoln Way West, East of 27th Street NW. The request is to split a 0.354 acre tract from the neighboring tract and combine it with the original lots. This property is zoned R-2 Single Family and B-1 Local Business.

Applicant: Attorney Keith Jarvis

Replat – Gibson Avenue SE

Location and Description: Lots 15603 and 15604, located on the northwest corner of Gibson Avenue SE and 16th Street SE. The request is to combine these parcels into 1 new lot. This property is zoned R-1 Single Family Residential.

Applicant: Tri-County Community Partnership Corporation

Replat – Connecticut Avenue SE

Location and Description: Lots 4476 and 4477, located on the North side of Connecticut Avenue SE, west of 27th Street SE. The request is to combine these two parcels into one new lot. This property is zoned R-1 Single Family Residential.

Applicant: John & Dona Mitchell

Easement Plat – West Point Condominiums

Location and Description: Located on Out Lot 815, the site of the West Point Condominium Development, on the East side of Lanedale Street NW, just north of Lincoln Way West. The request is to dedicate a 20-foot wide sanitary sewer easement from the existing roadway easterly approximately 218'. The property is zoned RM-1 Multiple Family.

Applicant: Cooper and Associates, LLP / AKC Partnership

Alley Vacation -- Connecticut Avenue SE

Location and Description: A portion of a 10-foot wide public alley lying between Connecticut Avenue SE and Rhode Island Avenue SE, and running in an east-west direction between Russell Boulevard SE and 20th Street SE. The request is to vacate that portion of this alley from the southwest corner of Lot 6467 easterly approximately 347 feet to the southeast corner of Lot 6460

Applicants: Anna Huffman

Easement Vacation Plat – Kenyon Creek Estates

Location and Description: Located on Lot 16709, in the Kenyon Creek Estates Allotment. Said lot is east of Kenyon Avenue, North of Kenyon Creek Avenue. The request is to vacate approximately 2' of a 10-foot wide storm sewer easement, from the existing roadway northerly approximately 122'. The property is zoned R-1 Single Family.

Applicant: Legend Homes, Don Bergert

Final Plat – Orchard Hill Estates

Location and Description: Located on Out Lot 426, South of Hankins Road NE and East of Carnation Street NE. The request is to dedicate a 50-foot wide right-of-way, for street purposes, and 12 residential lots. This property is zoned R-3 Single Family Residential.

Applicant: Lepp Construction

Replat and Dedication Plat – Meadows Plaza

Location and Description: Located on Out Lots 330 and 420, north of Lincoln Way East and East of 19th Street NE. The request is to replat various parcels into 4 new outlots and dedicate approximately 30' of roadway, for street purposes to the City of Massillon. This property is zoned B-3 Commercial.

Applicant: Cooper and Associates, LLP / Levey Co.

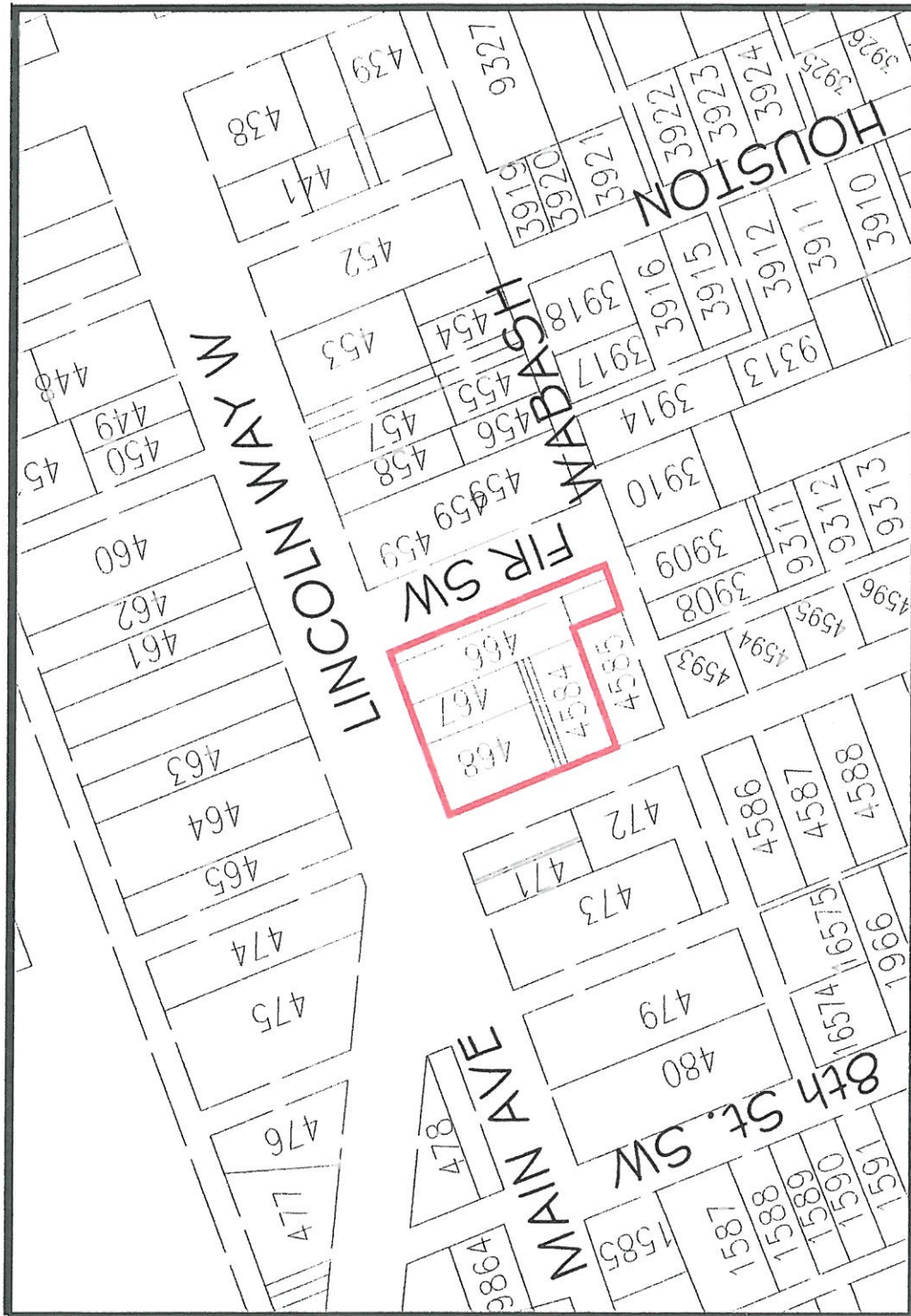
3. Other Business

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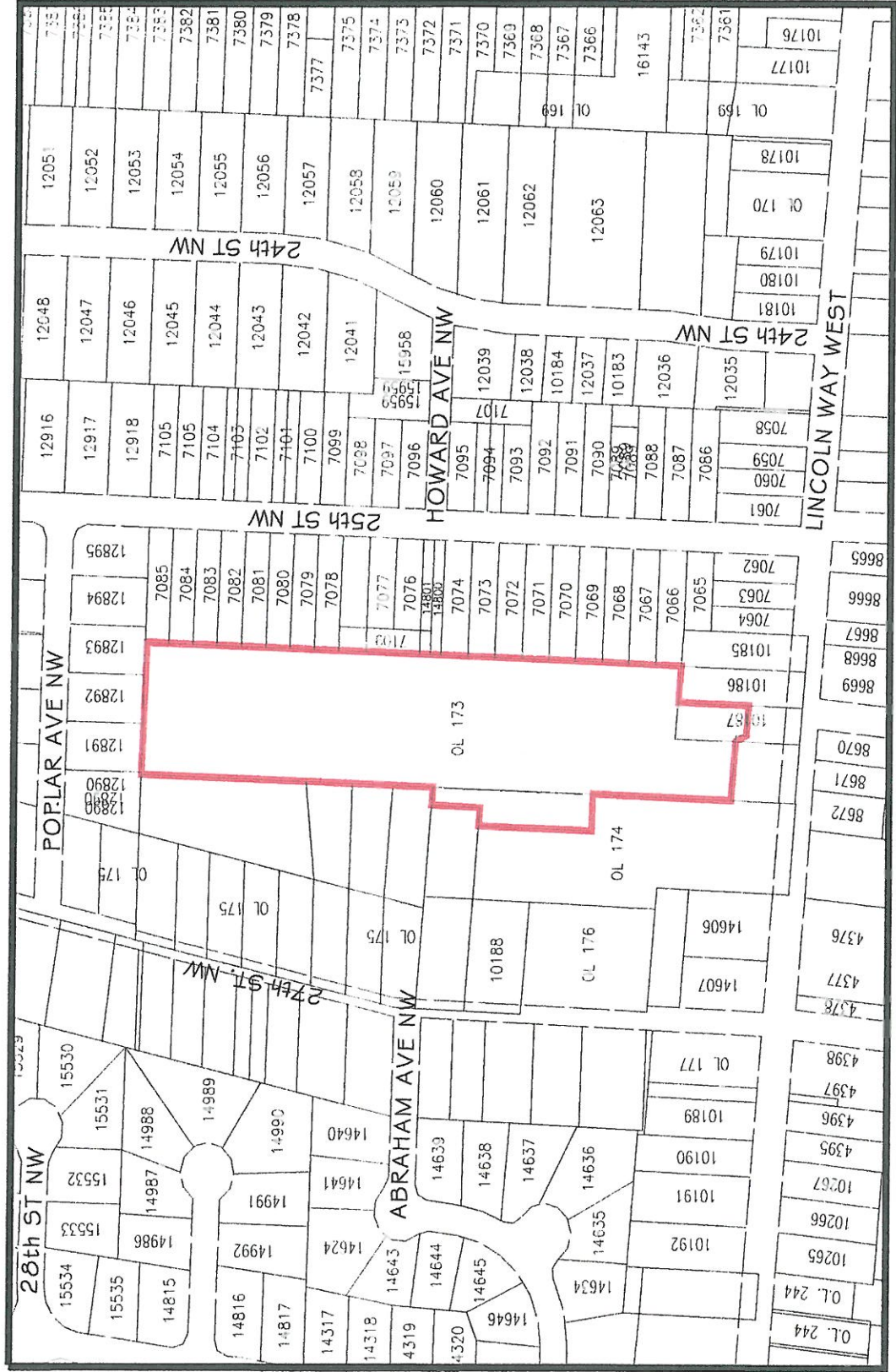
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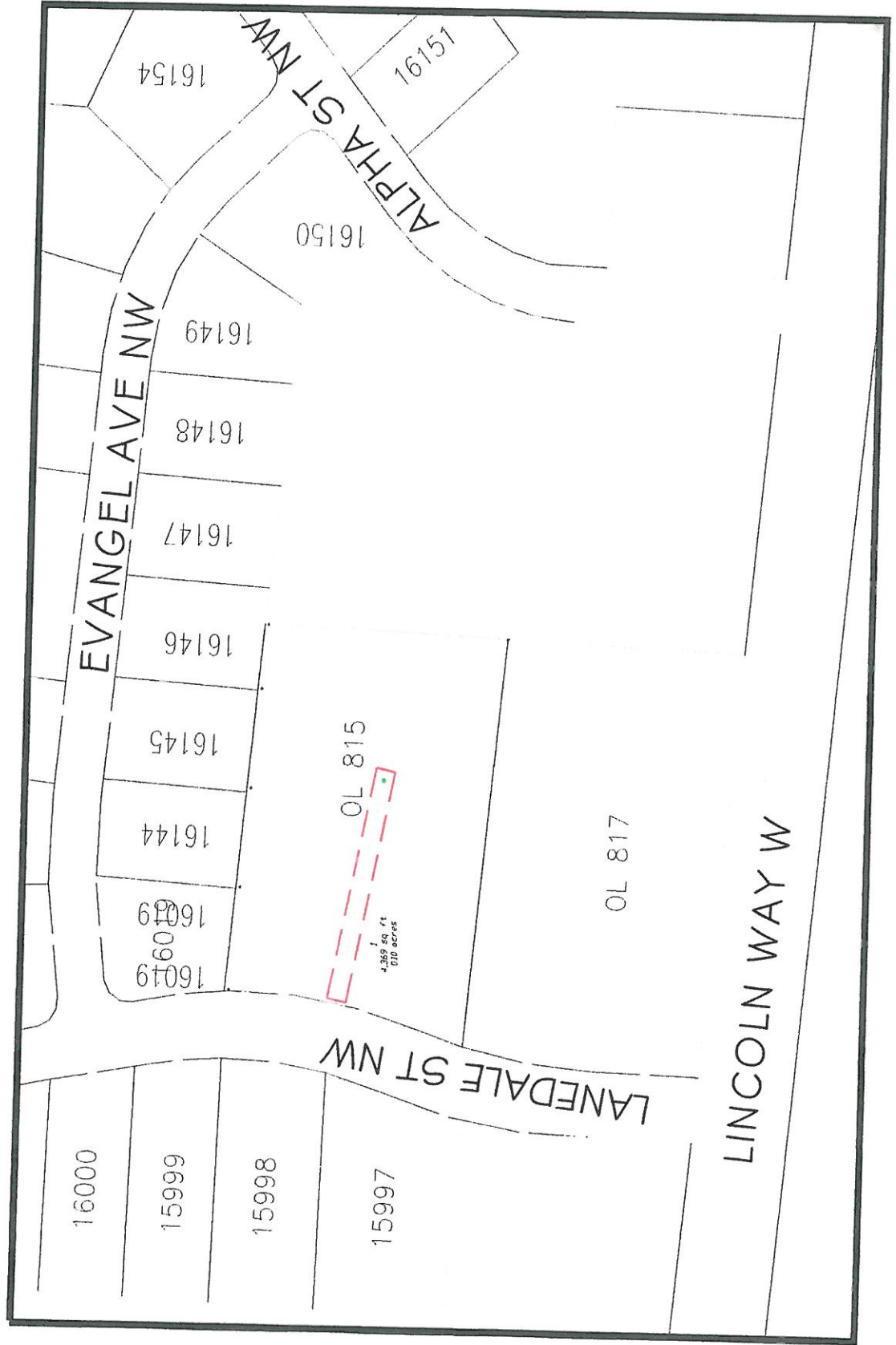
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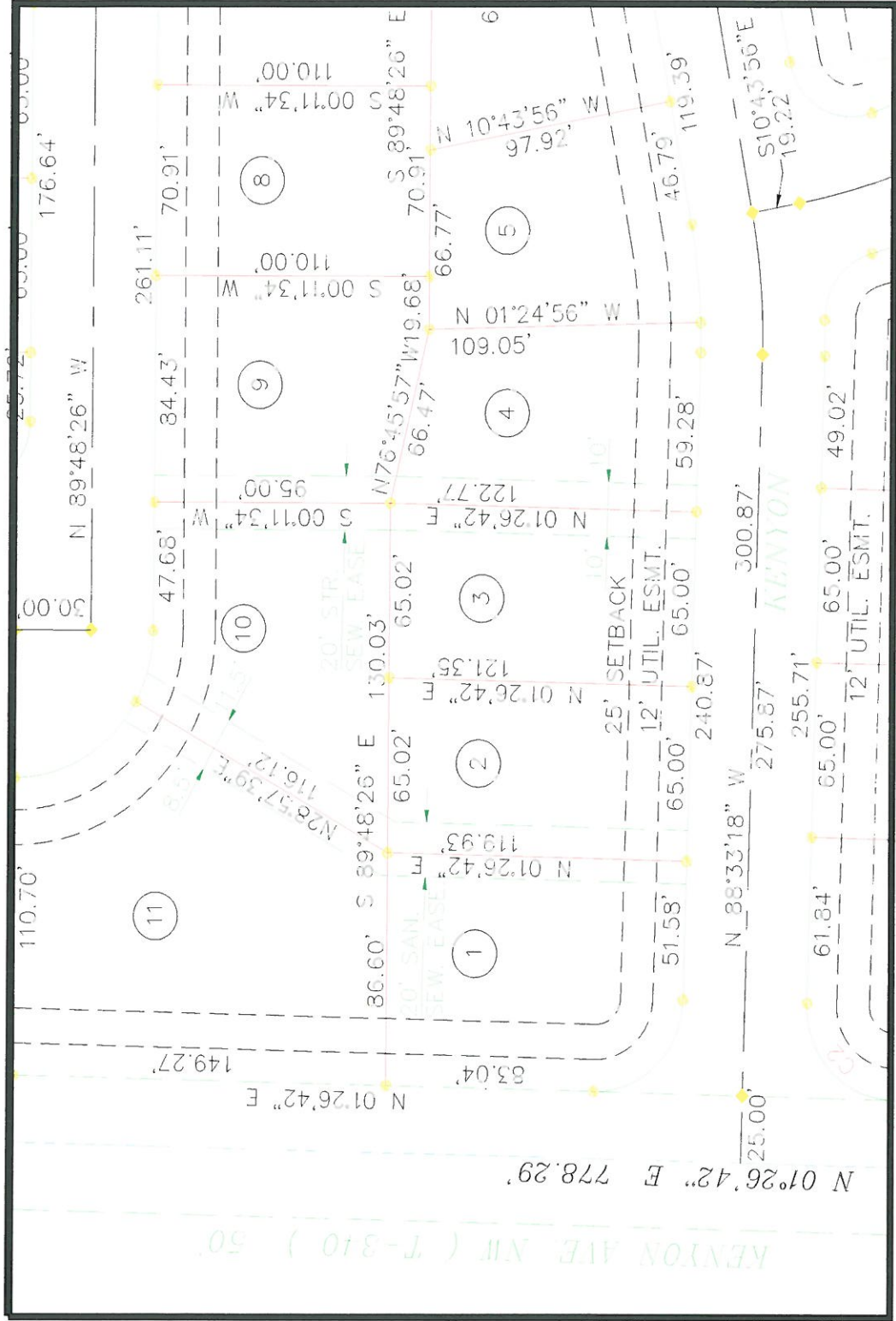
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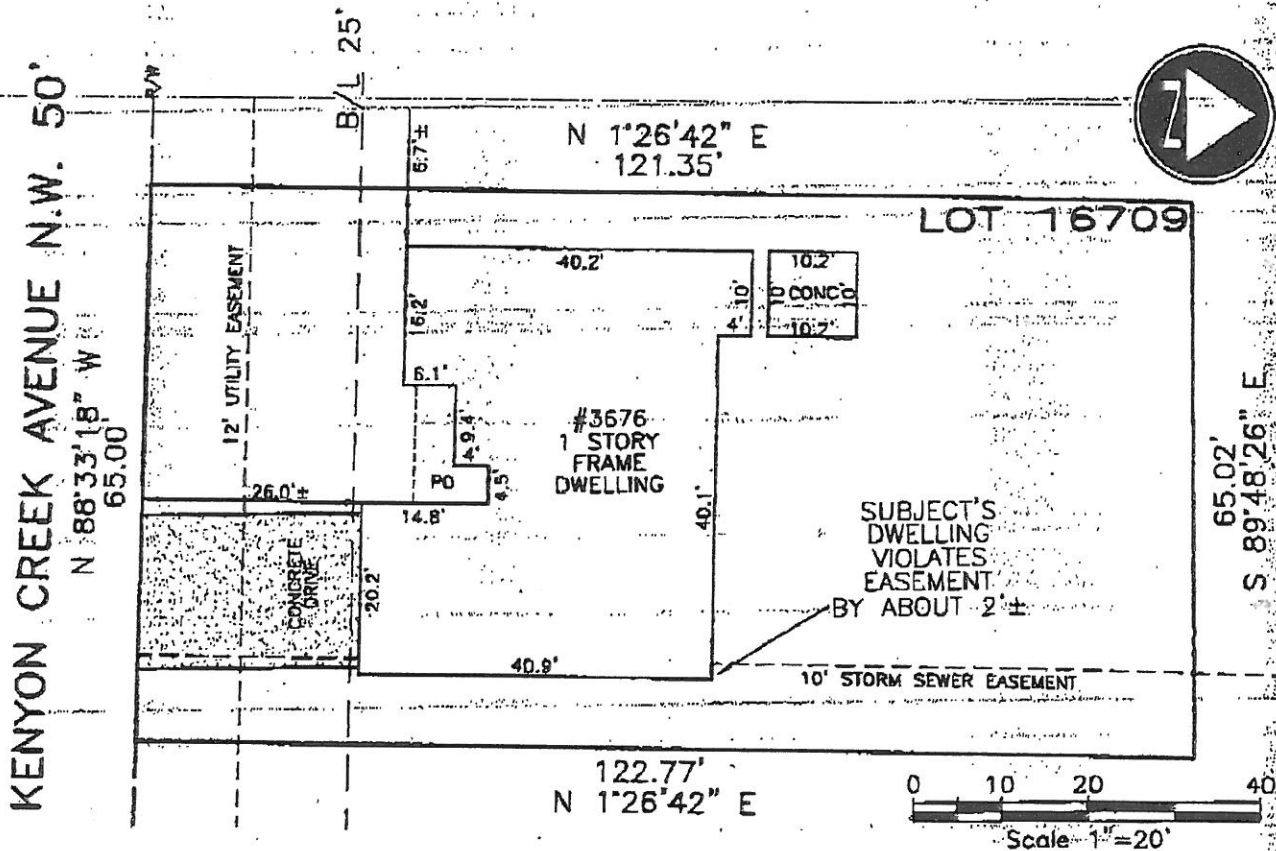


THE JOHN DAVID JONES CORPORATION
7110 WHIPPLE AVE. NW, Suite 103, NORTH CANTON, OHIO 44720
(330) 494-0804 Fax (330) 494-8111

MORTGAGE LOCATION SURVEY

PLAT

3676 KENYON CREEK



Date: 06/18/04

Encroachments or Violations: NONE APPARENT

John David Jones
JOHN DAVID JONES REGISTERED SURVEYOR No. 4362

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE.



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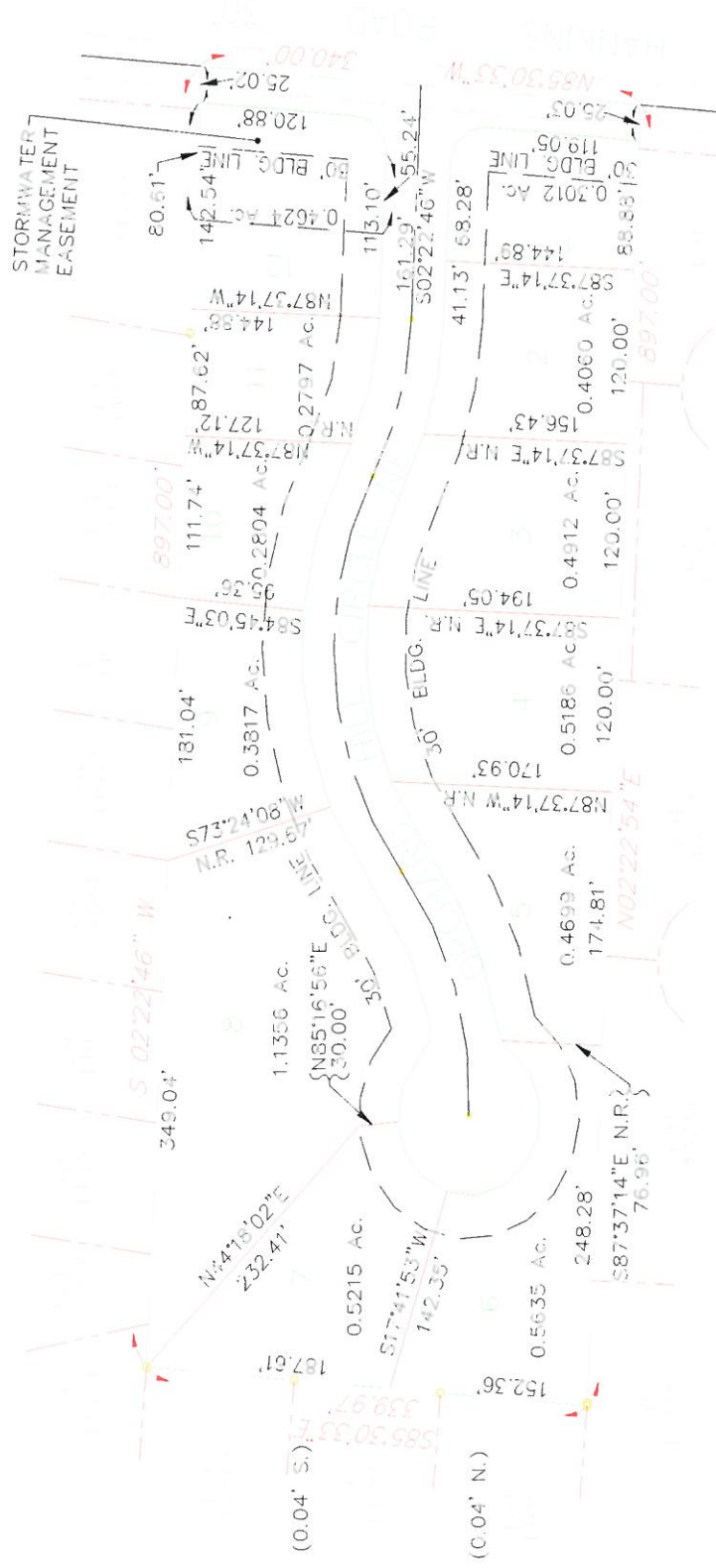
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Applicant: Cooper and Associates, LLP / Levey Co.



The Massillon Planning Commission met in regular session on June 9, 2004, in Massillon City Council Chambers at 7:30 P.M. The following were present:

Members

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

Staff

Aane Aaby
Marilyn Frazier
Steve Hamit
Jason Haines

The first item of business was approval of the minutes for the Commission meeting on May 12, 2004. Mr. Locke moved for approval, seconded by Mrs. Gordon, motion unanimously carried.

The next item of business was a street vacation. Since there wasn't anyone present representing the applicant, the item was moved to the end of the agenda to allow time for a representative to arrive.

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

Rezoning Request – Out Lot 536 (City of Massillon)

Location: Out Lot 536, located on the north side of Indian River Road, SW, across from Massillon Marketplace.

Zone Change from: I-1 Light Industrial

Zone Change to: B-1 Local Business

Applicant: City of Massillon

Proposed Use: The City proposes to sell this property for commercial development.

Mr. Hamit explained that this property had recently been before the Commission. The City has now decided to sell the property which is zoned I-1 Light Industrial. Since it is in the vicinity of Massillon Marketplace, it may be more marketable if it is zoned B-1 Local Business.

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

The next item was an easement plat also presented by Mr. Hamit.

Easement Plat – Out Lot 536 (City of Massillon)

Location and Description: Out Lot No. 536, located on the north side of Indian River Road SW, across from Massillon Marketplace. The request is to dedicate various utility easements to the City of Massillon and to Ohio Edison.

Applicant: City of Massillon

This is the same parcel of land as the previous agenda item. The utilities are all in place and this action will provide protection for the utilities. Mr. Locke moved for approval, seconded by Mrs. Gordon, motion unanimously carried.

The next item was an addendum to the agenda.

Re-plat – Shawnee S.E.

Location and Description: Lot No. 12658, located on the north side of Shawnee SE between Arapahoe SE and Huron SE. The request is to re-plat this property into two lots. The property is zoned R-T Two Family Residential

Applicant: Habitat for Humanity of Massillon

After relinquishing the Chair to Vice Chairman James Johnson, Rev. Dodson, Executive Director of Habitat for Humanity (HFH) of Massillon, introduced the item by sharing his and HFH enthusiasm due to the agency's being the first new construction developer to venture into Walnut Hills in approximately sixty years. This property is large enough to build two homes, but a lot split is necessary. Mr. Haines then answered several questions about the site. Ms. Lloyd moved for approval, seconded by Mr. Bradley, motion unanimously carried.

The next item was a street vacation.

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 from Maple Avenue northerly a distance of approximately 152 feet to the north property line of Lots 2398 and 2402.

Applicant: Andrew Keister, Richard Likins, Raye Bowyer

Since no one was present representing the applicants, Mr. Johnson moved to table the item, seconded by Ms. Lloyd, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 7:45 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky