

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

1. *Approval of the Minutes for the Commission Meeting of February 21, 2007.*
2. *New Business*

Rezoning Request -- Ballinger Estates I and II

Location: Lots No. 17023-17029, Part of Lots No. 17030-17031, Lots No. 17036-17037, and Lots No. 17039-17054, and Out Lot 303; located on the west side of 16th Street SE, in the Ballinger Estates Subdivision.

Zone Change: From: R-T Two Family Residential & RM-1 Multiple Family Residential
 To: R-1 Single Family Residential

Proposed Use: To zone this property consistent with its use as a single family housing subdivision.

Applicant: Massillon Homes I LLC and Massillon Homes II LLC

Replat -- Hankins Road / Valerie Ave. NE

Location: Lots 17112, 17113, 17114, 17115, 17116, 17117; located on the north side of Hankins Road NE, west of Valerie Avenue. The request is to replat the (6) existing lots into (9) new residential lots. The property is zoned R-3 Single Family Residential.

Applicant: Debbie Ferrante / Gino & Louisa Perciballi

Replat - 14th Street NW

Location: Parts of Out Lot 122, located between 14th Street NW and 15th Street NW, north of Auburn Ave. The request is to combine the two existing parcels together to create (1) new building lot. The property is zoned R-1 Single Family

Applicant: Moe Rickett

Alley Vacation - Tremont Avenue SE

Location: An unnamed 10' alley, located between Tremont Ave. SE and Vermont Ave. SE, and running in an east / west direction between 16th St. SE and 18th St. SE. The request is to vacate that portion from 16th ST. SE easterly approximately 142.5' to the east line of lots 6154 and 6159.

Applicant: Gary Holderbaum / Cora Bulman

Replat - Tremont Avenue SE / Vermont Avenue SE

Location: Lots 6154 through 6159; located on the south side of Tremont Ave SE and the north side of Vermont Ave. SE. The request is to replat the lots into (2) new lots including the proposed vacated alley. The properties are zoned B-3 Business and R-1 Single Family.

Applicant: Gary Holderbaum / Cora Bulman

3. Old Business

Massillon Planning Commission February 21, 2007

The Massillon Planning Commission met in regular session on February 21, 2007, at 4:00 P.M. in the office of the Mayor, Massillon, Ohio. The following were present:

Members

Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Michael Loudiana
David Hersher
Todd Locke

Staff

Aane Aaby
Marilyn Frazier
Jason Haines
Keith Dylewski

The first item of business was the minutes for the Commission meeting of January 10, 2007. Mayor Cicchinelli moved for approval of the minutes as prepared, seconded by Mr. Hersher, motion unanimously carried.

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

Relat – 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

These two lots were previously split and are odd shaped. The purpose of the replat is to re-configure the lots and clean up the lot lines. Ron Rudolph, Surveyor, was present and briefly commented on the request. Mr. Hersher moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

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

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 include the extension of 15th Street SE, Ballinger Avenue SE, and additional right of way for 16th Street SE. The property is zoned RM-1 Multi-Family Residential.

Applicant: Massillon Homes LLC

A rezoning request for next month's agenda has been submitted to change the zoning to R-1 Single Family. Mary Hada added that the retention pond is being relocated to provide an additional building lot. Laurie Haas, an Engineer from M. Ness Design Group, was also present.

Mayor Cicchinelli moved for approval, seconded by Mr. Loudiana, motion unanimously carried.

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

Easement Plat – Nova Drive SE

Location: Out Lot 596, located on the west side of Nova Drive SE, north of Nave Road SE. 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

The new building is a warehouse which sits behind the site of the existing business. Jim Dyer, of EMSCO, Inc., was present and explained there is an existing storm sewer, and a 10-inch pipe will be installed. This item will be forwarded to Massillon City Council, and hopefully, passed as an emergency. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

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

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 Company from the City of Massillon. The request is to then combine the three existing lots together to form one new lot. The property is zoned B-3 General Business.

Applicant: City of Massillon/Elum Music Company

The City owns a small strip of land, which will be sold to Elum Music Company and used for parking. Elum Music has agreed to replat the three lots into one. Phillip Elum was present and said the surveyor's fee will be split between his company and the City. He added that this action will get trucks off the street. It will be an improvement for plaza tenants and customers. Mr. Locke moved for approval, seconded by Mr. Loudiana, motion unanimously carried.

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

Replat and Dedication Plat - Tommy Henrich Drive NW

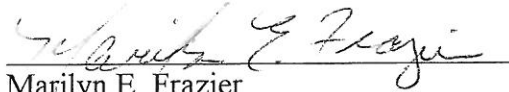
Location: Parts of Out Lots 12, 13, 14; Lots 400-406, 9249, 10888, 10889, and 10956; located on the west side of Tommy Henrich Drive NW, north of Lincoln Way West. The request is to combine the existing lots together to form one new lot approximately 3.347 acres. This plat includes property to be dedicated for the right of way 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

This is the site of the former Ohio Drilling Company, which is being offered for sale for future development. Mayor Cicchinelli commented that the developer is ready to proceed. After a brief discussion, Mayor Cicchinelli moved to approve the request for replat and dedication of the above mentioned property, and also to include necessary utility easements. The motion was seconded by Mr. Hersher, and unanimously carried.

There being no further business before the Commission, the meeting adjourned at 4:45 P.M.

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

Rezoning Request -- Ballinger Estates I and II

Location: Lots No. 17023-17029, Part of Lots No. 17030-17031, Lots No. 17036-17037, and Lots No. 17039-17054, and Out Lot 303; located on the west side of 16th Street SE, in the Ballinger Estates Subdivision.

Zone Change: From: R-T Two Family Residential & RM-1 Multiple Family Residential
To: R-1 Single Family Residential

Proposed Use: To zone this property consistent with its use as a single family housing subdivision.

Applicant: Massillon Homes I LLC and Massillon Homes II LLC



Replat – Hankins Road / Valerie Ave. NE

Location: Lots 17112, 17113, 17114, 17115, 17116, 17117; located on the north side of Hankins Road NE, west of Valerie Avenue. The request is to replat the (6) existing lots into (9) new residential lots. The property is zoned R-3 Single Family Residential.

Applicant: Debbie Ferrante / Gino & Louisa Perciballi



I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE BY ME THIS 2ND DAY OF FEBRUARY, 2021 AND THAT THE SURVEY BALANCES AND CLOSURES AND THE MEASUREMENTS SHOWN HEREON ARE SET AS SHOWN ON SMALL BE SET AS SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT

Robert P. Linder
AGENT & ADVISOR
CHS REG. NO. 6155

KNOW ALL MEN BY THESE PRESENTS, THAT GINO AND LOUISA PERCIBALLI, THE OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HEREBY SET MY HAND THIS 9TH DAY OF FEBRUARY 2022.

OWNERS
Line Lushak-
LOU PERABALL

STATE OF OHIO } ss
COUNTY OF STARK }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE MENTIONED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW, SWORN TO AND SUBSCRIBED BEFORE ME THIS 03 DAY OF SEPTEMBER 2022.

Barrie Klover

APPROVED BY THE MASSILLON CITY PLANNING COMMISSION AT A MEETING HELD THIS _____ DAY _____ 20____

APR 13 2005

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 20____,
AND LOT NUMBERS ASSIGNED:

MASSILLON CITY ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS
HEREIN OFFERED FOR PUBLIC USE THIS _____ DAY OF _____, 20____.

MISSIONARY ADVISORY BOARD

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSACHUSETTS BY ORDINANCE No. _____ PASSED THIS _____ DAY OF _____ 19____

PRESIDENT

DISCUSSION

STAY AWAY

STARX COUNTY RECORDER

REPLAT
LOTS 17112 THRU 17117
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

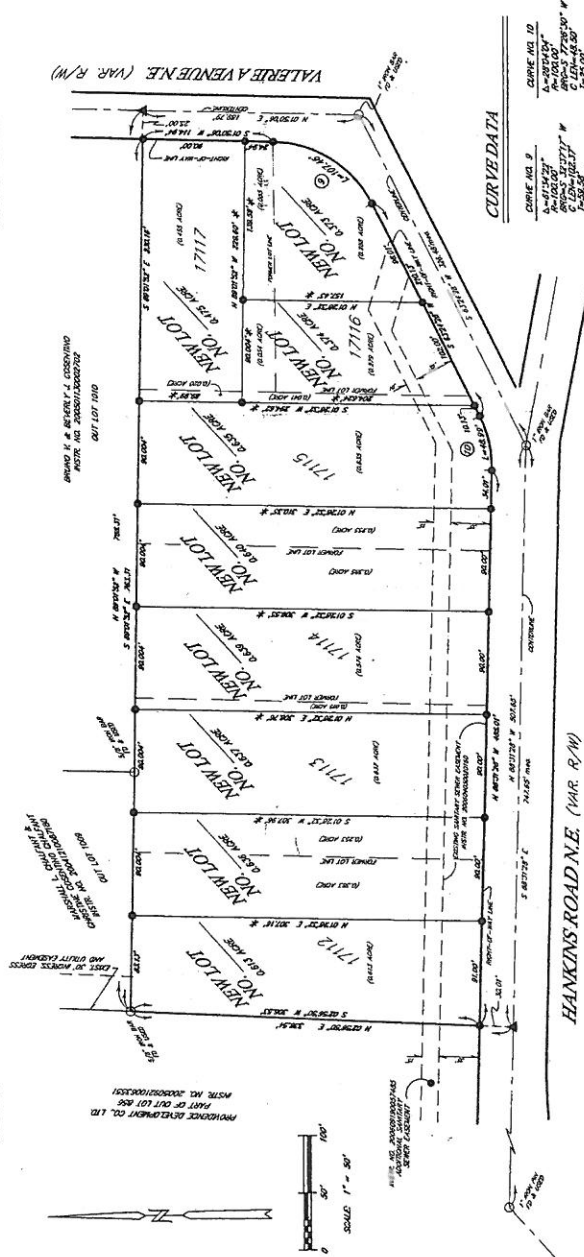
ACKNOWLEDGMENTS

AREA TO BE REPLANTED.....5.022 ACRES

BASIS OF HEARINGS

88°51'28" W AS THE CENTERLINE OF
BARROWS ROAD N.E. IS TAKEN FROM
N557R. MEZ 20040300/20081027

VICINITY MAP



DATA USED

STANK COUNTY TAX MAPS
STARK COUNTY - 417-925 5117-434
151-157 508-866 2282-404 618-819
CR 3000042230 MS78 AQ 3004090700K3022
MS78 AQ 3005092700K3551

SURFETS
PAPER - DATED FEB 27, 1960
CUMMEL - DATED OCT. 20, 1963
BACHTE - DATED AUG 16, 1965
MOORE - DATED JULY 2005

ZONING

DRIVING R-1 J
RETBACKS
FRONT YARD 30°
REAR YARD 35°

LEGEND

- - DENOTES MONUMENTATION FOUND & USED
- - DENOTES 5/8" IRON BAR SET ON TO WE SET
- ▲ - DENOTES P.K. NAIL SET.

NOTES

1. IRON BARS TO BE SET AT ALL LOT CORNERS AND CURVE POINTS
2. LOTS 17112 THRU 17117 WERE REPLANTED 6-2-08 PER INSTRUMENT NO. 20060002033594

Replat - 14..1 Street NW

Location: Parts of Out Lot 122, located between 14th Street NW and 15th Street NW, north of Auburn Ave. The request is to combine the two existing parcels together to create (1) new building lot. The property is zoned R-1 Single Family

Applicant: Moe Rickett



Alley Vacation - Tremont Avenue SE

Location: An unnamed 10' alley, located between Tremont Ave. SE and Vermont Ave. SE, and running in an east / west direction between 16th St. SE and 18th St. SE. The request is to vacate that portion from 16th ST. SE easterly approximately 142.5' to the east line of lots 6154 and 6159.

Applicant: Gary Holderbaum / Cora Bulman



Replat - Tremont Avenue SE / Vermont Avenue SE

Location: Lots 6154 through 6159; located on the south side of Tremont Ave SE and the north side of Vermont Ave. SE. The request is to replat the lots into (2) new lots including the proposed vacated alley. The properties are zoned B-3 Business and R-1 Single Family.

Applicant: Gary Holderbaum / Cora Bulman

