

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 8, 2006 7:30 P.M.
COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 14, 2005.*
2. *Petitions and Requests*

Final Plat – Gray Ridge Estates Phase 1

Description: Out Lot 889, located on the east side of 27th Street SE, south of Harsh Avenue. The proposal would create 45 new lots and includes the dedication of 4 new streets on 16.01 acres. The property is zoned R-1 single family residential.

Applicant: Barrington Framing Co. / Ron Duplain

Final Plat – West Brook Estates Phase 3

Description: Part of Out Lot 636, located on the east side of Woodforest Street NW. The proposal would create 26 new lots and includes the dedication of 2 new streets and the extension of Woodstone Avenue NW. The property is zoned R-2 single family residential.

Applicant: Lockhart Development Co.

Sanitary Easement Plat - Concord Village

Property Description: Out Lots 933, 856, located on the north side of Hankins Road NE, east of Wales. The request is to dedicate a 50-foot wide sanitary sewer easement to serve the Concord Village and Pebble Chase developments. The parcels are zoned R-3 Single Family Residential

Applicant: Providence Development / Robin Warstler

Easement Plat - Furnas Park

Property Description: Out Lot 425 and lots 10525, 12387; located on the south side of Hankins Road NE, east of 17th Street NE. The request is to dedicate a 20-foot wide storm sewer easement to serve the proposed Concord Village development. The parcels are zoned R-3 Single Family Residential and are owned by the City of Massillon Park system as Furnas Park Dog Park. This easement will also require approval by the Park & Recreation Board and City Council.

Applicant: Providence Development / Robin Warstler

3. Other Business

The Massillon Planning Commission met in regular session on December 14, 2005, at 4:00 P.M. in the office of the Mayor, Massillon, Ohio. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Michael Loudiana, Safety Service Director
Todd Locke
Vincent Pedro

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the October 12, 2005, meeting. Mayor Cicchinelli moved for approval of the minutes, seconded by Mr. Johnson, motion unanimously carried.

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

Street Vacation - Stanton Avenue NW

Description: Approximately 592' section of Stanton Avenue NW, a 40-foot right-of-way, running in an east/west direction between Ford Street NW and Page Street NW; and lying south of Chauncey Avenue NW.

Applicant: Massillon City Schools

This property is north of the new Massillon Middle School. David Pape was present representing the Massillon Board of Education. The school system, along with three other adjoining property owners, will acquire the property from the street vacation. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

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

Lot Split and Replat - Connecticut Avenue SE

Property Description: Lots 4466, 12363, 12366, and parts of Lot 3691, located on the north side of Connecticut Avenue, west of 26th Street SE. The request is to split a 0.08 acre parcel from Lot 3691 and combine it with Lot 4466. Plat will also combine previously split parcels. The parcels are zoned R-1 Single Family Residential.

Applicant: Wayne and Barbara Hoffner, Autumn Holdings, Inc.

The portion to be split will be sold to a neighbor in the rear. Mr. & Mrs. Hoffner were present. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The final item was an easement plat presented by Mr. Haines.

Easement Plat - Amherst Village Condominiums

Property Description: Out Lots 868 and 932, located on the east side of First Street NE, north of Gail Avenue. The request is to dedicate a 20-foot wide sanitary sewer easement to serve the new condominium development. The parcels are zoned RM-1 Multi Family. This property was approved for rezoning and replatting at the August 2005 Planning Commission meeting.

Applicant: Amherst Real Estate, LLC

This is in preparation of the condominiums to be built. Mr. Johnson moved for approval, seconded by Mr. Locke, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 4:15 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

SITUATED IN THE CITY OF MASSILLON,
COUNTY OF STARK,
STATE OF OHIO AND KNOWN AS BEING PART OF THE
NORTHWEST QUARTER OF SECTION 15 OF
FORMER PERRY TOWNSHIP (T-10), RANGE 9,
ALSO KNOWN AS BEING PART OF OUT LOT 889 OF
SAID CITY OF MASSILLON

[illegible]

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL EXISTING VALID ZONING, PLATTING, OFF-STREET PARKING, AND OTHER RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND OTHER RULES AND REGULATIONS OF THE CITY OF MASSILLON, STARK COUNTY, OHIO, FOR THE BENEFIT OF HUMANELY AND THE OTHER CLASSIFIED OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

COMES BY: RON L. DUPRAIN
BARRINGTON FRAMING Co., INC.

WITNESSES

PRINT NAME: _____

PRINT NAME: _____

STATE OF OHIO)
COUNTY OF CUYAHOGA) ss

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
OHIO THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

[illegible]

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CLERK

ACCEPTED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE _____ DAY OF _____, 20____.

CITY PLANNING COMMISSION

WASSILLON CITY ENGINEER

MASSILLON CITY LAW DIRECTOR

PRESIDENT

CLERK OF COUNCIL

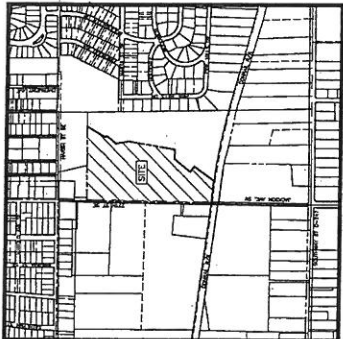
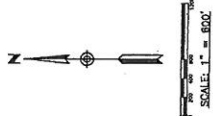
RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS _____ DAY OF _____, 20____. IN PLAT _____

STARK COUNTY AUDITOR

STARK COUNTY RECORDER

GRAY RIDGE ESTATES No. 1
SHEET 1 OF 2

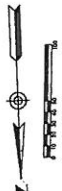
0511



LOCATION MAP

HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THE PLAT, AND THAT
 THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT
 NO SUBDIVISION THEREOF, AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS
 SHOWN ON THIS PLAT, AND THAT ALL LOTS CONFORM TO THE CURRENT TOWNSHIP
 ZONING RESOLUTION OR VARIANCE GRANTED.

JOHN E. WALSH - REG. NO. 8207



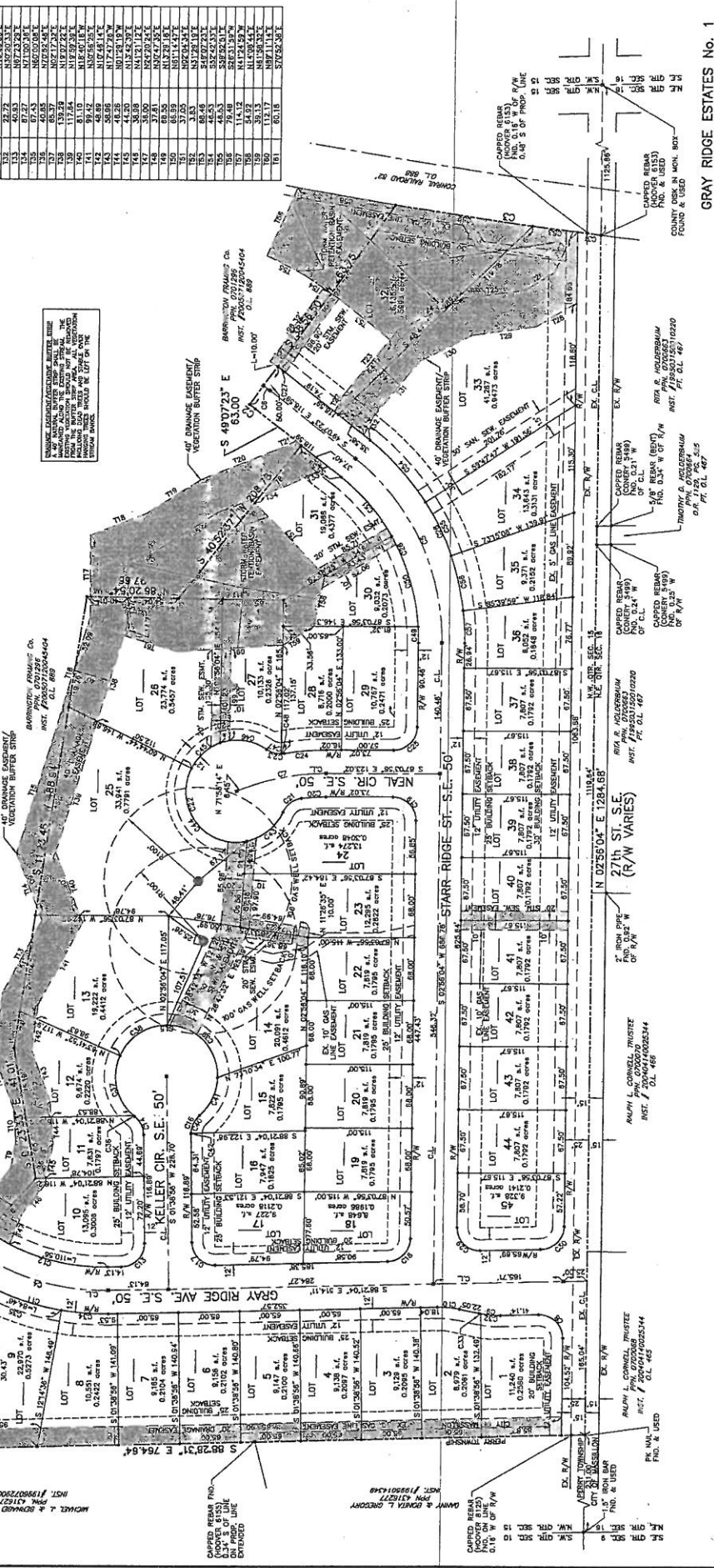
LEGEND
S/LT CAPTURED REBAR TO BE SET (BIO DESIGN, INC.)
IRON PIN FOUND (PINS AND INDICATED)
P-A: NAL FOUND
CIR: CURVE DATA

BASES OF BEARING, TANK COUNTY GEODETIC REFERENCE SYSTEM, GRID NORTH

CURVE DATA				CURVE DATA			
CURVE	DATA	CHORD BEARING	CHORD LENGTH	CURVE	DATA	CHORD BEARING	CHORD LENGTH
C1	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C10	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C2	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C11	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C3	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C12	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C4	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C13	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C5	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C14	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C6	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C15	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C7	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C16	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C8	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C17	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C9	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C18	S 40° 05' 59" W	S 40° 05' 59" W	25.00

CURVE DATA				CURVE DATA			
CURVE	DATA	CHORD BEARING	CHORD LENGTH	CURVE	DATA	CHORD BEARING	CHORD LENGTH
C19	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C28	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C20	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C29	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C21	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C30	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C22	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C31	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C23	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C32	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C24	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C33	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C25	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C34	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C26	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C35	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C27	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C36	S 40° 05' 59" W	S 40° 05' 59" W	25.00

CURVE DATA				CURVE DATA			
CURVE	DATA	CHORD BEARING	CHORD LENGTH	CURVE	DATA	CHORD BEARING	CHORD LENGTH
C37	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C46	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C38	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C47	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C39	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C48	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C40	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C49	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C41	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C50	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C42	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C51	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C43	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C52	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C44	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C53	S 40° 05' 59" W	S 40° 05' 59" W	25.00
C45	S 40° 05' 59" W	S 40° 05' 59" W	25.00	C54	S 40° 05' 59" W	S 40° 05' 59" W	25.00



Gray Ridge Estates Final Plat 45 Lots

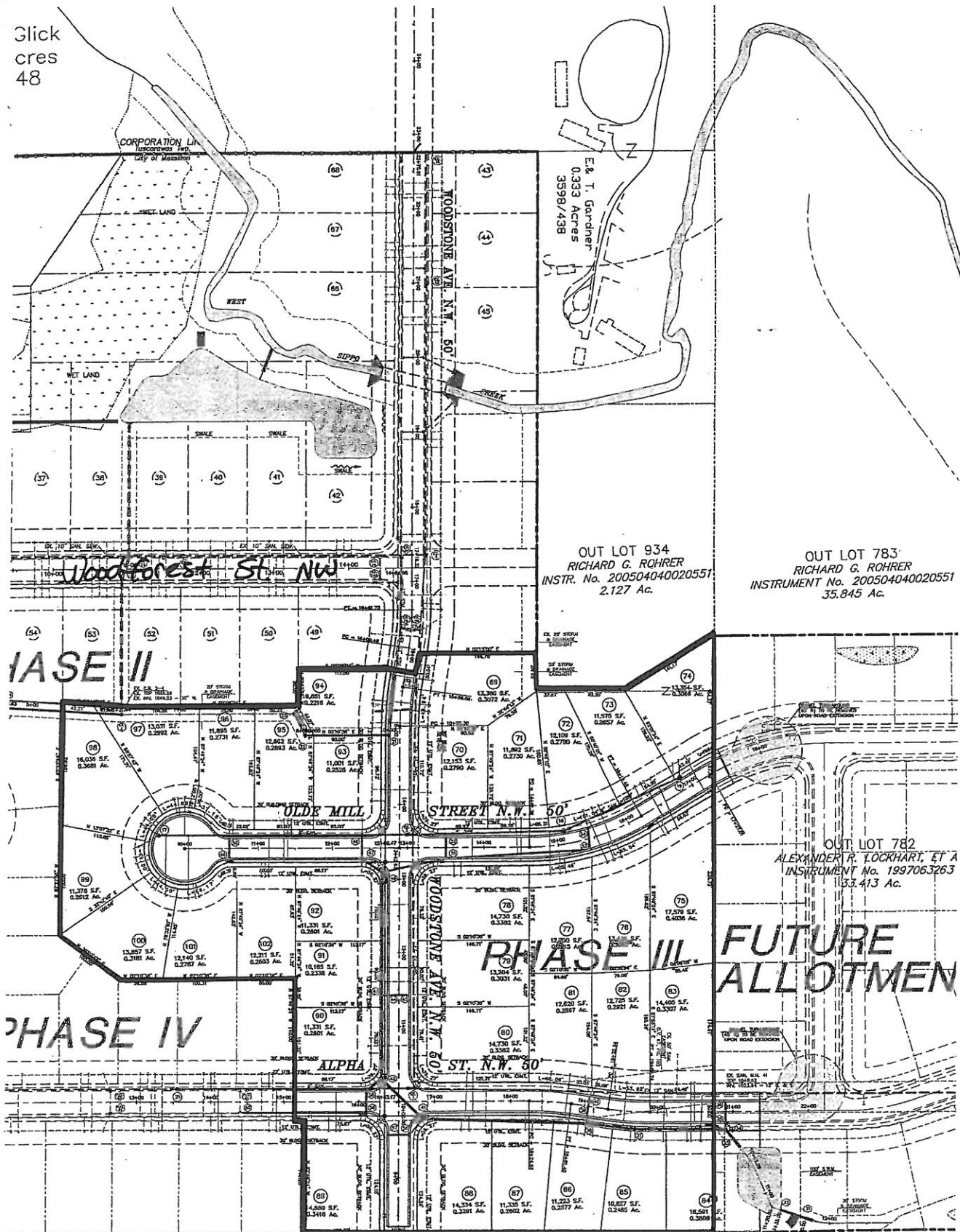
Glick
cres
48

Description:

Part of Out Lot 636, located on the east side of Woodforest Street NW. The proposal would create 26 new lots and includes the dedication of 2 new streets and the extension of Woodstone Avenue NW. The property is zoned R-2 single family residential.

Applicant: A.R. Lockhart Development Co.

Final Plat - West Brook Estates Phase 3



earer
Acres
1/113

Westbrook
Estates
Phase 3
26 Lots

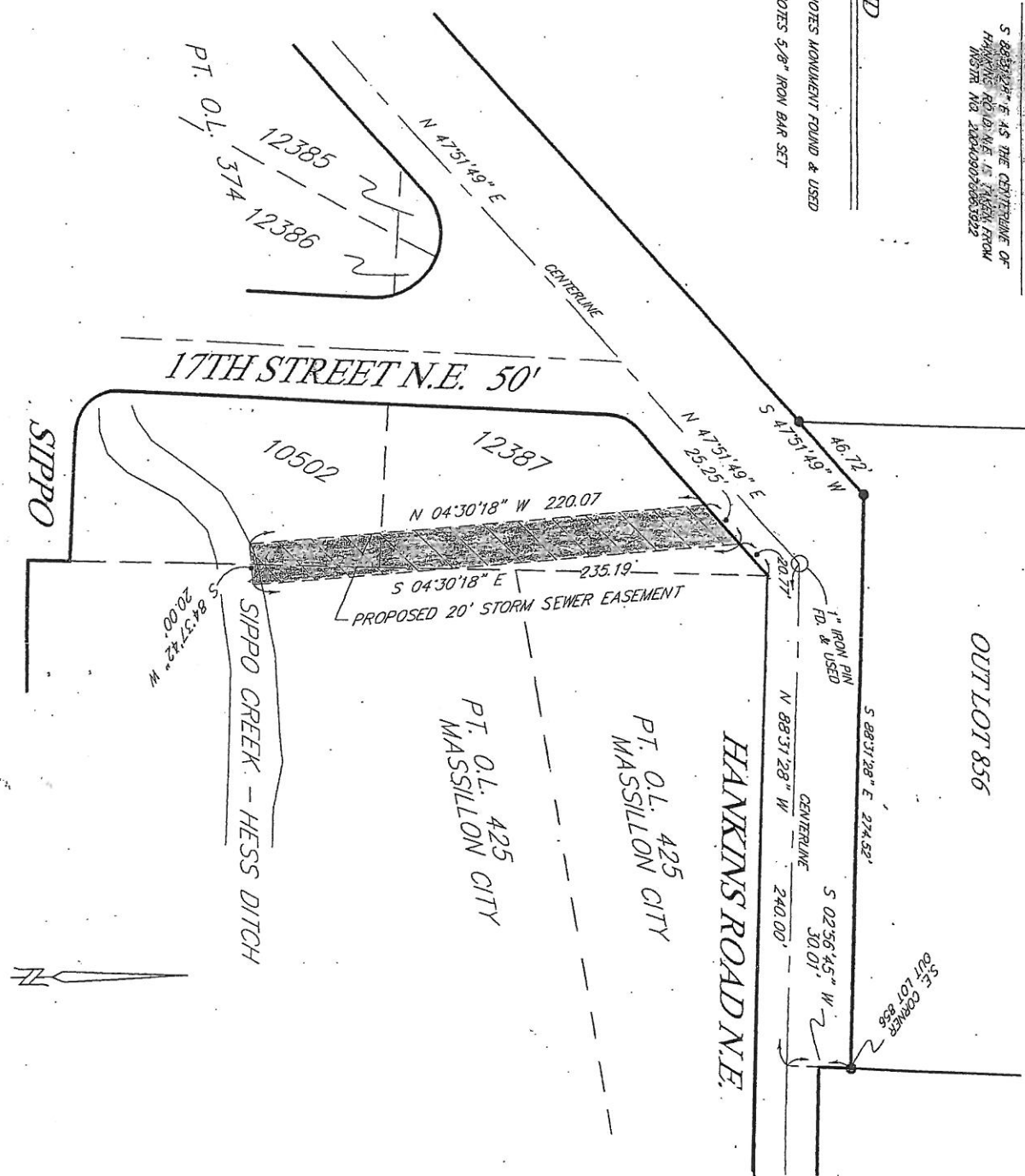
T. Lafferty
10.00 Acres
1705/113,131

North

S 02°56'45" E AS THE CENTERLINE OF HANKINS ROAD N.E. IS TAKEN FROM INSTR. NO. 200403070000322

LEGEND

- - DENOTES MONUMENT FOUND & USED
- - DENOTES 5/8" IRON BAR SET



Easement Plat - Furnas Park

Property Description: Out Lot 425 and lots 10525, 12387, located on the south side of Hankins Road NE, east of 17th Street NE. The request is to dedicate a 20-foot wide storm sewer easement to serve the proposed Concord Village development. The parcels are zoned R-3 Single Family Residential and are owned by the City of Massillon Park system as Furnas Park Dog Park. This easement will also require approval by the Park & Recreation Board and City Council.

Applicant: Providence Development / Robin Warstler

HOOVER & ASSOCIATES, Inc.

Professional Surveying Services

5782 Huckleberry Street N.W.
North Canton, Ohio 44720
phone (330) 494-6744