

A G E N D A
MASSILLON PLANNING COMMISSION
APRIL 11, 2007 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of March 14, 2007.*
2. *New Business*

Rezoning Request – Lincoln Way East

Property Description: Lots No. 4332 – 4339, located on the south side of Lincoln Way East between 22nd and 23rd Streets SE. The total site is approximately 1.81 acres in size.

Zone Change From: RM-1 Multiple Family Residential

Zone Change To: B-1 Local Business

Applicant: Carl Oser

Proposed Use: Commercial development.

Rezoning Request – 3rd & Federal NE

Property Description: Lots No. 369, 370, 371, 375, and 376, located on the block bounded by Federal Ave NE, 3rd Street NE, North Ave NE, and 4th Street NE. The total site is approximately 0.76 acres in size.

Zone Change From: RM-1 Multiple Family Residential

Zone Change To: B-2 Central Business District

Applicant: Mike Boylan

Proposed Use: Longfellow Mews, a proposed development of 13 residential townhouses with possible mixed business uses.

Rezoning Request -- Lincoln Centre Phase III Area

Location: Part of Out Lot 1020, located on the west side of Tommy Henrich Dr NW.

Zone Change: From: B-3 General Business and I-1 Light Industrial

To: B-2 Central Business District

Applicant: City of Massillon

Proposed Use: The City intends to convey this property for private commercial development as part of the Lincoln Center Phase III Project. The total project site is 3.347 acres.

Sewer Easement Vacation / Dedication - Harsh Ave. SE

Location: Parts of Out Lot 378, located between 16th Street SE and 20th Street SE, north of Harsh Ave. The request is to vacate the existing 10' wide sanitary sewer easement and dedicate a new 25' wide easement. The property is zoned R-1 Single Family Residential.

Applicant: Massillon Board of Education

Replat - Venture Circle SE

Location: Out Lots 995 and 996, located on the east side of Venture Circle SE, north of Nave Road. The request is to combine the two existing parcels together to create (1) new building lot. The property is zoned I-1 Light Industrial.

Applicant: Beaver Excavating Company

Replat and Dedication Plat - Hankins Road NE

Location: Parts of Out Lots 344, located on the south side of Hankins Road NE, east of Phillips Road. The request is to split a 0.031 acre tract and combine it with the neighboring lot; replat both lots with new lot numbers; and dedicate the existing right-of-way for Hankins Road. The property is zoned R-1 Single Family Residential.

Applicant: Victoria Spuhler / John & Patricia Racine

3. Old Business

Massillon Planning Commission

March 14, 2007

The Massillon Planning Commission met in regular session on March 14, 2007, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Chairman Rev. David Dodson
Todd Locke
Sheila Lloyd
Joseph Luckring
David Hersher

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes of the February 21, 2007, meeting. Mr. Locke moved for approval, seconded by Mr. Hersher, motion unanimously carried.

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

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

Phase I of Ballinger Estates has been completed and is presently occupied. The final plat of Ballinger Estates II was considered at last month's Planning Commission meeting and is currently before City Council. The proposed development can proceed under the present zoning classification, however, this action will prevent properties from being converted to duplexes.

Ken Outcalt was present from the NRP Group. He added that the zoning would protect the area. He also commented on their plans to provide a buffer for Sinclair Village.

Diane Barboza of 1440 Gibson Avenue, S.E., was present and expressed appreciation to NRP for downsizing the development and providing a buffer.

Gayle Gamble of 1400 Gibson Avenue, S.E., was also present and said she "echoes" Mrs. Barboza's comments.

There was a brief discussion about NRP's intention to donate land being used as a buffer to the City. It appears this decision is only in a preliminary discussion stage, and no decision has been made. Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously approved.

The next item of business was a replat by Mr. Haines.

Replat – Hankins Road/Valerie Avenue 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 and Louisa Perciballi

Concord Hill Circle hasn't been constructed. The developer is proposing nine building lots instead of six. Debbie Ferrante was present and said they intend to build nine single family homes. Mr. Locke asked for clarification of what appeared to be a road, but was actually a sewer easement. Ms. Ferrante also commented that driveways would come off of Hankins and Valerie. Mr. Locke then moved for approval, seconded by Mr. Hersher, motion unanimously carried.

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

Replat – 14th Street NW

Location: Parts of Out Lot 122, located between 14th Street NW and 15th Street NW, north of Auburn Avenue. 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

Mr. Haines commented that this action would clean up this situation. Sandra Rickett was present. Mr. Haines explained the south side of this parcel has existing utilities on it, but an easement hasn't been recorded, but should be. Mr. Locke moved to approve the request, including providing a utility easement on the south side. Mr. Hersher seconded the motion, which was unanimously carried.

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

Alley Vacation – Tremont Avenue SE

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

Applicant: Gary Holderbaum/Cora Bulman

Mr. Haines stated this item and the following one which was a replat, were concerning the same property, and he would present them together and ask the Commission to consider them together.

Replat – Tremont Avenue SE/Vermont Avenue SE

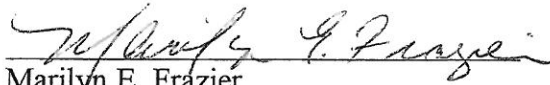
Location: Lots 6154 through 6159; located on the south side of Tremont Avenue SE and the north side of Vermont Avenue SE. The request is to replat the lots into (2) new lots including the proposed vacated alley. The properties are zoned B-3 Business and R-1 Single Family.

Applicant: Gary Holderbaum/Cora Bulman

This is an alley, which was never built. Mr. Holderbaum wishes to add to his building. He and the owner of Lot 6157, Mrs. Bulman, have signed the petition and understand the process. Mr. Holderbaum was present and stated he will construct an addition for storage purposes. Mr. Hersher moved for approval to vacate an unnamed alley located between Tremont Avenue SE and Vermont Avenue SE, and the replatting of Lots 6154 through 6159, seconded by Mr. Luckring, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 8:00 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

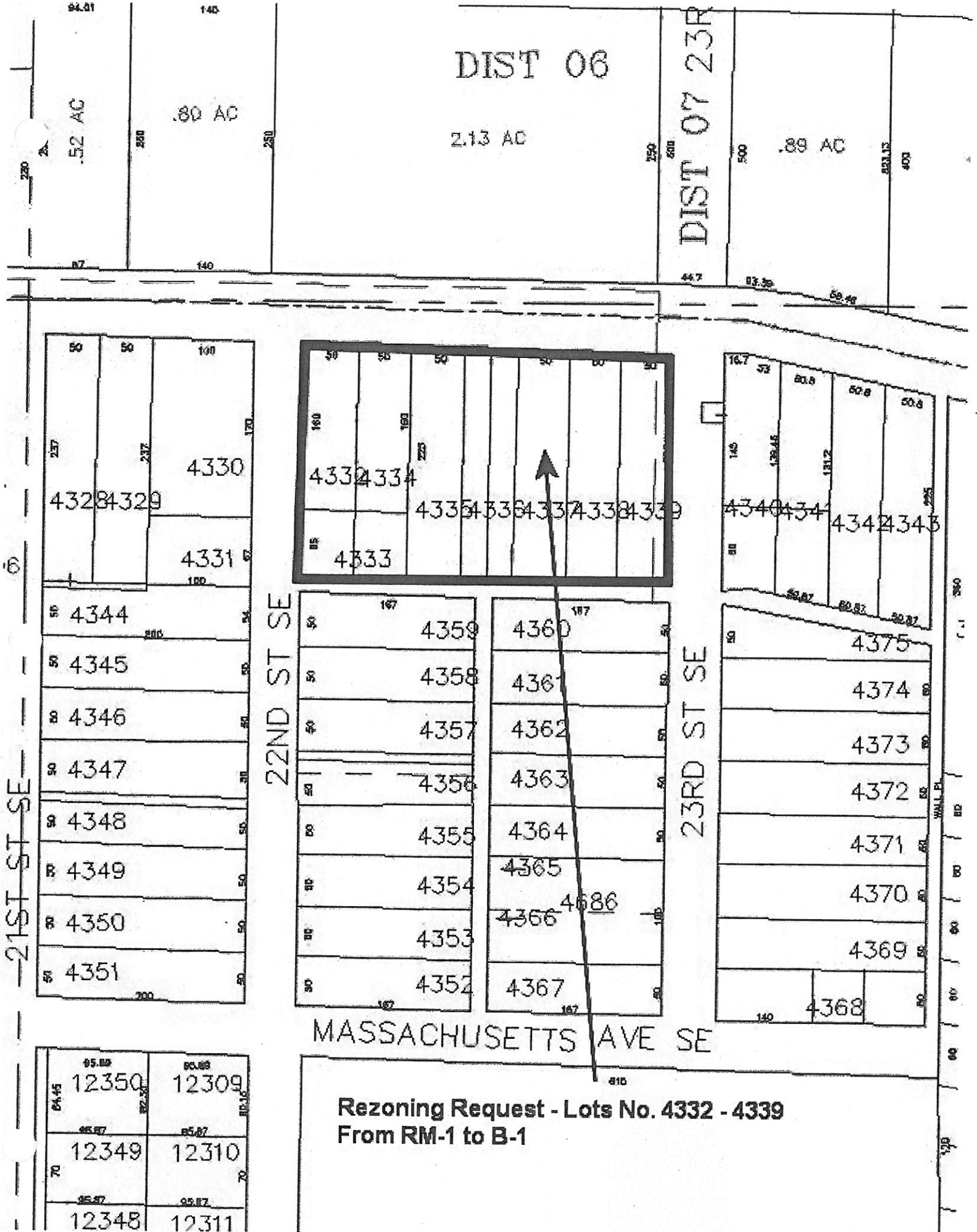
DIST 06

2.13 AC

DIST 07 23R

MASSACHUSETTS AVE SE

Rezoning Request - Lots No. 4332 - 4339
From RM-1 to B-1



MASSILLON MAP 23E

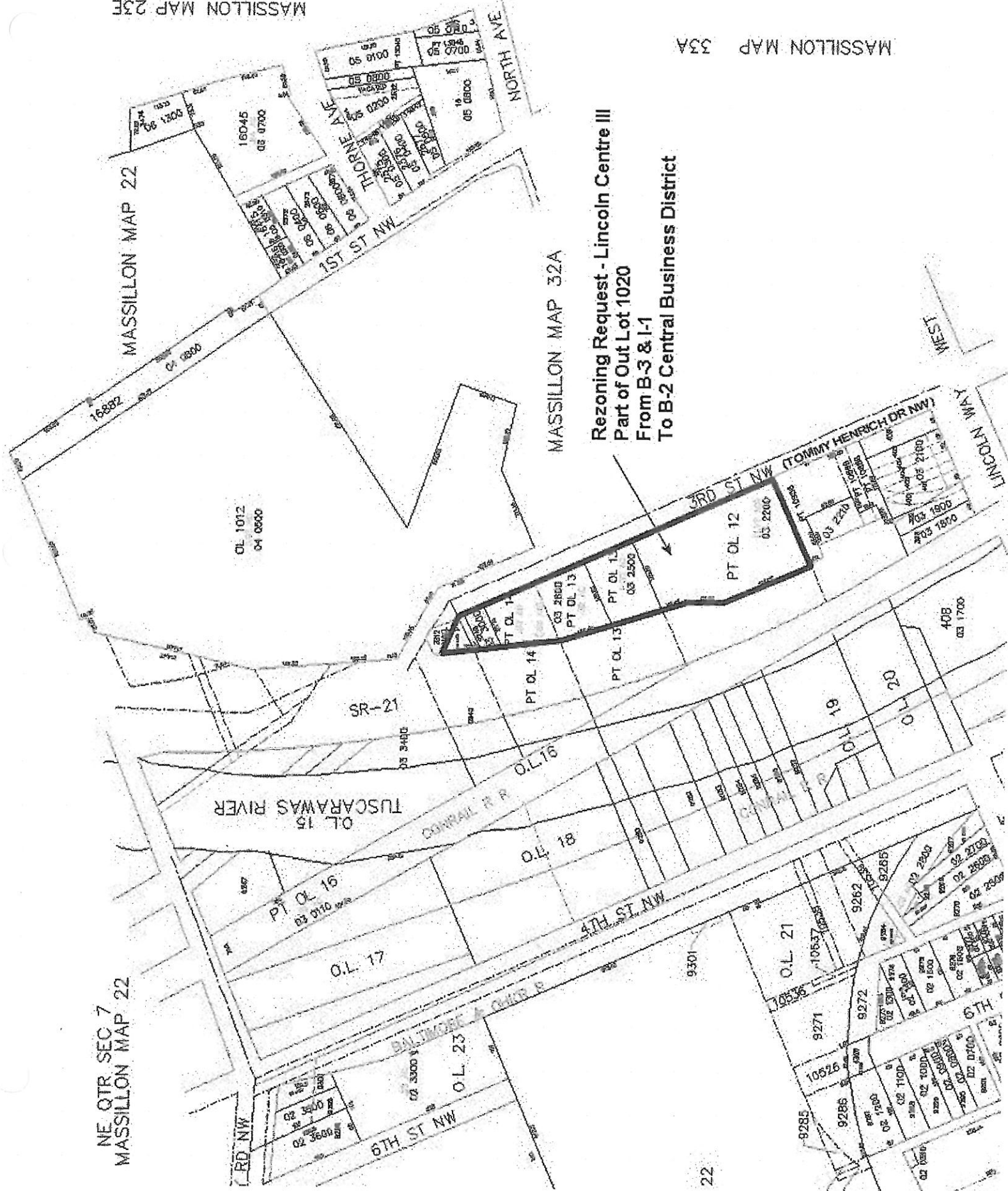
MASSILLON MAP 33A

MASSILLON MAP 22

MASSILLON MAP 32A

Rezoning Request - Lincoln Centre III
Part of Out Lot 1020
From B-3 & I-1
To B-2 Central Business District

NE QTR SEC 7
MASSILLON MAP 22



Zoning Request
in RM-1 to B-2

4TH ST NE

FEDERAL AVE NE

5TH ST NE

3RD

NORTH AVE NE

373 54 0500
372 54 0600
371 54 0700
370 54 0800
369 54 0900
375 54 0300
376 54 0200
377 54 0100
374 54 0400
378 54 0600
379 54 0700
380 54 0800
381 54 0900
382 54 1000
383 54 1100
384 54 1200
385 54 1300
386 54 1400
387 54 1500
388 54 1600
389 54 1700
390 54 1800
391 54 1900
392 54 2000
393 54 2100
394 54 2200
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3E

01 01

SITE DEVELOPMENT PLAN					
DATE:	10-1-81				
AREA:	700 ACRES				
DESIGNER'S NAME:					
NUMBER OF PAGES:	10				
DRAWING NO.	10-1-81				
SCALE:	AS SHOWN				
TOTAL AREA:	700 ACRES				

~~ZONING MAP~~

NORTH AVENUE NE

3RD STREET NE

HISTORIC
4TH STREET NE

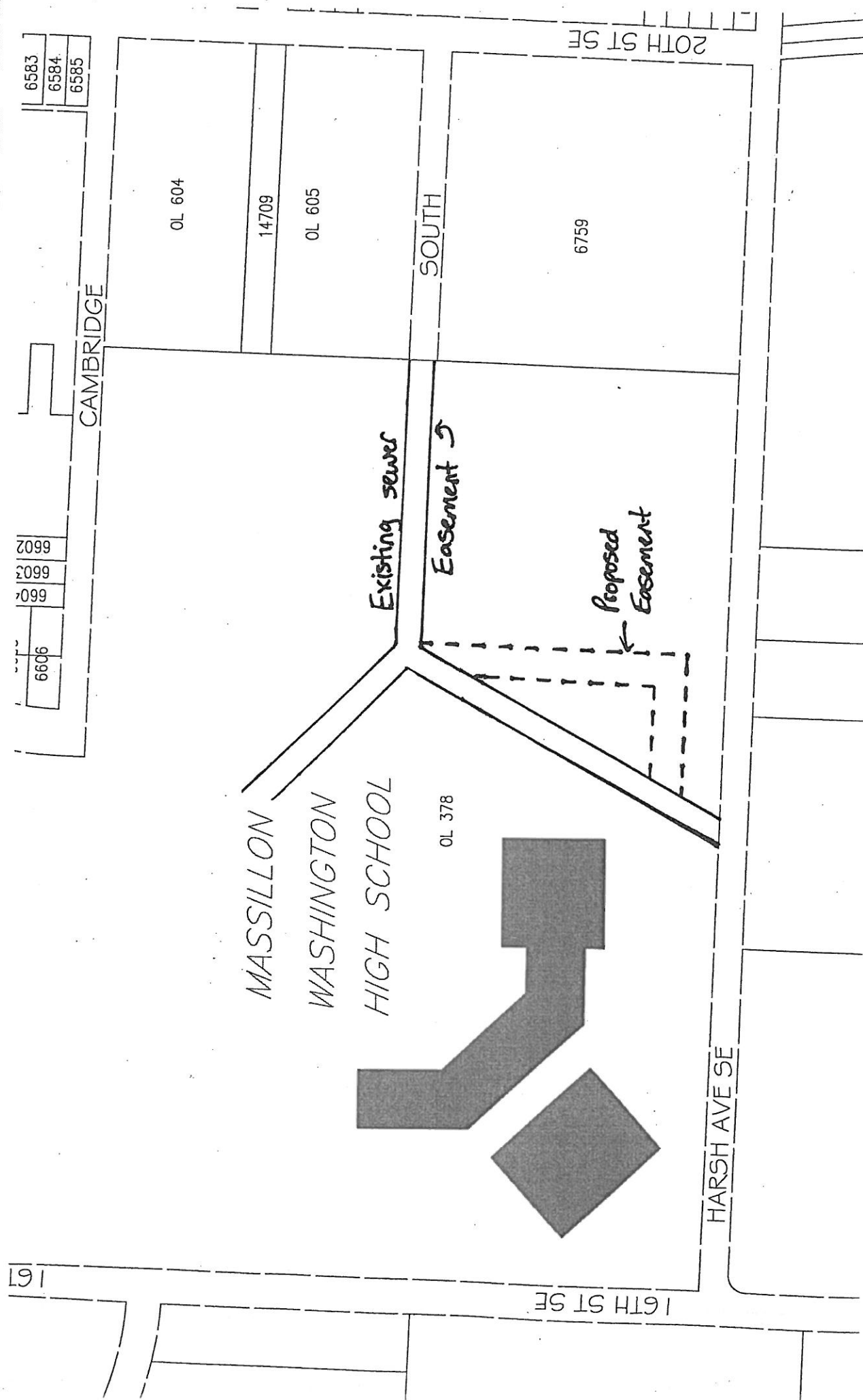
FEDERAL AVENUE NE

~~SITE PLAN~~
SCALE: 1" = 30'-0"

Sewer Easement Vacation / Dedication - Harsh Ave. SE

Location: Parts of Out Lot 378, located between 16th Street SE and 20th Street SE, north of Harsh Ave. The request is to vacate the existing 10' wide sanitary sewer easement and dedicate a new 25' wide easement. The property is zoned R-1 Single Family Residential.

Applicant: Massillon Board of Education





EASEMENT PLAT VACATION & DEDICATION OF PUBLIC SANITARY SEWER EASEMENTS

VACATION OF PUBLIC SANITARY
 SEWER EASEMENT AND DEDICATION OF
 PUBLIC SANITARY SEWER EASEMENT
 BOARD OF EDUCATION,
 MASSILLON CITY SCHOOL DISTRICT,
 STARK COUNTY, OHIO
 PART OF Q.L. 378
 CITY OF MASSILLON,
 STARK COUNTY, OHIO

25' SANITARY
 SEWER EASEMENT
 TO BE DEDICATED

EXISTING
 10' SANITARY
 SEWER EASEMENT
 TO BE VACATED
 0.110 ACRES

25' SANITARY
 SEWER EASEMENT
 TO BE DEDICATED
 0.398 ACRES

LEGEND

- EXIST. SAN. SEWER
- EXIST. EASEMENT TO BE VACATED
- EXIST. MANHOLE
- PROF. SAN. SEWER
- PROF. EASEMENT TO BE DEDICATED
- PROF. MANHOLE

DEDICATION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN WITHIN THIS PROPERTY, ON ADJOYNT RELIANT THIS PLAT, TO BE MY FREE ACT AND DEED, AND TO REMAIN IN FULL FORCE AND EFFECT FOR THE USE OF THE PUBLIC SANITARY SEWER EASEMENT SHOWN ON THIS PLAT.

OWNER: David S. Hill
 BY: David S. Hill
 WITNESSED: David S. Hill
 PUBLIC: David S. Hill
 COUNTY: Stark
 STATE: Ohio

STATE OF OHIO COUNTY OF STARK ss. BEFORE ME, a Notary Public, in and for said county and state, personally appeared the above named David S. Hill, known to me to be the person whose name is subscribed to the foregoing instrument, that he is and is authorized to execute this instrument on behalf of said entity, and that the same is, with free act and deed, executed by him for the purposes and consideration therein expressed, and that he is and is authorized to execute this instrument on behalf of said entity, and that the same is, with free act and deed, executed by him for the purposes and consideration therein expressed, and that he is and is authorized to execute this instrument on behalf of said entity, and that the same is, with free act and deed, executed by him for the purposes and consideration therein expressed.

VACATION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN WITHIN THIS PROPERTY, ON ADJOYNT RELIANT THIS PLAT, TO BE MY FREE ACT AND DEED, AND TO REMAIN IN FULL FORCE AND EFFECT FOR THE USE OF THE PUBLIC SANITARY SEWER EASEMENT SHOWN ON THIS PLAT.

OWNER: David S. Hill
 BY: David S. Hill
 WITNESSED: David S. Hill
 PUBLIC: David S. Hill
 COUNTY: Stark
 STATE: Ohio

APPROVALS

APPROVED BY THE BOARD OF EDUCATION OF MASSILLON CITY SCHOOL DISTRICT, STARK COUNTY, OHIO, ON THIS DAY OF May, 2007.

APPROVED BY THE MASSILLON CITY ENGINEER, STARK COUNTY, OHIO, ON THIS DAY OF May, 2007.

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DATA USED:

STARK COUNTY GIS
 STARK COUNTY PLAT - 100 S. Main St., Suite 401, Westerville, OH 43081-1111
 BOARD OF EDUCATION, MASSILLON CITY SCHOOL DISTRICT, STARK COUNTY, OHIO
 PUBLIC: David S. Hill
 COUNTY: Stark
 STATE: Ohio

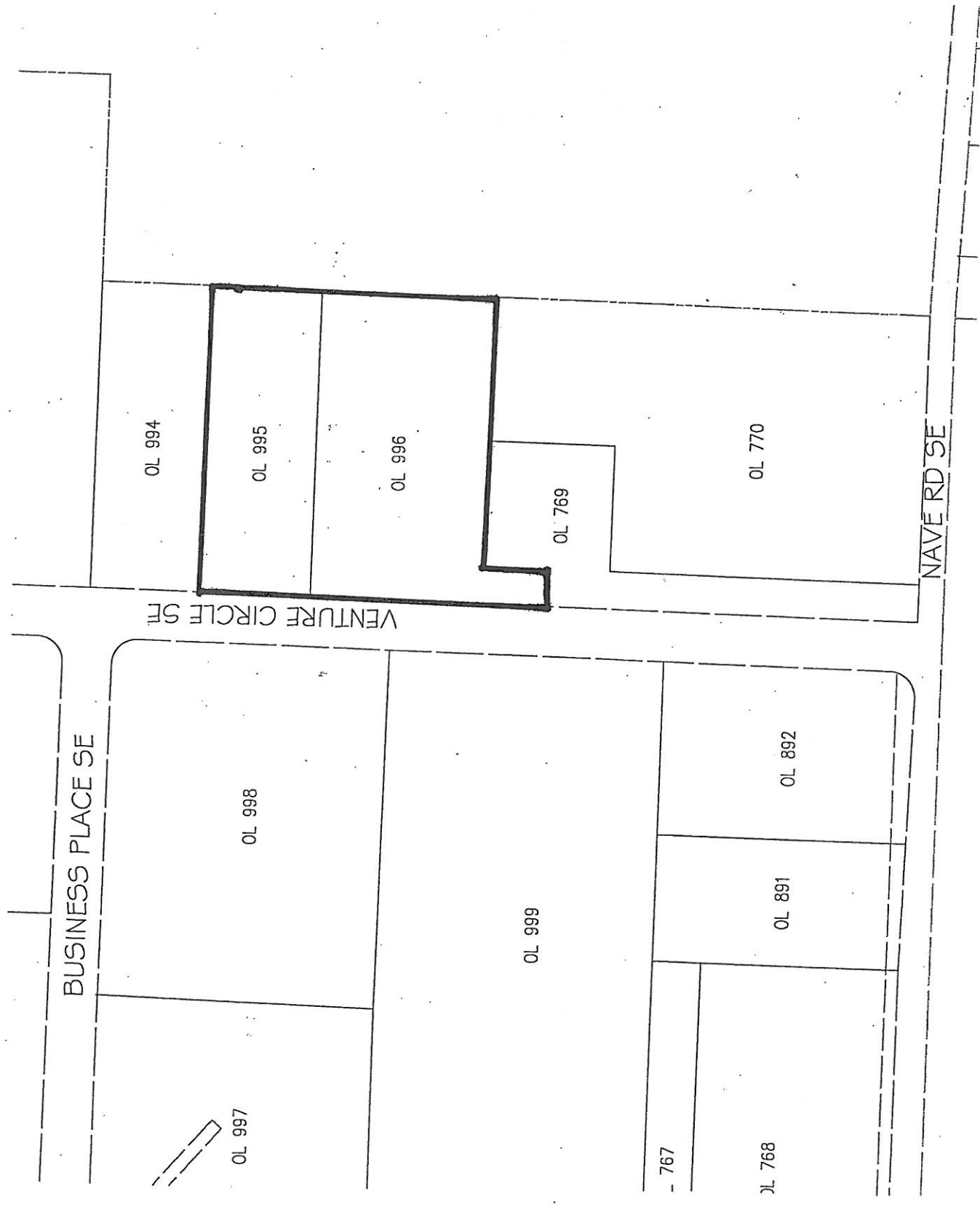
DATE OF BEARING:

BEARING: N 33° 28' 44" E DISTANCE: 100.00'

Keplat - Venture Circle SE

Location: Out Lots 995 and 996, located on the east side of Venture Circle SE, north of Nave Road. The request is to combine the two existing parcels together to create (1) new building lot. The property is zoned I-1 Light Industrial.

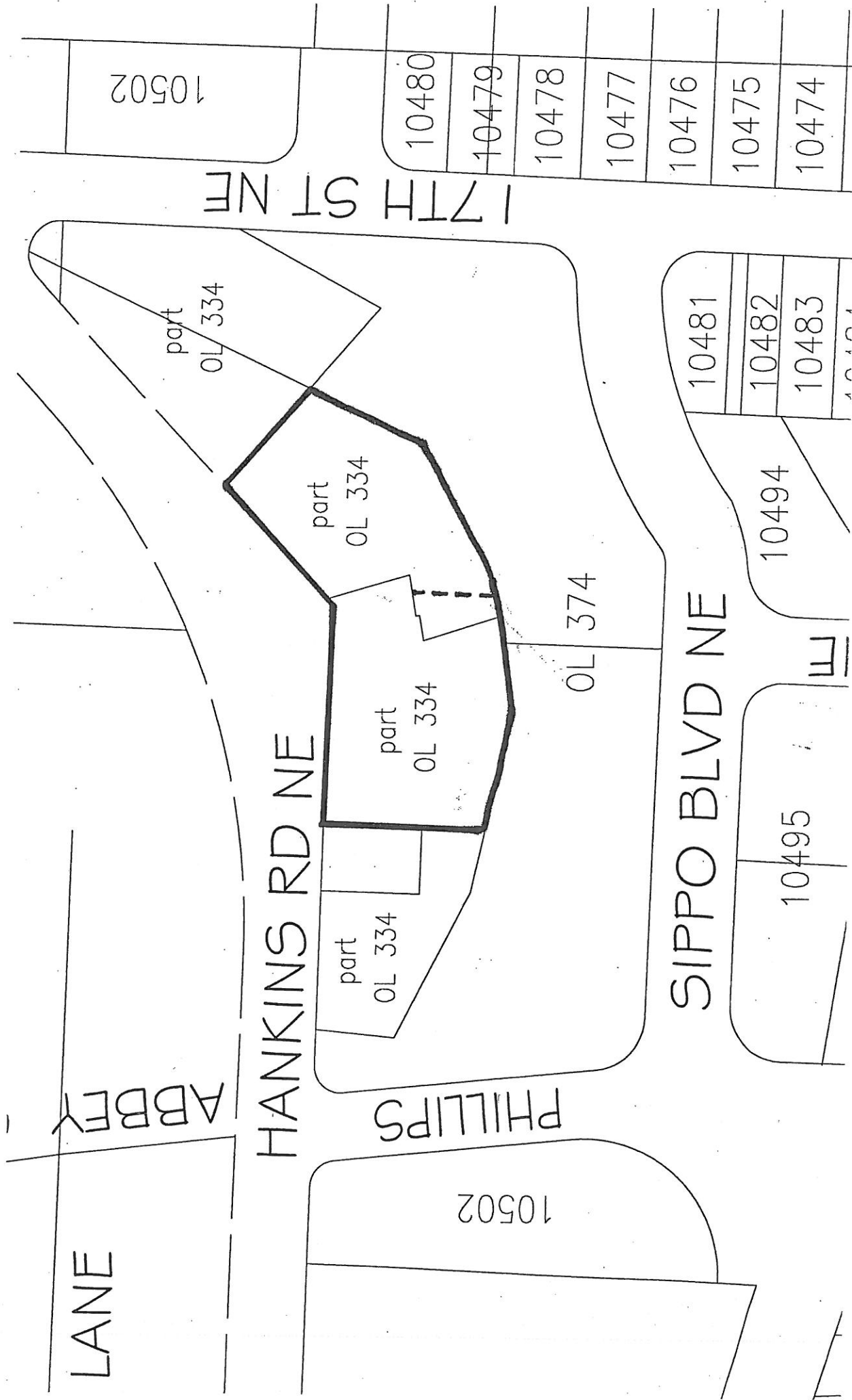
Applicant: Beaver Excavating Company



Replat and Dedication Plat - Hankins Road NE

Location: Parts of Out Lot 344, located on the south side of Hankins Road NE, east of Phillips Road. The request is to split a 0.031 acre tract and combine it with the neighboring lot; replat both lots with new lot numbers; and dedicate the existing right-of-way for Hankins Road. The property is zoned R-1 Single Family Residential.

Applicant: Victoria Spuhler / John & Patricia Racin



1999, MARCH 2000,
2, AND JULY 2001

ABBEY GLEN CONDOMINIUMS
IN INSTR. NO. 200307030063353

$\Delta = 2457'26''$
 $R = 570.00'$
 $ERG = 580'22.25''$ W
 $CLEN = 245.12'$
 $T = 125.14'$
 $L = 248.28'$

DAVID & BARBARA KAUFMAN
DEED 838:619
PT. OF O.L. 344

HANKINS ROAD N.E.
VAR. R/W

5.02.56.50. Roadway Dedication

PT. OF O.L. 374

POTARY
' TRUST
344
15020023731
2)

JOHN JR. & PATRICIA A. RACIN
PT. OF O.L. 344
INSTR. NO. 200104130023693

VICTORIA L. SPUHLER et al
PT OF O.L. 344
INSTR. NO. 200308150079132

NEW OUT
LOT NO. 0.395 ACRE

NEW OUT
LOT NO. 0.605 A6

0.639	ACRE	EXISTING PROPERTY
0.031	ACRE	NEW SPLIT
0.669	ACRE	TOTAL AREA

MASSILLON CITY
OUT LOT 374
DEED 3329:471

MASSILLON CITY
OUT LOT 374
DEED 3329:471

