

A G E N D A
MASSILLON PLANNING COMMISSION
JUNE 13, 2007 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of May 9, 2007.*
2. *New Business*

Replat - Washington Street NW

Location: Lots 15818, 16423, 16424, located on the south side of Lee Ave. NW, between Wagoner Street NW and Washington Street NW. The request is to split lot 16424 and combine it with neighboring lots on the east and west sides. The property is zoned R-2 Single Family Residential.

Applicant: Mark Schaffer / Steve & Wendy Snodgrass

Replat - Alpha Street NW

Location: Out Lot 781, located on the West side of Skyland Avenue NW; and east of Alpha Street NW. The request is to split approximately 2 acres out of the original property and replat both parcels. The property is zoned A-1 Agricultural..

Variances Requested: *Section 1109.05 (c); No frontage on public street.*

Section 1109.05 (d); Average depth of a lot shall not exceed 3½ times its average width.

Applicant: Mary Smeyres, Tillman & Ann Manuel

Easement Plat - Navarre Road SE

Location: OL 569, located on the north side of Navarre Road SE, west of Millennium Blvd.; The request is to dedicate a 40-foot wide and 30-foot wide sanitary sewer easement for proposed trunk sewer extension. The property is zoned I-1 Light Industrial.

Applicant: City of Massillon

3. *Old Business*

Rezoning Request – 1st Street & McCadden Ave NE

Property Description: Lots No. 2678, 2683, 2684, 2685, 2686, 15434, 15435, and Out Lot 160, located on east side of 1st Street NE and the south side of McCadden Avenue NE. The total site is approximately 1.91 acres in size.

Zone Change From: RM-1 Multiple Family Residential, R-T Two Family Residential, and R-1 One Family Residential

Zone Change To: B-3 General Business

Applicant: National Land Company LLC (Michael & Rochelle Farina)

Proposed Use: Development of a retail commercial shopping area.

Massillon Planning Commission
May 9, 2007

The Massillon Planning Commission met in regular session on May 9, 2007 in Massillon City Council Chambers at 7:30 P.M. The following were present:

Members

Chairman Rev. David Dodson
Vice Chairman James Johnson
Susan Saracina
Todd Locke
Sheila Lloyd
Joseph Luckring
David Hersher

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the Commission meeting of April 11, 2007. Mr. Johnson moved for approval, seconded by Mrs. Saracina, motion unanimously carried.

The next item was an announcement by Rev. Dodson that a representative for item #2, Replat – Erie Street South, requested the item be deleted from tonight's agenda. Mr. Locke moved to remove the item:

Replat – Erie Street South

Location: Parts of Out Lots 719 and 720, located on the east side of Erie Street South; and south of Sterilite Street. The request is to replat the parcels slightly to allow for a new railway line. This property split is in conjunction with a survey of the surrounding property and is part of the former Fleming Foods facility. The property is zoned I-1 Light Industrial. Applicant: Hammontree and Associates/Massillon Management

Mrs. Saracina seconded, motion unanimously carried

Rev. Dodson then asked for a motion to change the order of the agenda to move the item concerning an alley vacation/replat 14th Street NW to number 1 due to another commitment for the person representing the item. Mr. Hersher then made the requested motion, seconded by Mr. Locke, motion unanimously carried.

Mr. Haines then presented the request:

Alley Vacation/Replat: 14th Street NW

Location: An unnamed 12-foot alley lying between Main Avenue West and Lincoln Way West and running in an east/west direction between a 16-foot alley and 14th Street NW. The request is to vacate that portion from 14th Street NW westerly approximately 120 feet to the west line of lot 4241. The vacated alley will then be replatted together with lots 4238, 4239, 4240, 4241. The property is zoned R-1 Single Family
Applicant: Jacob Cary and Mandy Martin

A portion of the alley is presently being used as a driveway. Ward 5 Councilman Donnie Peters was present representing the owners. He reported that when a property adjacent to the alley was sold, the new owner thought the land was a part of his property. While planning to pave the "driveway", the owner discovered it was part of an alley. Rev. Dodson asked Mr. Haines for clarification of the surveying responsibility regarding alley vacations. Mr. Haines explained the procedure. Mrs. Saracina moved for approval, seconded by Mr. Hersher, motion unanimously carried. Councilman Peters thanked the Commission for their consideration.

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

Rezoning Request – First Street and McCadden Avenue NE

Property description: Lots No. 2678, 2683, 2684, 2685, 2686, 15434, 15435, and Out Lot 160, located on east side of First Street NE and the south side of McCadden Avenue NE. The total site is approximately 1.91 acres in size.

Zone change from: RM-1 Multiple Family Residential, R-T Two Family Residential, and R-1 One Family Residential.

Zone change to: B-3 General Business

Applicant: National Land Company LLC (Michael and Rochelle Farina)

Proposed use: Development of a retail commercial shopping area

The purpose of the request is to undertake commercial development. There is a mixture of zoning classifications in the area. The intention is to demolish the existing homes on the designated lots. A structure to be used as a business is to be constructed.

Emily Sikorsky, of National Land Company LLC, was present and remarked that they would like the property in question to be rezoned for the development of a retail outlet.

Jamie Parr was present and speaking on behalf of his mother, who owns the property at 1116 Meiner Court N.E. He stated there is an alley adjacent to this property that should be vacated. A discussion about the status of an alley in the area ensued.

After a brief discussion about an adjacent alley, Mr. Locke moved to table the requested rezoning, seconded by Mrs. Saracina, motion unanimously carried.

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

Replat and Dedication Plat: Nave Road SE

Location: Parts Out Lots 560 and 566, located on the north side of Nave Road; east of Route 21. The request is to replat a 22-plus acre parcel into 2 new parcels, and includes the dedication of Nave Road and Delivery Drive right-of-way. The property is part of the former State Hospital and is zoned I-1 Light Industrial.

Applicant: City of Massillon

The City purchased this property. A portion is used for Park Department maintenance and a portion is to be sold to a developer and used as a Drug and Alcohol Treatment Center. Ms. Lloyd moved for approval, seconded by Mr. Hersher, motion carried 5 – 0, with Mr. Luckring abstaining due to him being on the Parks and Recreation Board.

There being no further business before the Commission, the meeting adjourned at 7:55 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

Replat - Washington Street NW

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Applicant: Mark Schaffer / Steve & Wendy Snodgrass



Replat - Alpha Street NW

location: Out Lot 781, located on the West side of Skyland Ave NW; and east of Alpha Street NW. The request is to split approximately 2 acres out of the original property and replat both parcels. The property is zoned A-1 Agricultural. **Variances Requested: Section 1109.05 (c); No frontage on public street.**
Section 1109.05 (d); Average depth of a lot shall not exceed 3 1/2 times its average width.

Applicant: Mary Smeyres, Tillman & Ann Manuel





RICHARD G. ROHRER
INSTRUMENT No. 20050404020551
33.845 AC.

INSTR. No. 20050404020551
Z.127 AC.

OUT LOT 182
ALEXANDER R. LOCKHART, ET AL
INSTRUMENT No. 9997063263
33.143 AC.

**FUTURE
ALLOTMENT**

**Westland
Rise III
Phase 3**

R. & T. Belg
9.678 ACRES
103/947

Plot of Survey
9.069 ACRES
Roa Smith P.5324

Mary E. Smeynes
36.593 ACRES

EX. 12" SAN

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

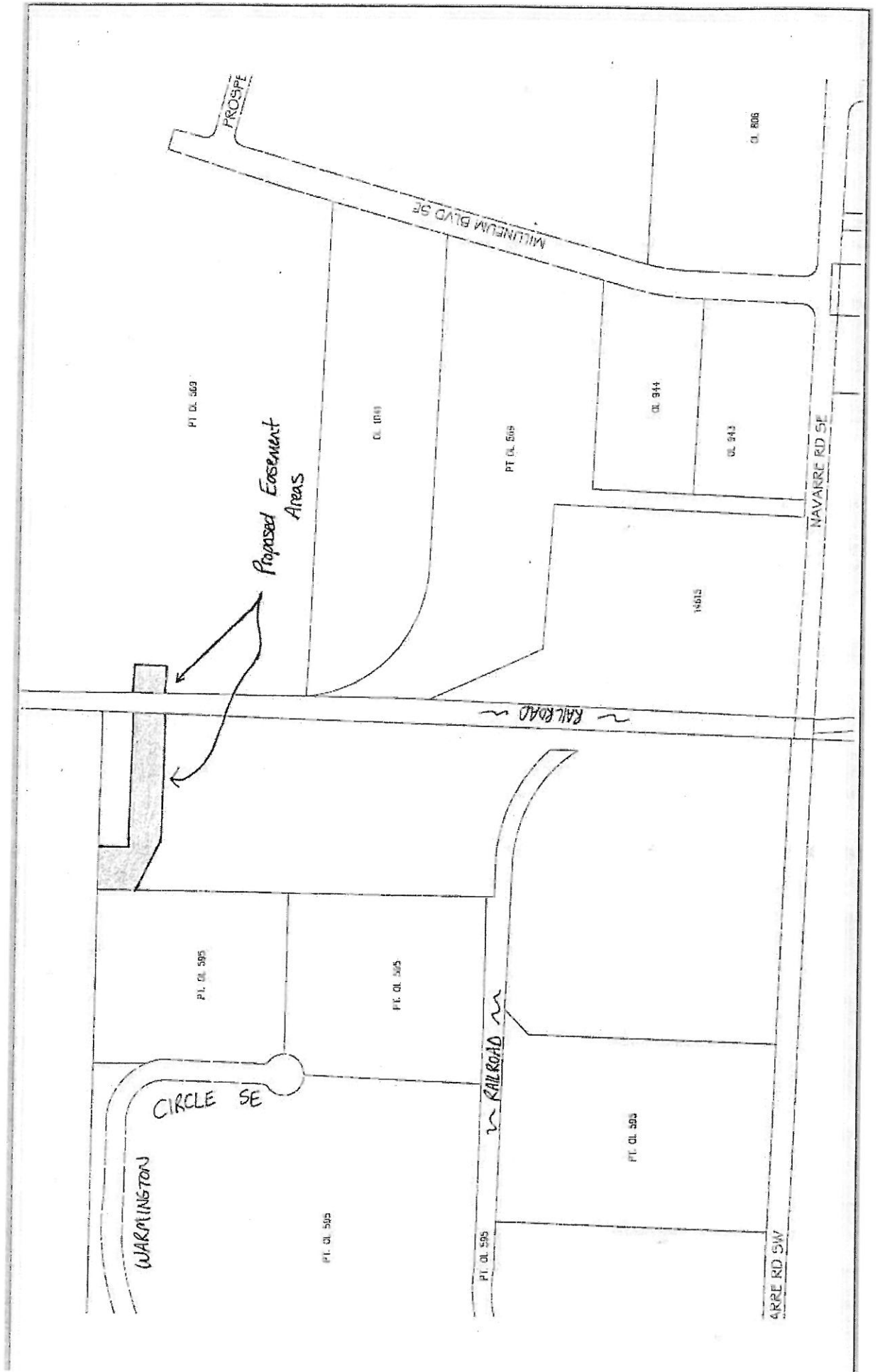
EX. 20" SAN EXHIBIT

EX. 20" SAN EXHIBIT

Easement Plat - Navarre Road SE

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Applicant: City of Massillon



NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 28
(SCGRS PER122)

NORTHEAST CORNER
SOUTHEAST QUARTER
SECTION 29
(SCGRS PER122)

R.H. McLAUGHLIN, ETAL
PARCEL NO. 4301171
VOL. 2908, PAGE 132

O.L. 569
MILLER LAND DEVELOPMENT, LTD.
O.R.I. 97024283

PT OUTLOT 595
REGORR REALTY CORP.
O.R. 1730:368

HANSON AGGREGATES MIDWEST, INC.
PARCEL NO. 4312772
O.R.I. 2000073444

PROPOSED SANITARY
SEWER EASEMENT #1

PROPOSED
SANITARY SEWER
EASEMENT #2

MASSILLON
CORPORATION LINE

MASSILLON
CORPORATION LINE

SECTION LINE

O.L. 570
WHEELING &
LAKE ERIE RR

EXISTING
SEWER EASEMENT

TO ESTABLISH

S 01°57'19" W 661.25'
S 01°57'19" W 695.04'

S 88°18'04" E 50.00'
S 01°57'19" W 5.42'
S 88°18'04" E 40.00'
S 01°57'19" W 30.00'
N 01°57'19" E 30.00'
N 88°18'04" W 40.00'

S 88°18'04" E 404.37'
N 88°18'04" W 427.96'

S 88°18'04" E 95.58'
S 01°42'24" W 33.80'
N 01°42'24" E 50.00'
N 69°58'00" W 75.66'

Rezoning Request – 1st Street & McCadden Ave NE

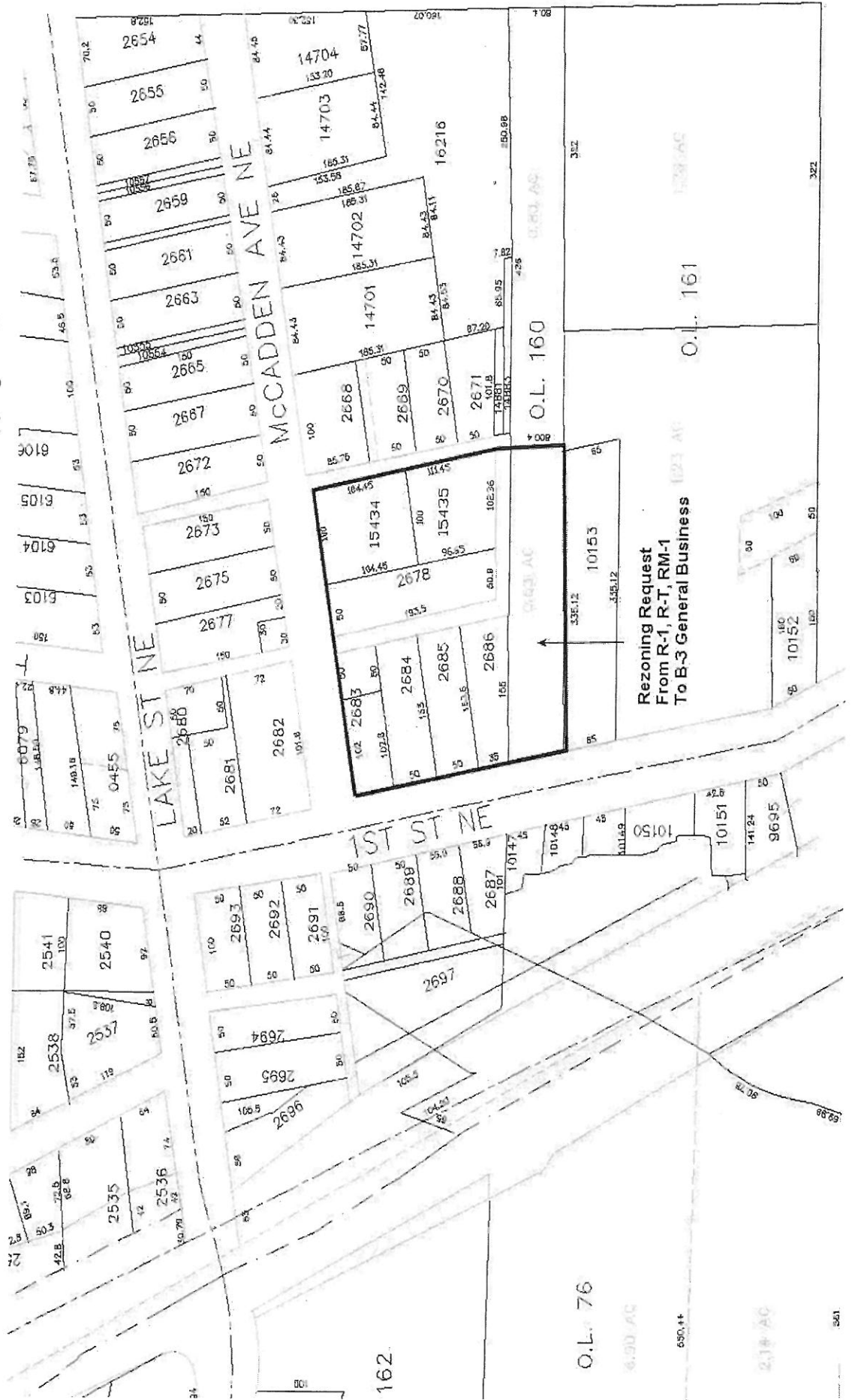
Property Description: Lots No. 2678, 2683, 2684, 2685, 2686, 15434, 15435, and Out Lot 160, located on east side of 1st Street NE and the south side of McCadden Avenue NE. The total site is approximately 1.91 acres in size.

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Applicant: National Land Company LLC (Michael & Rochelle Farina)

Proposed Use: Development of a retail commercial shopping area.





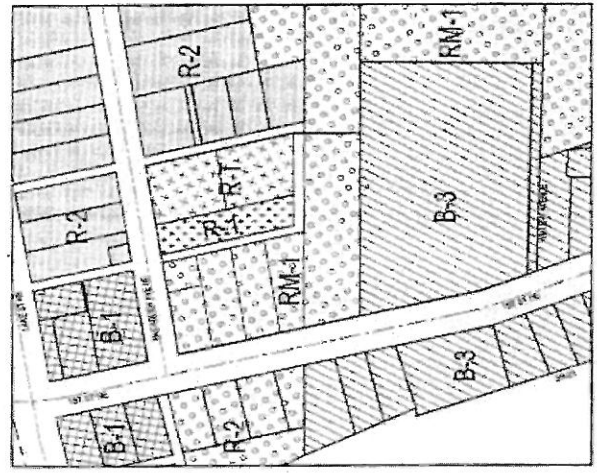
CONCEPTUAL SITE LAYOUT, ZONING CHANGE
 COMMERCIAL DEVELOPMENT
 FOR: NATION LAND COMPANY, LLC
 PART OF O.L. 150/161 AND LOTS 160-163-164
 2678, 15434-15435, CITY OF WASHINGTON, OHIO

DATE: 01/11/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: 1" = 100'

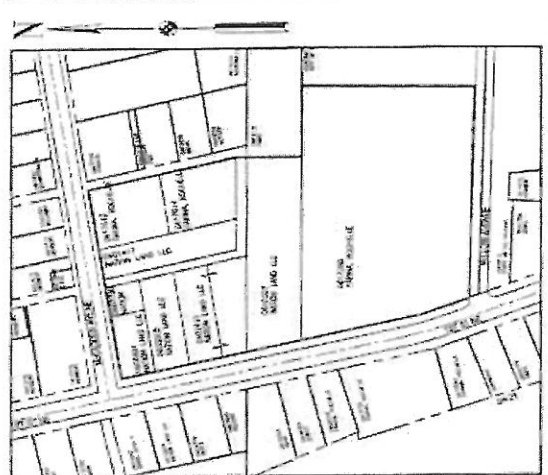
NO.	DATE	DESCRIPTION
1	01/11/11	PRELIMINARY
2	01/11/11	REVISED
3	01/11/11	REVISED
4	01/11/11	REVISED
5	01/11/11	REVISED
6	01/11/11	REVISED
7	01/11/11	REVISED
8	01/11/11	REVISED
9	01/11/11	REVISED
10	01/11/11	REVISED

DESIGNER: HARRIS ASSOCIATES, LLC
 2225 N. HIGHWAY 100, SUITE 100, WASHINGTON, OHIO 43081-1000
 TEL: (614) 881-1000 FAX: (614) 881-1001
 WWW.HARRISASSOCIATES.COM

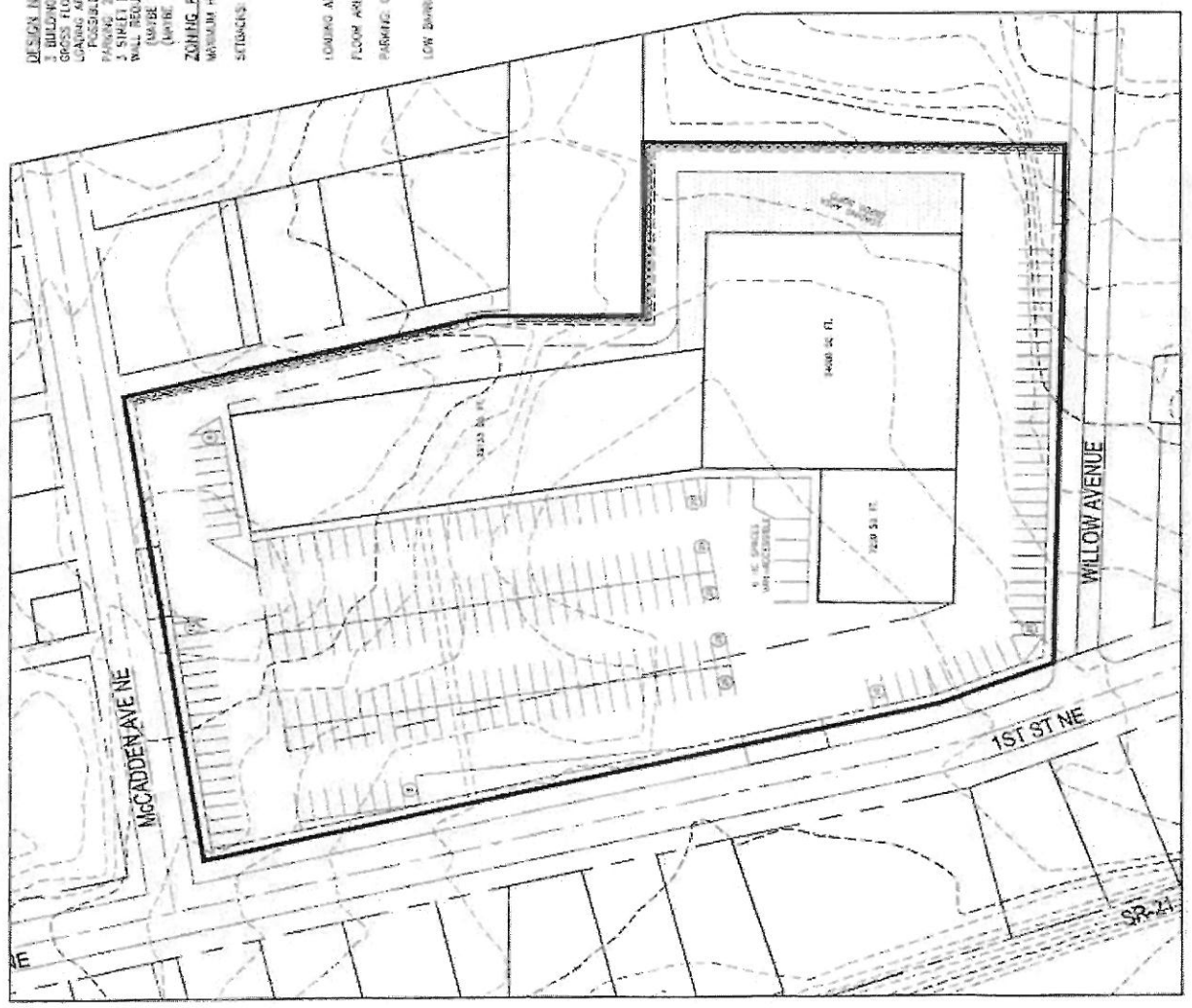
NEIGHBORHOOD ZONING MAP



PARCEL OWNERSHIP MAP



CONCEPTUAL SITE LAYOUT



- DESIGN NOTES:**
- 3 BUILDING UNITS
 - GROSS FLOOR AREA 11,500 SQ FT
 - LANDING AREA IN REAR = 45,000 SQ FT, MORE POSSIBLE
 - PARKING 217 + 6 VAN-HANDICAPPED
 - 3 STREET ENTRANCES, 1 ALLEY ENTRANCE
 - WALL REQUIRED ALONG ALLEY
 - (TO BE REMOVED IF EAST BOUNDARY)
 - (NOTE ON SOUTH BOUNDARY)
- ZONING REQUIREMENTS:**
- MINIMUM HEIGHT = 20'
 - SETBACKS:
 - FRONT: 30'
 - SIDE: 10' WHEN ADJACENT
 - REAR: 10' WHEN ADJACENT
 - RESIDENTIAL USE: PARKING SPACES ALLOWED
 - REAR: 20' PLUS LANDING AREA
 - LOADING AREA: 15% OF GROSS FLOOR AREA
 - FLOOR AREA RATIO PER LOT: 1.8
 - PARKING: COMMERCIAL SHOPPING CENTER, 1 PER 250 SQ FT OF GROSS FLOOR AREA
 - LOW BARRED RAIL (4 FT) BETWEEN PARKING LOT AND RESIDENTIAL USE



CONCEPTUAL SITE LAYOUT ZONING CHANGE
FOR NATION LAND COMPANY LLC
PART OF LOT 160/16 AND LOT 208/20
2025, 15434-SI, CITY OF MASSILLON, OHIO
DATE: 08/04/2025
PROJECT NO: 2025-0001
SCALE: 1" = 100'

DATE	08/04/2025
BY	MM
CHECKED	MM
DATE	08/04/2025
BY	MM
CHECKED	MM
DATE	08/04/2025
BY	MM
CHECKED	MM
DATE	08/04/2025
BY	MM
CHECKED	MM

MM
MASSILLON, OHIO
15434-SI
2025-0001
08/04/2025

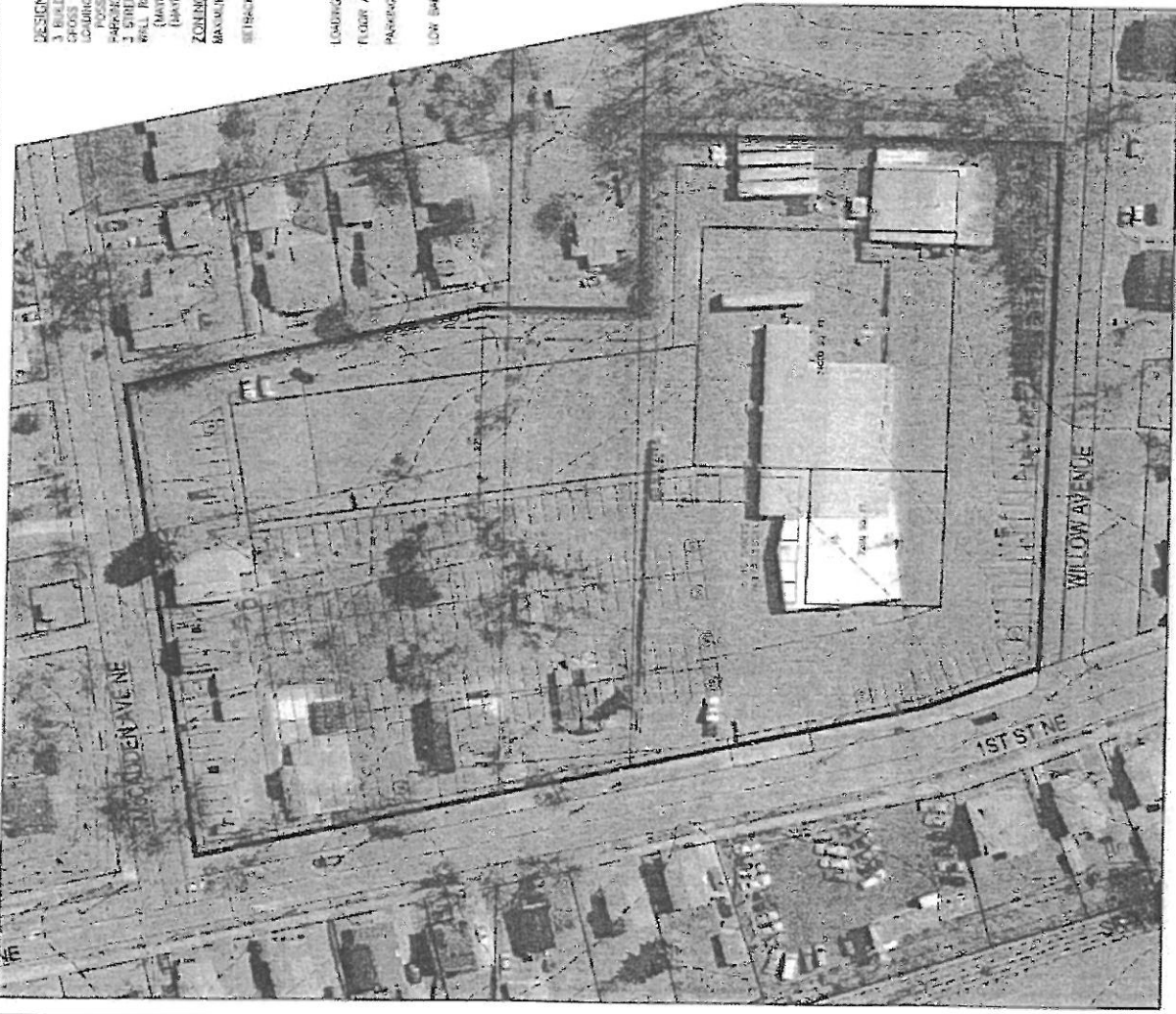
NEIGHBORHOOD ZONING MAP



PARCEL OWNERSHIP MAP



CONCEPTUAL SITE LAYOUT



DESIGN NOTES:
3 BUILDING UNITS
GROSS FLOOR AREA 5300 SQFT
LOADING AREA IN REAR - 18200 SQFT, BONE
PARKING: 217 + 8 MAN-HOUSED
2 STREET ENTRANCES, 1 ALLEY ENTRANCE
WALL REQUIRED ALONG ALLEY ENTRANCE
(MAYBE REMAINDER OF EAST BOUNDARY)
(MAYBE ON SOUTH BOUNDARY)
ZONING REQUIREMENTS:
MAXIMUM HEIGHT - 30'
SETBACKS:
FRONT - 20'
SIDE - 20' WHEN ADJUTING
RESIDENTIAL USE, PARKING
STAGES ALLOWED
REAR - 20' PLUS LOADING AREA
LOADING AREA: 15% OF GROSS FLOOR AREA
FLOOR AREA RATIO PER LOT: 1.0
PARKING: COMMERCIAL SHOPPING CENTER:
1 PER 200 SQFT OF GROSS FLOOR AREA
LOW BARRIER WALL (4'8") BETWEEN PARKING LOT
AND RESIDENTIAL USE