



The City of Massillon, Ohio

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

Michael J. Loudiana
Dir. of Public Safety & Service
330.830.1702

Housing Department
Marilyn E. Frazier, Director
330.830.1717

February 14, 2007

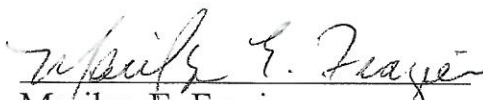
TO: Massillon Planning Commission

Dear Member:

The February 14, Planning Commission meeting that was cancelled due to the weather, has been rescheduled for *Wednesday, February 21, at 4:00 in the Mayor's office*. A new agenda is enclosed. If you cannot attend, please contact this office at 330.830.1717 to advise.

Thank you for your dedication and continued efforts as a member of the Planning Commission.

Sincerely,


Marilyn E. Frazier
Commission Clerk

MEF/ky

enclosure

A G E N D A
MASSILLON PLANNING COMMISSION
February 21, 2007 **4:00 P.M.**
MAYOR CICCHINELLI'S OFFICE

1. *Approval of the Minutes for the Commission Meeting of January 10, 2007.*

2. *New Business*

Replat – 333 and 339 27th Street SE

Location: Lots 16323 and 16324, located on the west side of 27th Street SE, north of Harsh Avenue SE. The request is to modify the existing property lines between the two parcels. Both lots have existing homes and are zoned R-1 single family Residential.

Applicant: Carol and Troy Sargent

Final Plat – Ballinger Estates Phase 2

Location: Out Lot 303, located on the west side of 16th Street SE, south of Gibson Avenue. The request is to plat 14 new residential lots and includes the extension of 15th Street SE, Ballinger Avenue SE, and additional right of way for 16th Street. The property is zoned RM-1 Multi-Family Residential.

Applicant: Massillon Homes LLC

Easement Plat - Nova Drive SE

Location: Out Lot 596, located on the west side of Nova Drive SE, north of Nave Road. Electric Melting Services is requesting storm sewer easement to run drainage pipe for their new building. The property is owned by the City of Massillon and is zoned I-1 Light Industrial..

Applicant: EMSCO / City of Massillon

Replat - Tommy Henrich Drive NW

Location: Parts of Out Lot 11, located on the east side of Tommy Henrich Drive NW, north of Lincoln Way West. A portion of this property is being sold to Elum Music Co. from the City of Massillon. The request is to then combine the three existing lots together to form (1) new lot. The property is zoned B-3 General Business.

Applicant: City of Massillon / Elum Music Company

Replat and Dedication Plat - Tommy Henrich Drive NW

Location: Parts of Out Lots 12, 13, 14; Lots 400-406, 9249, 10888, 10889, and 10956; located on the west side of Tommy Henrich Drive NW, north of Lincoln Way West. The request is to combine the existing lots together to form (1) new lot approximately 3.347 acres. This plat includes property to be dedicated for the right of way of existing Tommy Henrich Drive NW. The property is owned by the City of Massillon and is zoned B-2 Central Business, B-3 General Business and I-1 Light Industrial.

Applicant: City of Massillon

3. Old Business

A G E N D A
MASSILLON PLANNING COMMISSION
February 14, 2007 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 10, 2007.*
2. *New Business*

Replat – 333 and 339 27th Street SE

Location: Lots 16323 and 16324, located on the west side of 27th Street SE, north of Harsh Avenue SE. The request is to modify the existing property lines between the two parcels. Both lots have existing homes and are zoned R-1 single family Residential.

Applicant: Carol and Troy Sargent

Final Plat – Ballinger Estates Phase 2

Location: Out Lot 303, located on the west side of 16th Street SE, south of Gibson Avenue. The request is to plat 14 new residential lots and includes the extension of 15th Street SE, Ballinger Avenue SE, and additional right of way for 16th Street. The property is zoned RM-1 Multi-Family Residential.

Applicant: Massillon Homes LLC

Easement Plat - Nova Drive SE

Location: Out Lot 596, located on the west side of Nova Drive SE, north of Nave Road. Electric Melting Services is requesting storm sewer easement to run drainage pipe for their new building. The property is owned by the City of Massillon and is zoned I-1 Light Industrial..

Applicant: EMSCO / City of Massillon

Replat - Tommy Henrich Drive NW

Location: Parts of Out Lot 11, located on the east side of Tommy Henrich Drive NW, north of Lincoln Way West. A portion of this property is being sold to Elum Music Co. from the City of Massillon. The request is to then combine the three existing lots together to form (1) new lot. The property is zoned B-3 General Business.

Applicant: City of Massillon / Elum Music Company

Replat and Dedication Plat - Tommy Henrich Drive NW

Location: Parts of Out Lots 12, 13, 14; Lots 400-406, 9249, 10888, 10889, and 10956; located on the west side of Tommy Henrich Drive NW, north of Lincoln Way West. The request is to combine the existing lots together to form (1) new lot approximately 3.347 acres. This plat includes property to be dedicated for the right of way of existing Tommy Henrich Drive NW. The property is owned by the City of Massillon and is zoned B-2 Central Business, B-3 General Business and I-1 Light Industrial.

Applicant: City of Massillon

3. Old Business

Massillon Planning Commission
January 10, 2007

The regular session on January 10, 2007 at 7:30 P.M. was held in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Todd Locke
Susan Saracina
David Hersher

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the December 13, 2006, Planning Commission meeting. Mr. Johnson moved for approval, seconded by Mr. Locke, motion unanimously carried.

The next item under New Business was a lot split/replat presented by Mr. Haines.

Lot Split/Replat – Neocom Industrial Park No. 3

Location: Part of Out Lot 569, located on the west side of Millennium Blvd. SE, north of Navarre Road. The request is to split a 10.523 acre lot from the larger tract for proposed industrial development. The property is zoned I-2 Industrial.

Applicant: Miller Land Development/Massillon Development Foundation

The proposed new lot would be developed as an industrial use. Gene Boerner was present representing Miller Land Development. He stated the company, who is purchasing the land will be announcing their intentions in the near future. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The next item was a replat presented by Mr. Haines.

Replat – 727 14th Street SE

Location: Lots 8280 and 8281, located on the west side of 14th Street SE, north of Walnut Road. The request is to combine the existing lots together to form one (1) new lot. The property is zoned R-1 Single Family Residential.

Applicant: John Berger

There is a house on one of the lots. Mr. Berger was present and stated he will have the property surveyed. Mr. Johnson moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

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

Replat and Dedication – 14th Street SE, 16th Street SE

Location: Lot 3406, located on the east side of 14th Street SE; and Lots 3419 and 3420, located on the west side of 16th Street SE, just south of Walnut Road. The request is to split the three (3) existing lots each in half to form six (6) new lots. These properties are part of the Ballinger Estates Phase 2 Project. The property is zoned R-1 Single Family Residential. The proposal includes a small amount of R/W dedication for 16th Street SE.

Variance Request: Section 1177.01, minimum frontage for lot in R-1 Zoning District.
Zoning requires 65' frontage on public street.
Proposed lots are 56.10' frontage.

Applicant: Massillon Homes LLC

Mr. Haines explained that this property is a part of Massillon Homes II. The developer wishes to split three of the lots in this subdivision in half to create six (6) building lots. A variance on required frontage is a part of the request. Mary Hada, of NRP Group, was present. She explained this action is needed to develop the thirty (30) homes as planned. NRP attempted to purchase other lots, but experienced a lot of problems doing so, for various reasons, which resulted in less than the required thirty (30) lots.

Mrs. Saracina asked if the houses would be similar to Massillon Homes I. The answer was yes, but possibly with some upgrades. Mrs. Saracina also asked about the acceptance of Section 8. The reply was if a proposed tenant had subsidy, it would be accepted. Mr. Locke then moved for approval of the replat and dedication, including the variance of minimum frontage requirement, seconded by Mr. Hersher, motion unanimously carried.

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

Replat and Dedication – 32nd Street NW

Location: Lot 10213 and Out Lot 206, located on the west side of 32nd Street NW, north of Lincoln Way West. The request is to combine the existing lots together to form one (1) new lot. The property is zoned R-2 Single Family Residential.

The City Engineer's Office will require the dedication of the existing R/W of 32nd Street NW for this proposal.

Applicant: Crockett Homes/David Hayes

The existing house on one of the lots will be demolished and a new house constructed. Mr. Hayes of Crockett Homes was present representing the owner. Mayor Cicchinelli asked about the value of the new home. Mr. Hayes replied approximately \$230,000. Mrs. Saracina moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The final item of the evening was a rezoning request presented by Mr. Aaby.

Rezoning Request – Lincoln Way East

Location: Lots No. 4328 – 4330, located on the south side of Lincoln Way East between 21st and 22nd Streets SE.

Zone change: From: RM-1 Multiple Family Residential
To: B-1 Local Business

Proposed use: Construct an approximate 8,000 square foot commercial building on this property.

Applicant: Andrew Oser

Mr. Aaby explained that in accordance with a zoning plan which is a part of a comprehensive plan for the City, the north side of Lincoln Way East has been developed as B-1 General Business, and the south side has remained residential. The zoning code defines the area as a transition zone. There have been numerous requests to rezone the south side. Mr. Aaby asked the question, “*Is it time to re-visit the zoning plan?*” He added that the following are some of the issues to be considered:

- 1.) The use and zoning of nearby properties
- 2.) The characters of the neighborhood
- 3.) It’s effect on property values
- 4.) The relative gain to the public

Andrew Oser, property owner, was present. He commented that the property is vacant, therefore generating little money in taxes. If developed, the City’s tax base would increase substantially. Verizon Wireless is interested in the property. Mike Liyeos and Barry McDonald, of Insite Real Estate, real estate managers for Verizon, were also present. The following spoke against the request:

Carl Oser, of 8201 Kellydale N.W., said the City’s Master Plan is outdated. He also said this development would help the tax base. He asked for cooperation.

Phil Jones, 131 23rd Street SE, would like his neighborhood to remain as it is.

Mike Saracina, 504 Lincoln Way East, expressed oppositon.

Dale Maurer, 129 25th Street SE, would like the zoning to remain RM-1.

Jeff Santucci, 130 25th Street SE, stated his neighbors, like family, stick together.

Marissa Riley, 129 22nd Street SE, commented that she’s concerned about children’s safety.

Scott Renzenbrink, 2027 Lincoln Way East, asked why this development couldn’t be placed on the other side of Lincoln Way East.

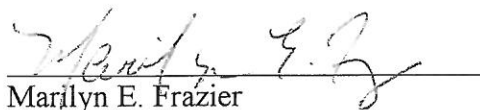
Father Bill Bantz, 2032 Vermont SE, said the residents like their neighborhood, and asked the Commission to support them.

Mayor Cicchinelli told the Verizon representatives that he would work with them to find a different site in Massillon. He added that developers and the City must be sensitive to existing zoning and property owners. Mr. Locke commented on the importance of being a good neighbor. He asked if this was turned down, would other locations be considered?

Mr. Liyeos responded that other locations had been explored. He added, if this site doesn't work out, it would probably be a year before another suitable site is found in Massillon. Mayor Cicchinelli then stated if Verizon wants to be in Massillon, the City will work with them to find a suitable location, adding that Mr. Oser could be a part of the process. Mayor Cicchinelli then moved to deny the request, seconded by Mrs. Saracina, the vote to deny was approved 5 – 1.

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

Respectfully submitted,



Marilyn E. Frazier
Housing Director

Approval:

MEF/ky

Replat - 333 and ^39 27th Street SE

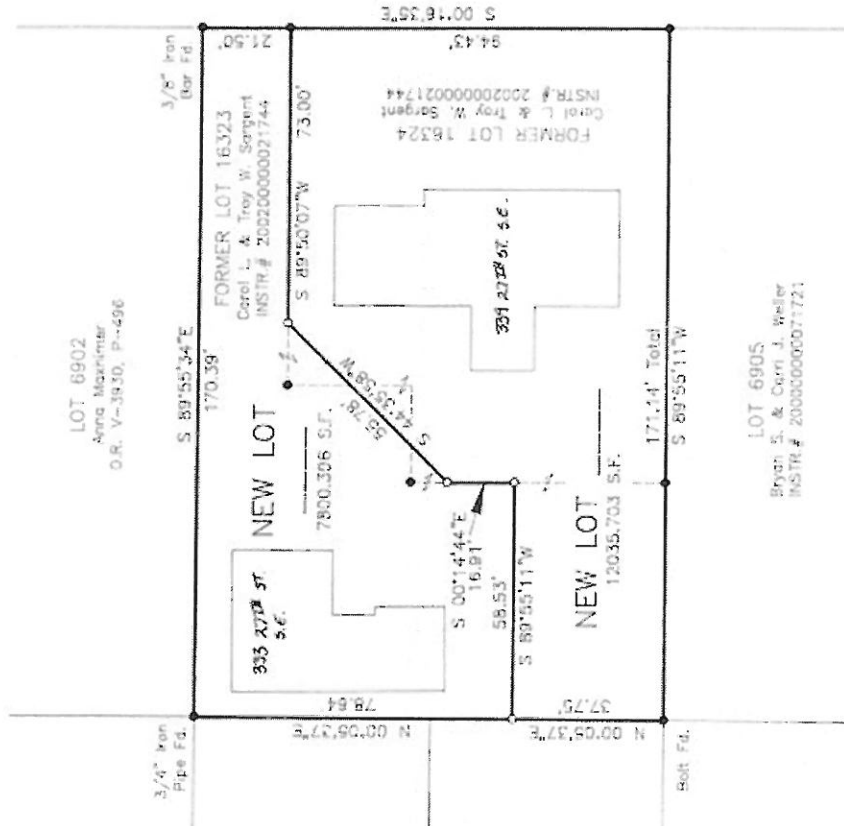
Location: Lots 16323 and 16324, located on the west side of 27th Street SE, north of Harsh Avenue SE. The request is to modify the existing property lines between the two parcels. Both lots have existing homes and are zoned R-1 single family Residential.

Applicant: Carol and Troy Sargent



REPLAT & RENUMBER

OF LOTS 16323 & 16324
OF A REPLAT, PLAT VOL. 69, PG. 102.
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO



I Certify This Survey And Plat To Be Correct
To The Best Of My Knowledge.

Date _____ Ronald G. Rudolph, P.E. No. 6448



**R.G. Rudolph
SURVEYING, INC.**
223 W. Liberty St.
Maumee, Ohio 44851
Phone: 261-0039
Fax: 261-1234

Basis of Bearings: S 00°16'35"E along 27TH Street
from Plat Vol. 69, Pg. 102.

19836.099 SQR. FT. IN LOT
+ 0.000 SQR. FT. IN DEDICATION
19836.099 SQR. FT. TOTAL

REFERENCE SURVEYS
Plat Vol. 12, Pg. 32
Plat Vol. 69, Pg. 102



- 5/8" Bar Found With Ident Cap
"DEBEL" Unless Otherwise Noted.
- 5/8" x 30" Bar With
Yellow Plastic Cap
Marked 6448



NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

Known All Men By These Presents, That We The Undersigned, Owners Of The
Land Shown On This Plat, Have Caused The Same To Be Surveyed And Platted
As Shown And Do Herewith Acknowledge This To Be Our Own Free Act And Deed.

Witness Our Hands This _____ Day Of _____, 200__

CENSORS

Carol L. Sargent _____ Troy W. Sargent _____

STATE OF OHIO
COUNTY OF _____

Before Me, A Notary Public In And For Said County and State,
Personally Appeared The Above Who Acknowledged That They Did Sign
The Forgoing And That This Same Was Their Own Free Act And Deed.
Signed And Sealed This _____ Day Of _____, 200__

Notary Public
My Commission Expires _____

Approved This _____ Day Of _____, 200__ By The City Of Massillon
Planning Commission

By _____

By _____

Approved This _____ Day Of _____, 200__ By The City Of Massillon
Engineers Office.

Lot Numbers _____ & _____ Assigned By Massillon City Engineer.

By _____

Received For Transfer This _____ Day Of _____, 200__ By The Stark County
Auditor's Office.

By _____

Received For Recording This _____ Day Of _____, 200__ By The Stark County
Recorder's Office.

By _____

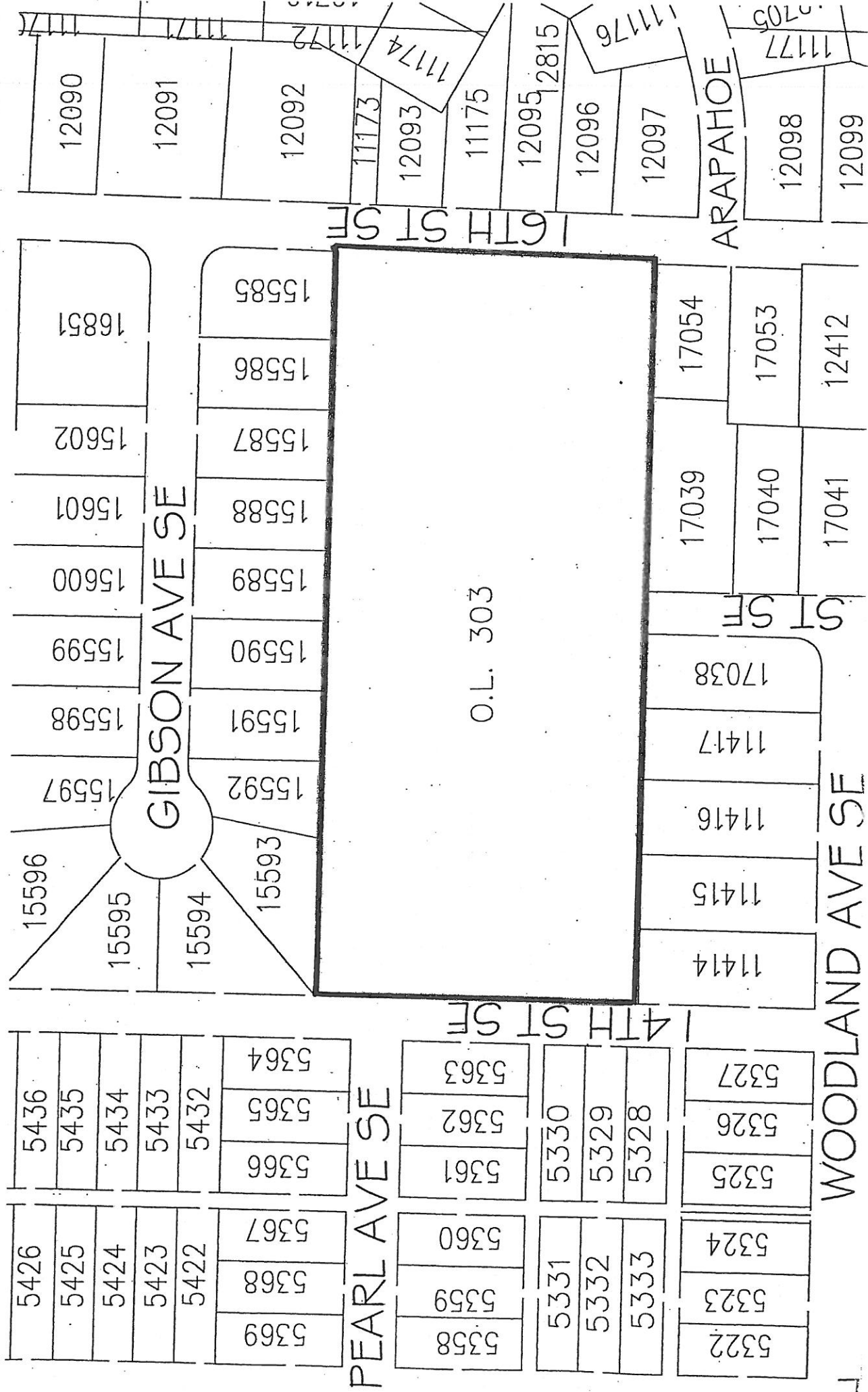
Recorded in Official Recorder's Number _____

At _____ O'Clock _____ M.

Final Plat - Baller Estates Phase 2

Location: Out Lot 303, located on the west side of 16th Street SE, south of Gibson Avenue. The request is to plat 14 new residential lots and includes the extension of 15th Street SE, Ballinger Avenue SE, and additional right of way for 16th Street. The property is zoned RM-1 Multi-Family Residential.

Applicant: Massillon Homes LLC

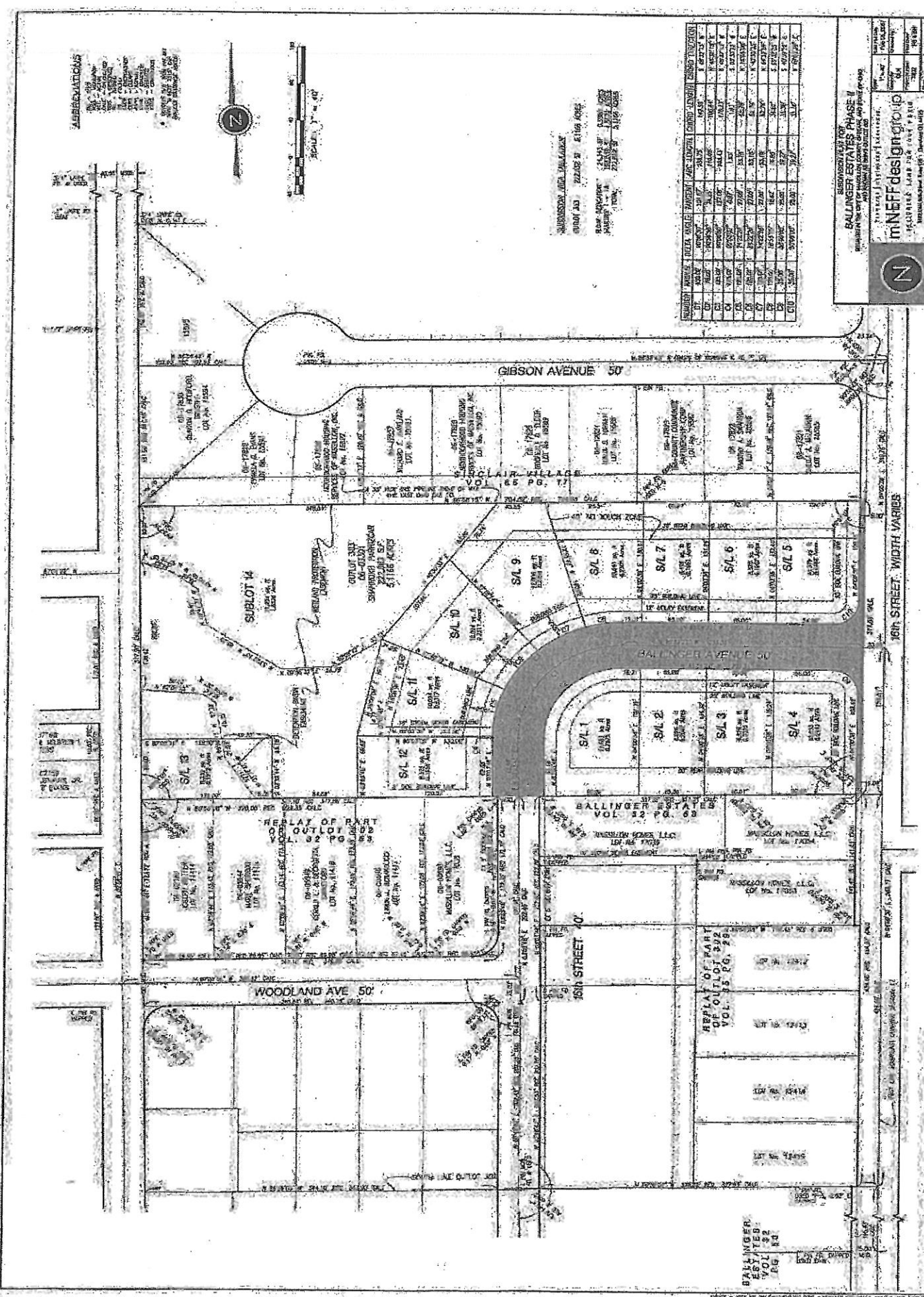


[Faint handwritten notes, possibly bleed-through from the reverse side.]

[illegible][illegible]

BALLINGER ESTATES PHASE II

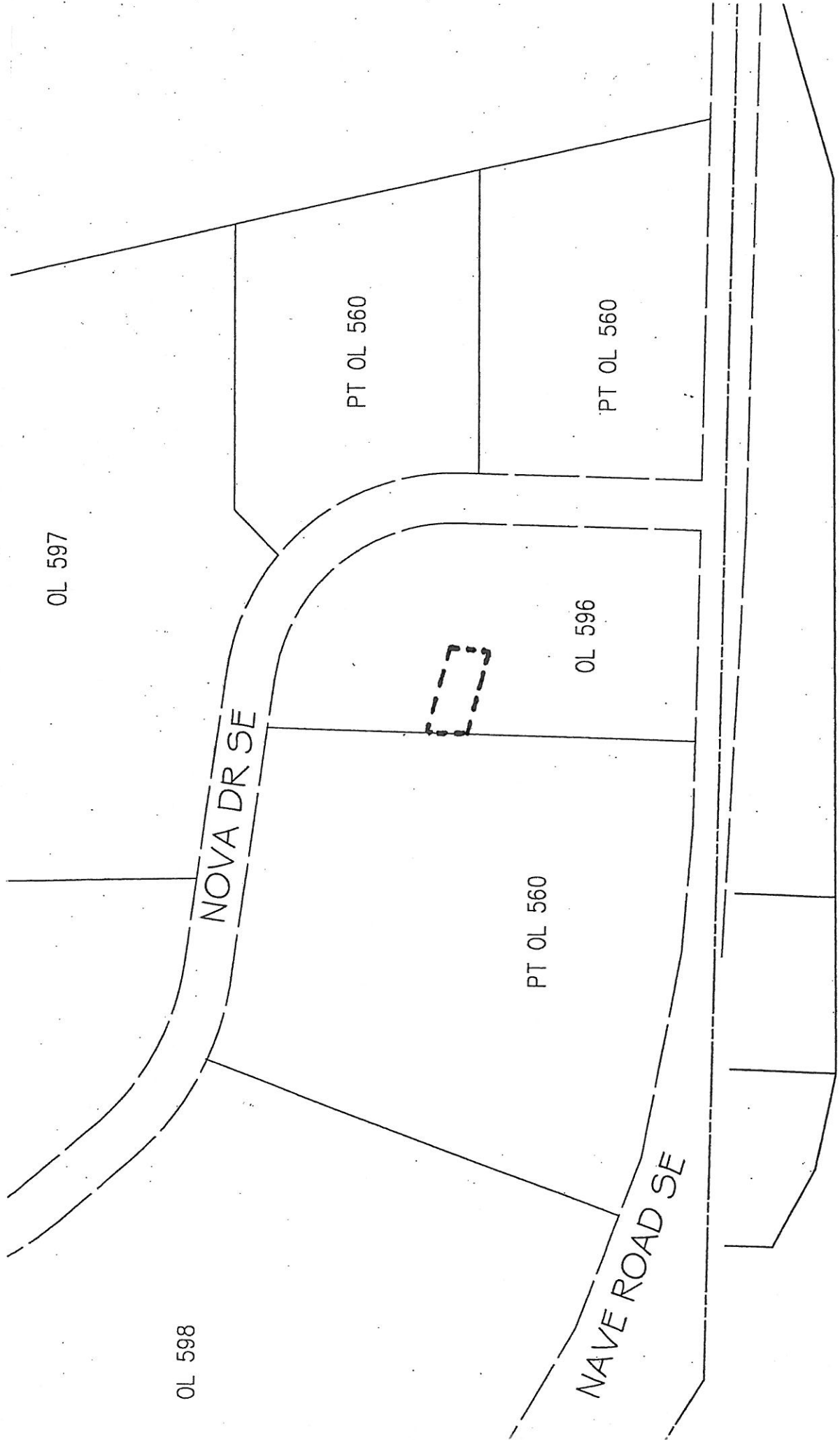
mNEFF design group



Easement Plat - Nova Drive SE

Location: Out Lot 596, located on the west side of Nova Drive SE, north of Nave Road. Electric Melting Services is requesting storm sewer easement to run drainage pipe for their new building. The property is owned by the City of Massillon and is zoned I-1 Light Industrial..

Applicant: EMSCO / City of Massillon



U.S. ROUTE 30

LOCATED IN DUT LOT 696
CITY OF MASSILLON
STARK COUNTY, OHIO

RECORD PLAT

SALES OF THE YEAR

CITY OF MASSILLON
STARK COUNTY, OHIO



1. THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN
P. 3. 7151

ACCEPTANCE:

WE, THE CITY OF MASSACHUSETTS, REPRESENTED BY MIKE
LOUTIANA, SAFETY SERVICE DIRECTOR, OWNER OF THE LAND
SHOWN HEREON, DO HEREBY GRANT THE STORM SEWER
EASEMENT SHOWN HEREON.

MIKE LOUDIANA, SAFETY SERVICE DIRECTOR

SEKILTA

PSYCHIA

COUNTY OF STARK
STATE OF OHIO
S.S. BEFORE ME A NOTARY
PUBLIC IN AND FOR THE
SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE
SIGNED MIKE LOUBIANA WHO ACKNOWLEDGED SIGNING THE
FOREGOING INSTRUMENT IN WITNESS WHEREOF I HEREUNTO
SET MY HAND AND OFFICIAL SEAL AT
OHIO, THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC

APPROVALS

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION
AT A MEETING HELD THE _____ DAY OF _____, 2007.

CHAIRMAN

SECRET

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO
BY ORDINANCE _____ PASSED THIS
DAY OF _____, 2007.

PRESIDENT

CHAPTER 1

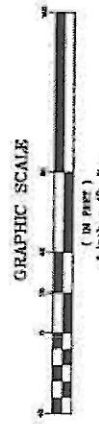
ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2007.

STARK COUNTY AUDITOR

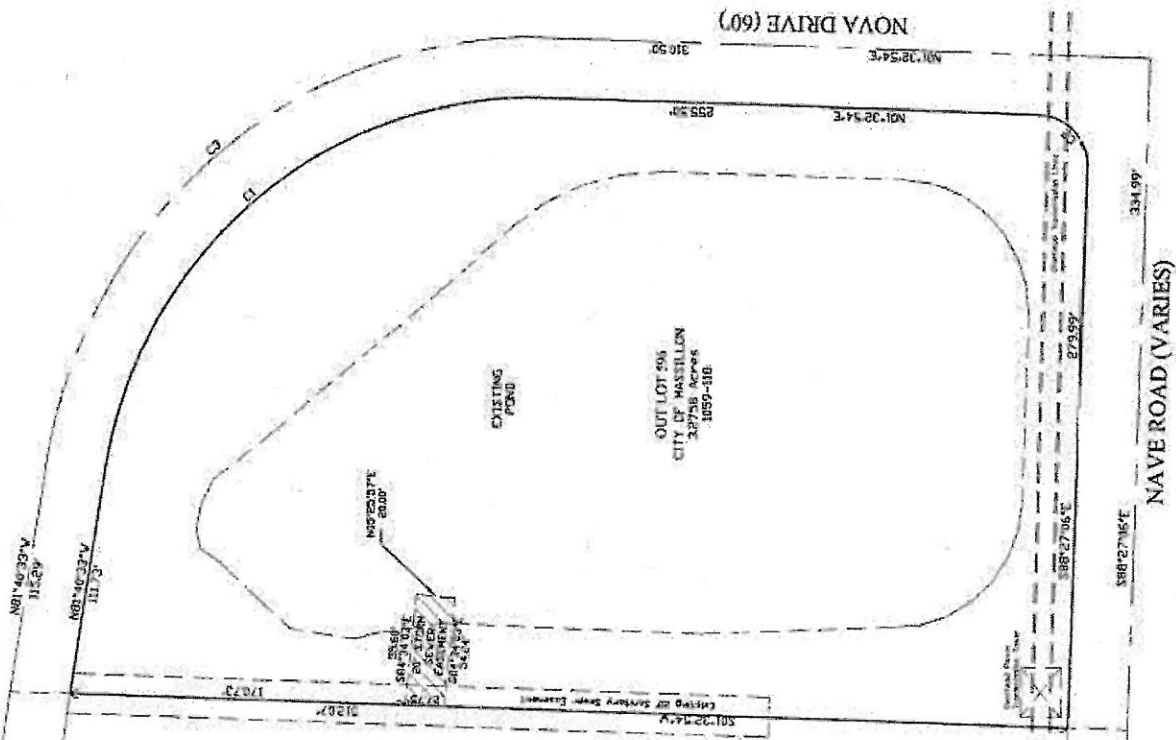
RECEIVED FOR RECORD THIS DAY OF 2017.

STARK COUNTY RECORDED

NORTH IS BASED UPON
AN ASSUMED MERIDIAN
AND IS TO BE USED FOR
REFERENCE ONLY.



OUT LOT 500
ELECTRIC MELTING
SERVICE CO. INC.
50036 ACRES
620-1300



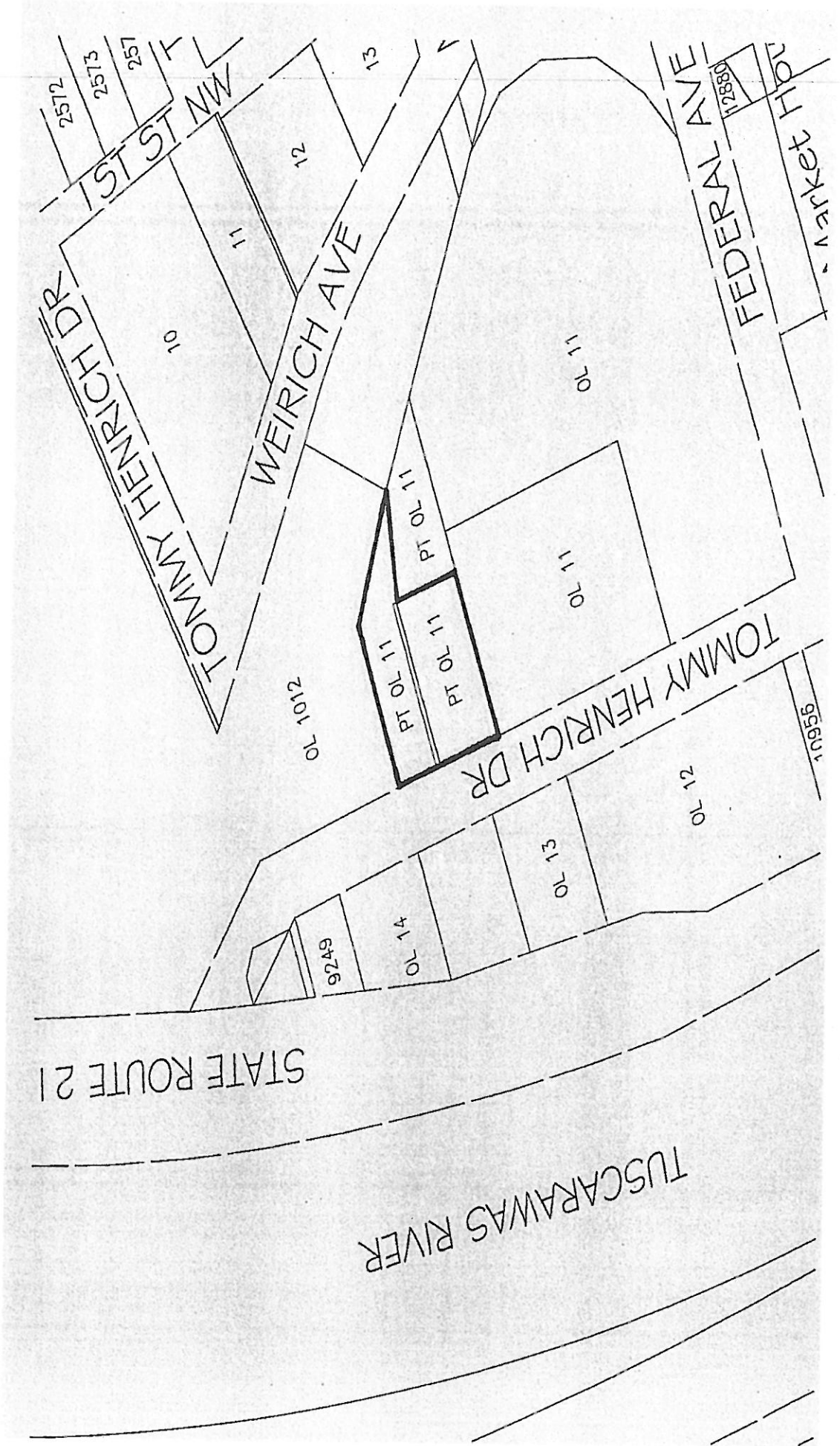
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CLARING
C1	319.55	120.00	50°15'24"	292.19	140°03'48"
C2	372.27	25.00	50°00'00"	307.56	146°22'34"E
C3	367.13	250.00	83°15'24"	332.64	140°13'48"

PREPARED BY:
ALBAN SURVEYING CO.
 30 Aspen Park
 Highland Heights, Off 44143
 Phone: 440-210-1100

Replat - Tommy Henrich Drive NW

Location: Parts of Out Lot 11, located on the east side of Tommy Henrich Drive NW, north of Lincoln Way West. A portion of this property is being sold to Elum Music Co. from the City of Massillon. The request is to then combine the three existing lots together to form (1) new lot. The property is zoned B-3 General Business.

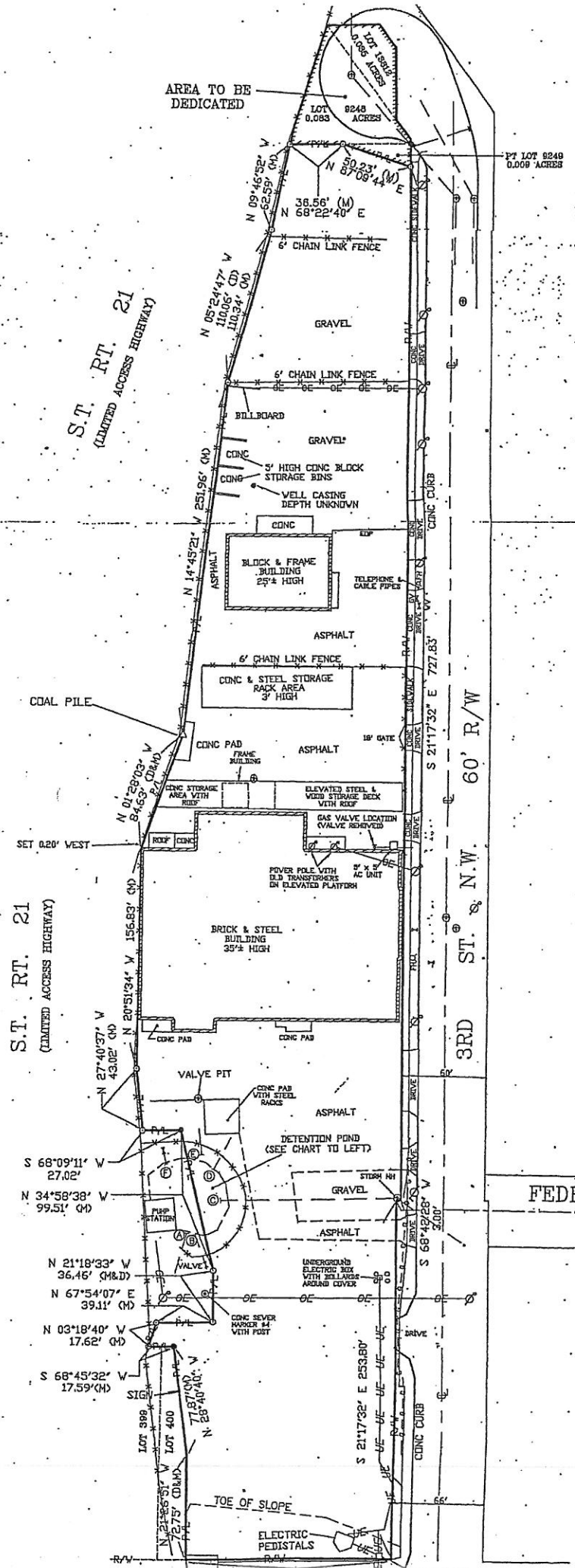
Applicant: City of Massillon / Elum Music Company



Replat and Dedication Plat - Tommy Henrich Drive NW

Location: Parts of Out Lots 12, 13, 14; Lots 400-406, 9249, 10888, 10889, and 10956; located on the west side of Tommy Henrich Drive NW, north of Lincoln Way West. The request is to combine the existing lots together to form (1) new lot approximately 3.347 acres. This plat includes property to be dedicated for the right of way of existing Tommy Henrich Drive NW. The property is owned by the City of Massillon and is zoned B-2 Central Business, B-3 General Business and I-1 Light Industrial.

Applicant: City of Massillon



WATER AVE NW

4th ST NW

TUSCARAWAS RIVER

STATE ROUTE 21

TOMMY HENRICH DR

LINCOLN WAY WEST

FEDERAL AVE NW

WEIRICH AVE

NORTH AVE

TOMMY HENRICH DR

9270

9269

9267

9268

9265

OL 21

OL 21

12397

401

402

403

404

405

406

10885

10886

10956

OL 12

OL 13

OL 14

9249

OL 11

OL 11

PT OL 11

PT OL 11

OL 1012

4603

Market House Ct

4604

12889

9114

0230

2575

2576

2577

2594

13

15

12

13

11

10