

***ADDENDUM TO THE AGENDA
MASSILLON PLANNING COMMISSION
JULY 11, 2007 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS***

Lot Split & Re-Plat – Taggart Avenue NE

Location and Description: Lots No. 11331, 11332, 11333, and 14052, located at 184 and 214 Taggart Avenue NE. The request is to split 50 feet off the east side of Lot No. 11331 and add this to Lot No. 14052 and then replat these parcels into two new lots. The property is zoned R-3 One Family Residential.

Applicant: Ronald & Margaret Mang and Doris McCloud

I hereby certify that this is a correct plat of a Boundary Survey pursuant to Chapter 4735.37 of the Ohio Administrative Code and performed under my direct supervision in June 2007.

David Alan Holden, P.S. No. S-07613
Holden Land Surveying, LLC
5060 Georgetown Street N.E.
East Canton, Ohio 44730
330-488-1716
330-488-1718 Fax

Know all men by these presents, that the undersigned Owners of the land shown on this Plat, do hereby approve the making and filing of the same.

WITNESSES:

OWNER:

RONALD E MANG
Lot 14052

MARGARET A MANG
Lot 14052

DORIS J McCloud
Lots 11331-11333

State of Ohio }
County of Stark }

Before me, a Notary Public in and for said County and State, personally appeared RONALD E MANG and MARGARET A MANG, The Owners of Lot 14052, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto subscribed my name this _____ Day of _____, 2007.

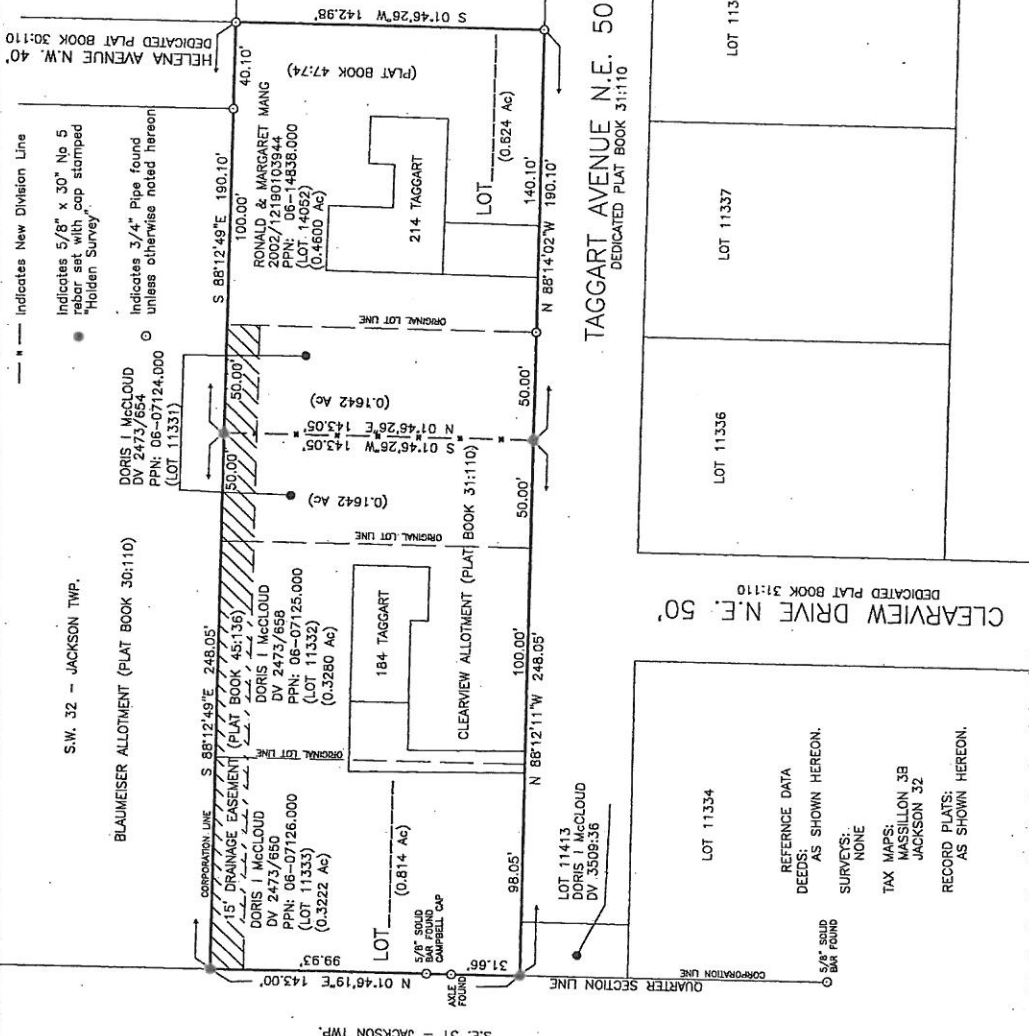
Notary Public
My Commission Expires _____

State of _____
County of _____

Before me, a Notary Public in and for said County and State, personally appeared _____, The Executor of the Estate of Doris J McCloud, who acknowledged that he did sign the foregoing instrument and that the same is his/her free act and deed.

In testimony whereof, I have hereunto subscribed my name this _____ Day of _____, 2007.

Notary Public
My Commission Expires _____



REPLAT

BEING ALL OF LOT 11331, LOT 11332, LOT 11333, AND LOT 14052 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO.

JUNE 2007
SCALE: 1" = 40'
S935-07

BASIS OF BEARING:
GRID NORTH

Approved by the Massillon City Planning Commission at a meeting held this _____ Day of _____, 2007.

Chairman _____ Secretary _____

Approved by the Massillon City Engineer this _____ Day of _____, 2007, and given City Lot Numbers S935-07

Massillon City Engineer _____

Stark County Recorder



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

1. *Approval of the Minutes for the Commission Meeting of June 13, 2007.*

2. *New Business*

Street Vacation – Sweetleaf Circle NW

Description: Sweetleaf Circle NW, a 50-foot wide right-of-way, located on the north side of Sippo Reserves Drive NW, east of Manchester Road. The request is to vacate that portion from the north side of Sippo Reserves Drive approximately 115' in a northerly direction. Said property will be re-platted with the adjoining lots on either side of the street. A 50-foot wide utility easement will remain on the property planned for vacation.

Applicant: Crockett Homes / Nathan & Tig Held

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

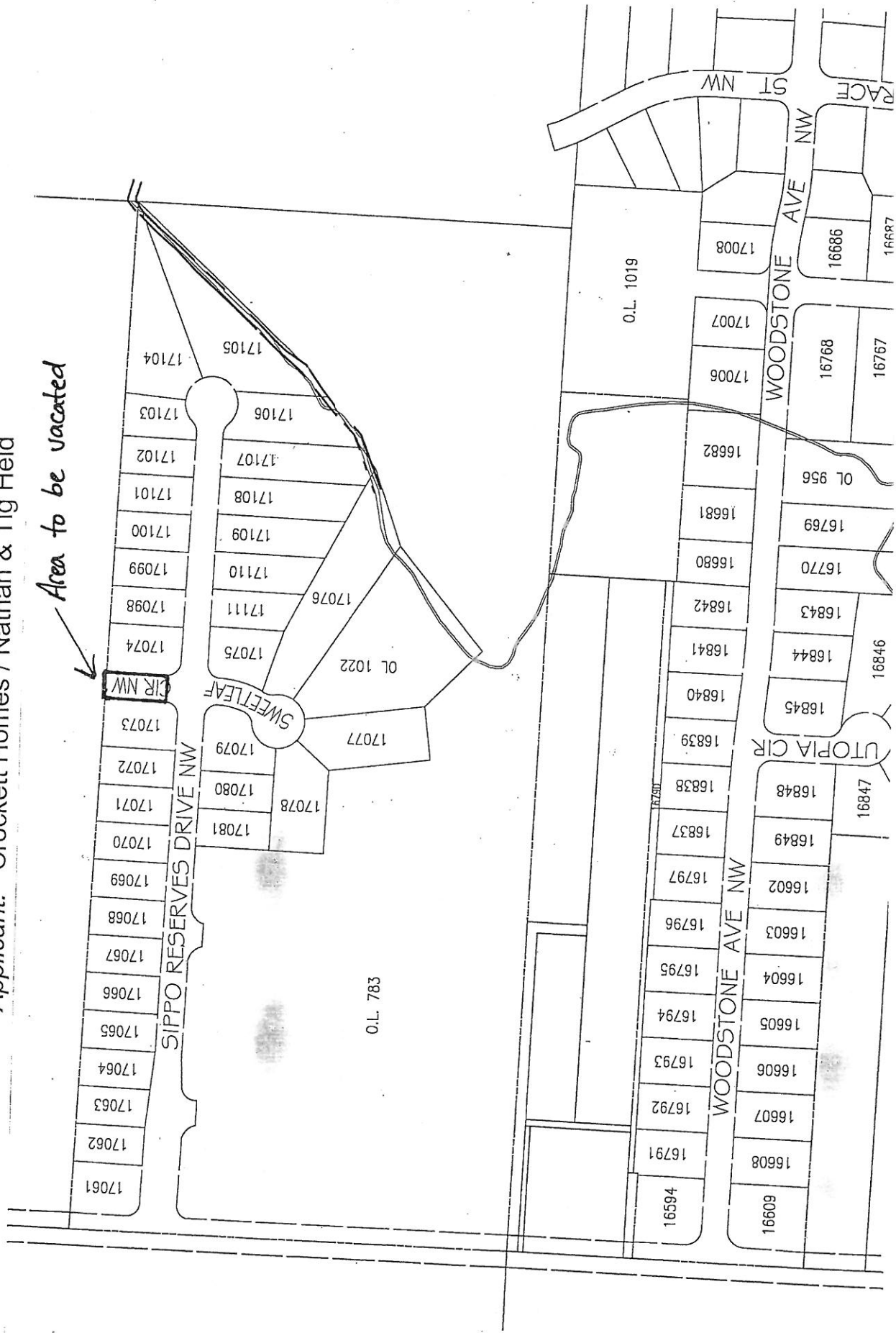
Applicant: National Land Company LLC (Michael & Rochelle Farina)

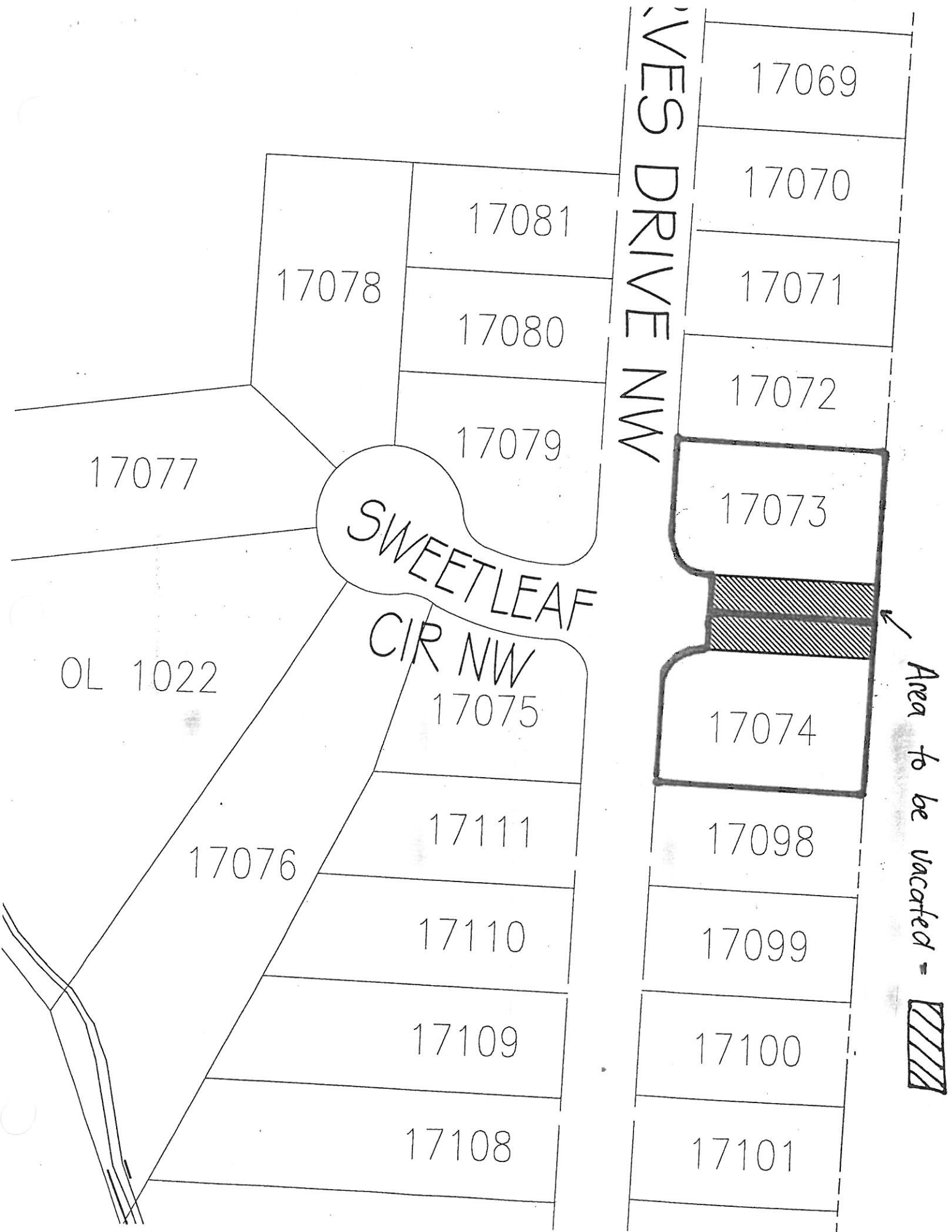
Proposed Use: Development of a retail commercial shopping area.

Street Vacation – Sweetleaf Circle NW

Description: Sweetleaf Circle NW, a 50-foot wide right-of-way, located on the north side of Sippo Reserves Drive NW, east of Manchester Road. The request is to vacate that portion from the north side of Sippo Reserves Drive approximately 115' in a northerly direction. Said property will be replatted with the adjoining lots on either side of the street. A 50-foot wide utility easement will remain on the property planned for vacation.

Applicant: Crockett Homes / Nathan & Tig Held





LIVES DRIVE NW

SWEETLEAF
CIR NW

17069

17070

17071

17072

17073

17074

17098

17099

17100

17101

17078

17081

17080

17079

17077

17075

17111

17110

17109

17108

17076

OL 1022

Area to be vacated =



Rezoning Request – 1st Street & McCadden Ave NE

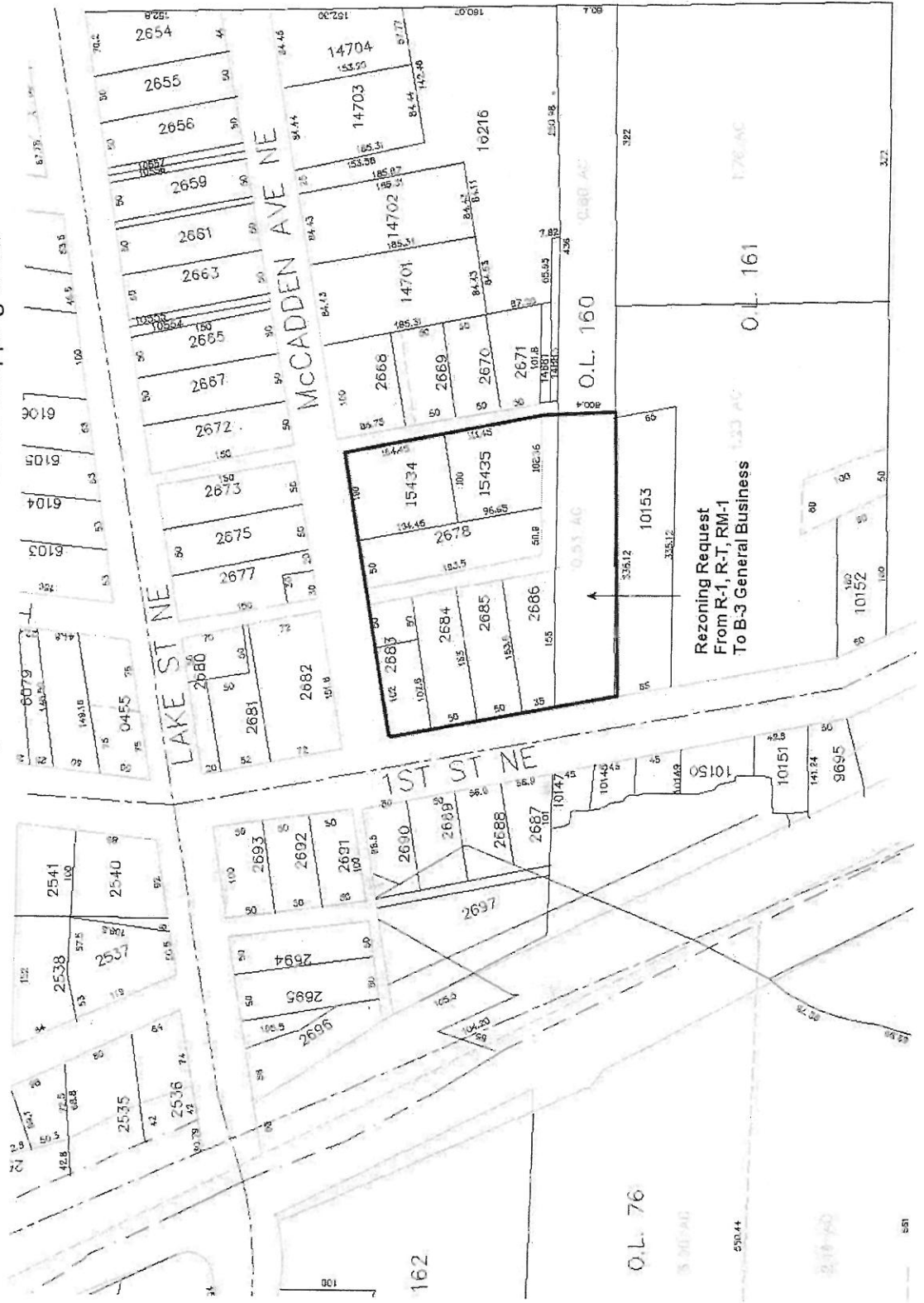
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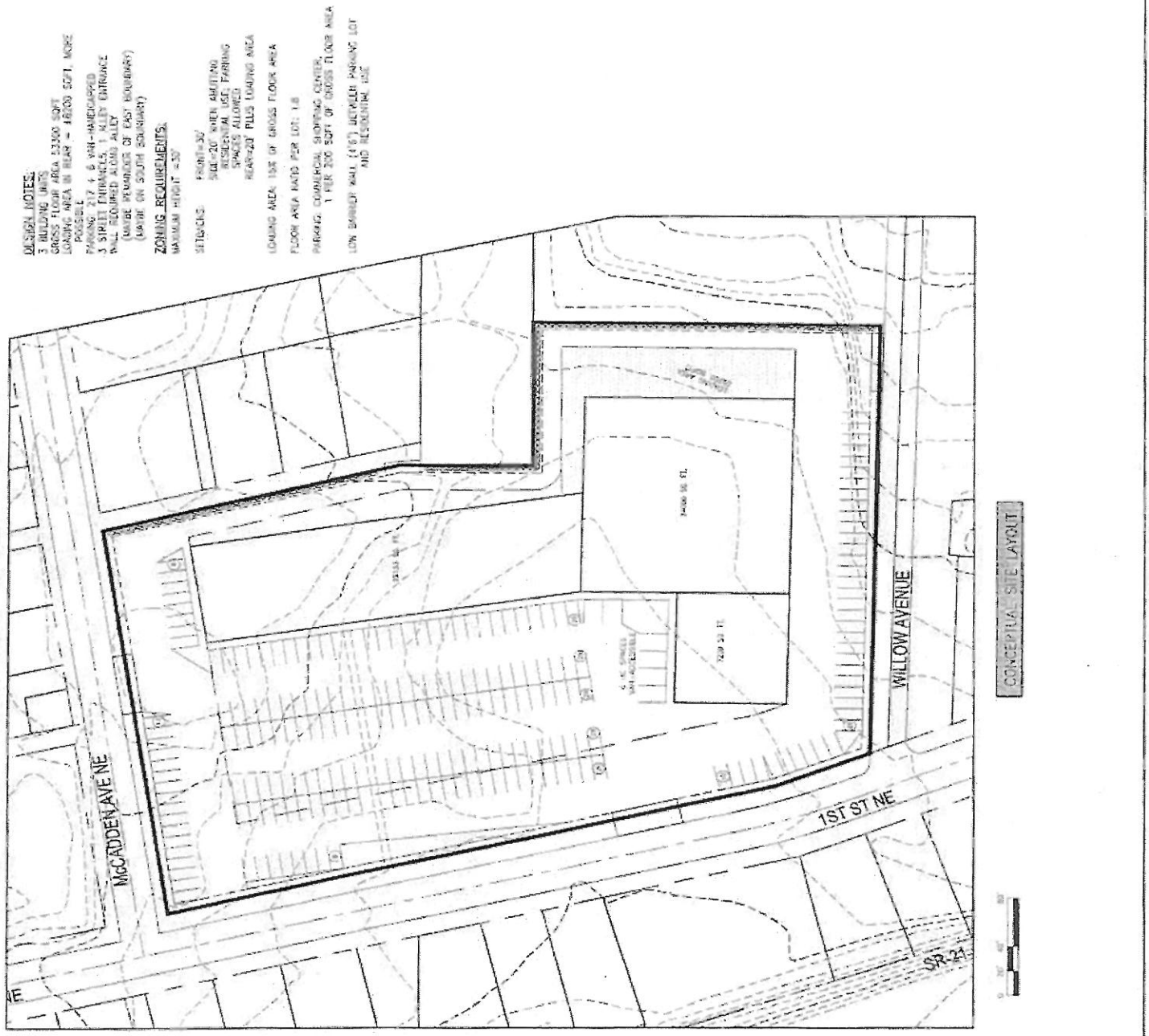
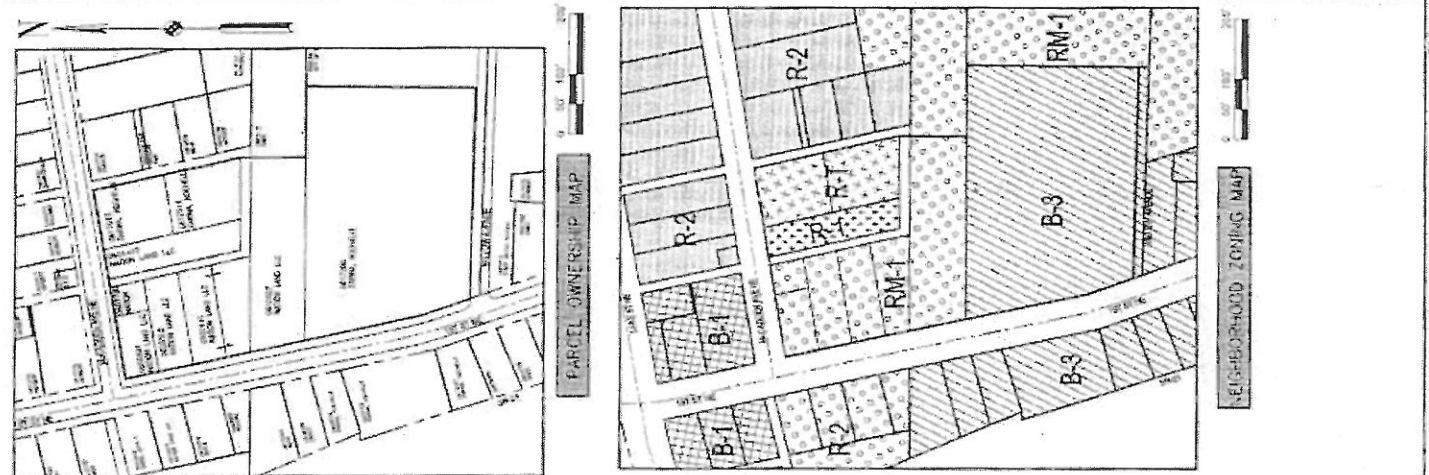
Zone Change From: RM-1 Multiple Family Residential, R-T Two Family Residential, and R-1 One Family Residential

Zone Change To: B-3 General Business

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

Proposed Use: Development of a retail commercial shopping area.





DESIGN NOTES:
 3 BUILDING UNITS
 GROSS FLOOR AREA 12,500 SQFT
 LOADING AREA IN REAR - 16,000 SQFT, MORE
 POSSIBLE
 PARKING: 217 4' x 8' VAN-MADELOADED
 3 STREET ENTRANCES, 1 ALLEY ENTRANCE
 WALL REQUIRED ALONG ALLEY
 (MAYBE REMOVED OF EAST BOUNDARY)
 (MAYBE ON SOUTH BOUNDARY)

ZONING REQUIREMENTS:
 MAXIMUM HEIGHT - 35'

SETBACKS:
 FRONT - 30'
 SIDE - 20' WITH ADJUTING
 REAR - 20' WITH ADJUTING
 SIDE - 20' WITH ADJUTING
 REAR - 20' PLUS LOADING AREA
 LOADING AREA: 15% OF GROSS FLOOR AREA
 FLOOR AREA RATIO PER LOT: 1.8
 PARKING: COMMERCIAL SHOPPING CENTER,
 1 PER 200 SQFT OF GROSS FLOOR AREA
 LOW BARRED MAIL (15%) UTILITY PARKING LOT
 AND RESIDENTIAL USE

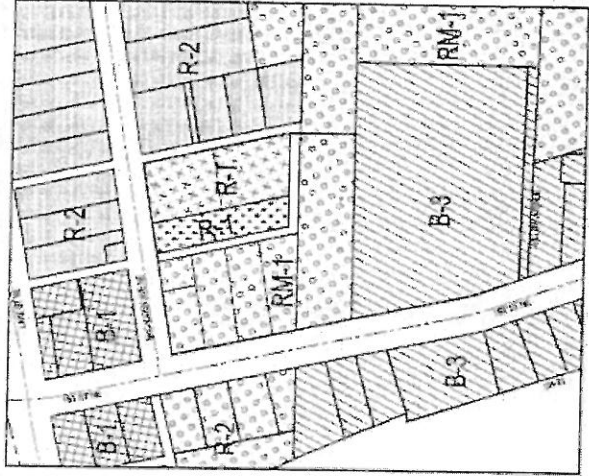


CONCEPTUAL SITE LAYOUT, ZONING CHANGE
 COMMERCIAL DEVELOPMENT
 FOR: HANSON LAND COMPANY, LLC
 PART OF Q.L. 100.181 AND 100.281-6
 2078, 15134-S, CITY OF MASSILLON, OHIO

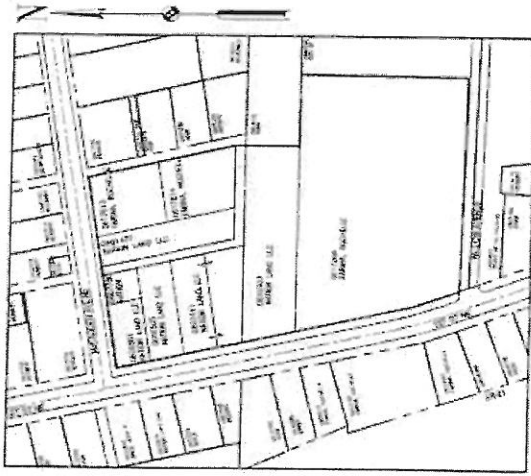
DATE: 11/14/07
 DRAWN BY: J. HANSON
 CHECKED BY: J. HANSON
 SCALE: 1" = 100' (PLAN)
 1" = 20' (SECTION)

REVISION	DATE	BY	DESCRIPTION
01	11/14/07	J. HANSON	INITIAL DESIGN
02	11/14/07	J. HANSON	REVISED DESIGN
03	11/14/07	J. HANSON	REVISED DESIGN
04	11/14/07	J. HANSON	REVISED DESIGN
05	11/14/07	J. HANSON	REVISED DESIGN
06	11/14/07	J. HANSON	REVISED DESIGN
07	11/14/07	J. HANSON	REVISED DESIGN
08	11/14/07	J. HANSON	REVISED DESIGN
09	11/14/07	J. HANSON	REVISED DESIGN
10	11/14/07	J. HANSON	REVISED DESIGN

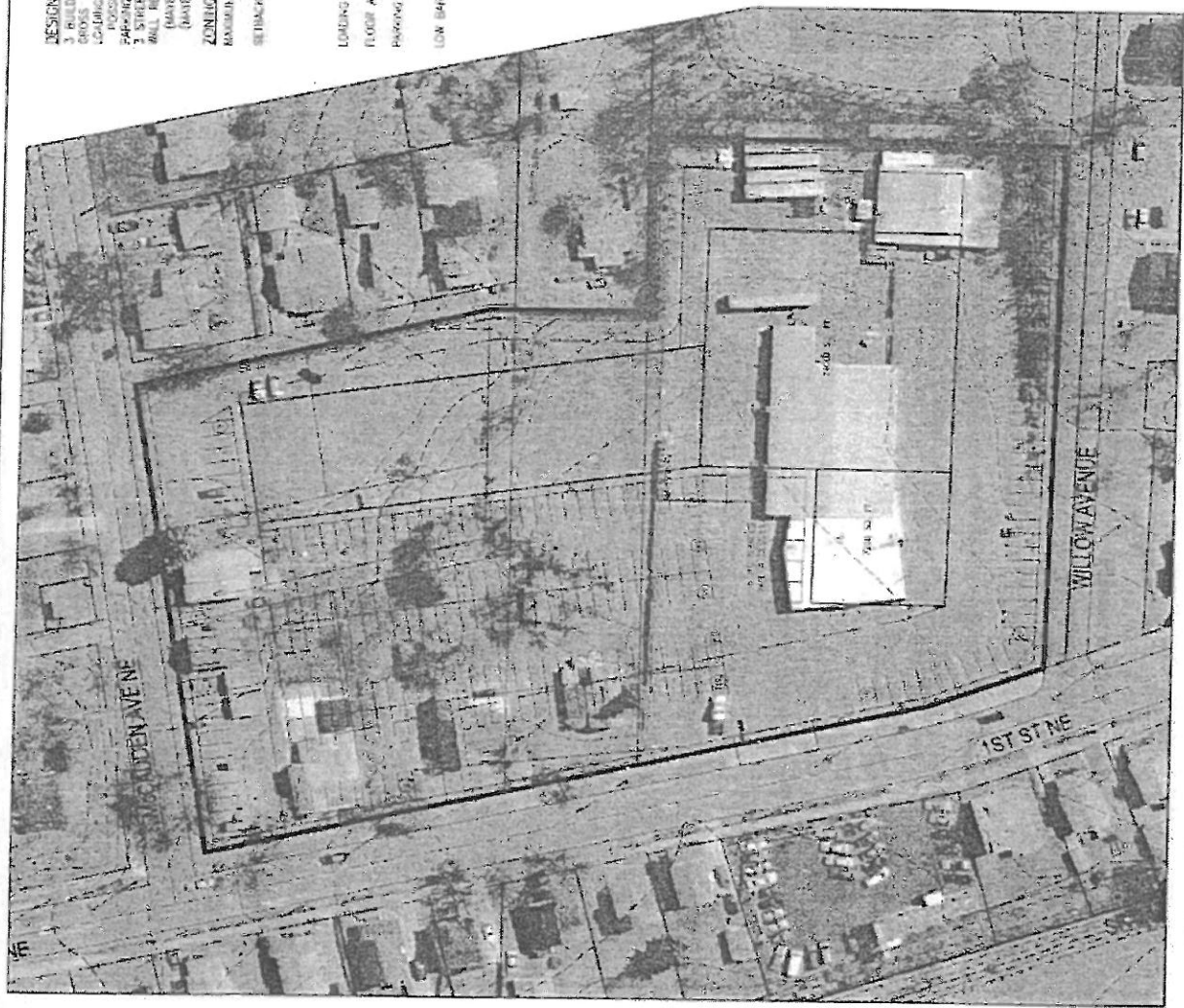
NEIGHBORHOOD ZONING MAP



PARCEL OWNERSHIP MAP



CONCEPTUAL SITE LAYOUT



DESIGN NOTES:
 3 BUILDING UNITS
 GROSS FLOOR AREA 53,000 SQ FT
 LOADING AREA IN REAR - 18,000 SQ FT, MORE
 POSSIBLE
 20' WIDE VEHICULAR DRIVEWAY
 20' WIDE SIDEWALKS, 1' ALLEY ENTRANCE
 REQUIRED ALONG ALLEY
 (MAINT. REQUIRED OF EAST BOUNDARY)
 (MAINT. ON SOUTH BOUNDARY)
ZONING REQUIREMENTS:
 MAXIMUM HEIGHT - 40'
SETBACKS:
 FRONT - 30'
 SIDE - 10' WHEN ADJUTING
 RESIDENTIAL USE, PARKING
 SPACES ALLOWED
 REAR - 20' PLUS LOADING AREA
 LOADING AREA, 15% OF GROSS FLOOR AREA
 FLOOR AREA RATIO PER LOT 1.2
 PARKING: COMMERCIAL SHOPPING CENTER
 1 PER 200 SQ FT OF GROSS FLOOR AREA
 LOW BARREL WALL (4' H) BETWEEN PARKING LOT
 AND RESIDENTIAL USE