

A G E N D A
MASSILLON PLANNING COMMISSION
FEBRUARY 13, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of January 9, 2008.*
2. *New Business*

Replat - Harmony Street NW

Location: Out Lot 926; located on the east side of Harmony Street NW, north of Raynell Avenue. The request is to split the existing property to create 1 lot with an existing residence and 1 new building site. Both lots to have frontage on Harmony Street NW. The property is zoned R-3 Single Family Residential.

Variance Request: **Section 1177.01, minimum lot frontage for R-3 Zoning. Applicant is requesting an 8.5' variance for the lot frontage along Harmony Street. 90' frontage is required; applicant has 81.5' of frontage for lot with existing home. Other lot meets the zoning requirements.**

Applicant: Joseph and Charlene Glick

3. *Old Business*

Replat and Dedication Plat- 29th Street NW

Location: Lots 13450 and 13451; located on the east side of 29th Street NW, south of Gordon Avenue. The request is to combine the existing lots into (2) new lots to create new building sites. The engineering department will also require the dedication of existing 29th Street right-of-way areas. The property is zoned R-2 Single Family Residential.

Variance Request: **Section 1177.01, minimum lot frontage for R-2 Zoning. Applicant is requesting a 5' variance for the lot frontage along 29th Street. 80' frontage is required; applicant has 75' of frontage each for (2) lots.**

Applicant: Derek Shanklin

This item was tabled at the January 9th, 2008 meeting.

Massillon Planning Commission
January 9, 2008

The Massillon Planning Commission met in regular session on January 9, 2008, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Frank Cilona
Todd Locke
Susan Saracina
Sheila Lloyd
Loren Matey

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

Mr. Johnson acknowledged Rev. Dodson's long term contributions and services to the Commission, and instructed the Clerk to send him a letter of appreciation.

Following introductions, the two new members, Loren Matey and Frank Cilona, were welcomed to the Commission.

Mr. Aaby then took over to conduct the election of officers for 2008. Mr. Locke nominated James Johnson as Chairman, and Todd Locke as Vice Chairman, seconded by Mayor Cicchinelli. The motion to elect Mr. Johnson as Chairman, and Mr. Locke as Vice Chairman was unanimously carried.

The next item was the minutes for the November 14, 2007, Commission meeting. Mr. Locke 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 Plat – 29th Street NW

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Applicant: Derek Shanklin

There is an existing building on a portion of the property, which is to be torn down. The applicants, Derek Shanklin and Kid Shanklin were present and informed the Commission that they do not presently own the property, but intend to purchase it. A discussion ensued, which was followed by a motion by Mr. Locke to table the request to allow for input by the property owner. The motion was seconded by Mayor Cicchinelli, which was unanimously carried.

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

Final Plat – Neocom Industrial Park #4

Location: Part of Out Lots 569; located on the west side of Millenium Blvd. SE, north of Navarre Road. This property is in the Neocom Industrial Park. The request is to create two (2) new out lots with frontage on Millenium Blvd. Includes the dedication of a proposed sanitary easement to the City of Massillon. The property is zoned I-2 General Industrial.

Applicant: Massillon Development Foundation (MDF)

Approval will allow for rail frontage and access for business use. The land is currently vacant. Gene Boerner was present and added MDF has contracts on the parcels. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The next item was a sanitary sewer easement plat presented by Jason Haines.

Sanitary Sewer Easement Plat – Erie Avenue SW

Location: Out Lot 1044; located on the west side of Erie Avenue SW / Route 21, north of Warmington Road. This property is the site of the proposed Menards Shopping Center. The request is to dedicate a 20-foot wide sanitary easement along the proposed sanitary sewer to the City of Massillon. The property is zoned B-3 General Business.

Applicant: Menard, Inc. / Deibel Surveying

This request is in anticipation of the Spring start of construction of Menard's, Inc. which is a home improvement center. Steve Broons, of Deibel Surveying, was present representing Menard's, Inc. Mr. Locke moved for approval, seconded by Mrs. Saracina, motion unanimously carried.

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

Replat and Dedication Plat – Nave Road SE

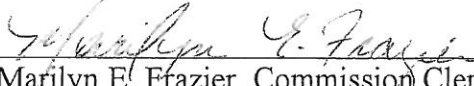
Location: Out Lots 691 and 940; located on the south side of Nave Road SE, west of Veterans Blvd. This property is the site of the storage buildings. The request is to combine the two lots into one (1) lot with frontage on Nave Road. This plat includes the dedication of existing roadway areas. The property is zoned I-1 Industrial.

Applicant: Fairbanks Properties

David Hayes, of Crockett Homes, was present and indicated he will construct storage buildings on the site. He is also considering a small retail center in the future. Mr. Locke moved for approval, seconded by Mrs. Saracina, 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

MEF/ky

Replat - Ha...ony Street NW

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Applicant: Joseph and Charlene Glick

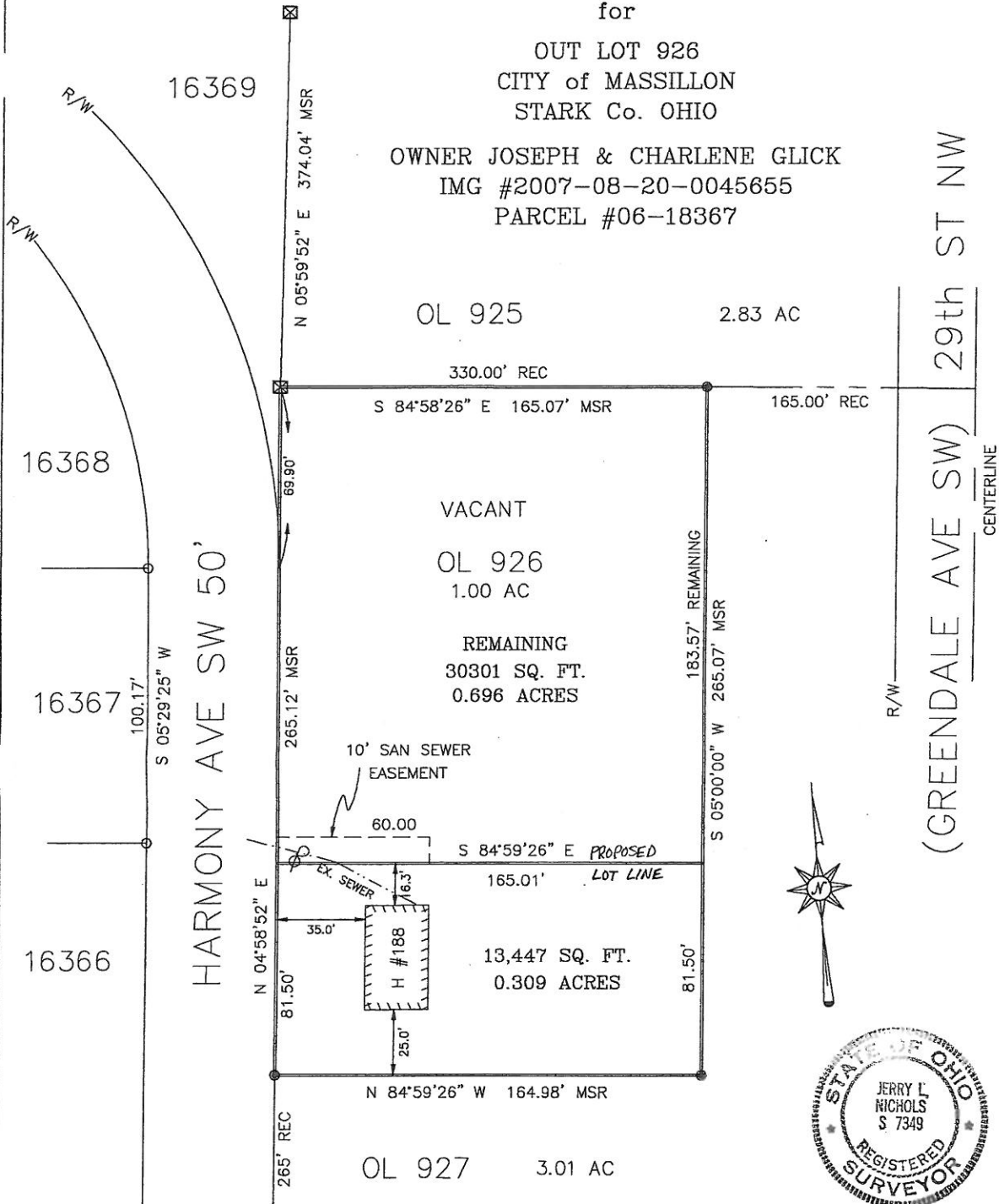


SURVEY VARIANCE PLAT

for

OUT LOT 926
CITY of MASSILLON
STARK Co. OHIO

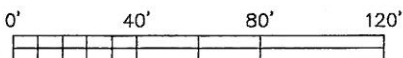
OWNER JOSEPH & CHARLENE GLICK
IMG #2007-08-20-0045655
PARCEL #06-18367



LEGEND

- IRON BAR W/ 7016 CAP FD
- IRON PIPE FOUND
- ⊙ #5 REBAR W/JLN 7349 CAP SET
- ⊠ DISK MON IN CONC FD

SCALE 1" = 40'



I HEREBY CERTIFY THIS PLAT ACCURATELY
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS IN OHIO, PUBLISHED IN CHAPTER
4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jerry L. Nichols 02/05/08
JERRY L. NICHOLS DATE
REGISTERED PROFESSIONAL SURVEYOR # 7349

NICHOLS FIELD SERVICES, INC.
1258 DUEBER AVE. SW
CANTON, OHIO 44706



TEL (330) 453-6688
FAX (330) 453-1764
EMAIL NFSI2000@SBCGLOBAL.NET

NFSI 2738

VARIANCE REQUEST

Joseph Glick, Owner, and Brandon Hewitt, Buyer, are requesting a variance to reduce the frontage at 188 Harmony St. NW; Massillon OH 44647 to 81.5'. The reasons for this request are as follows:

1. For the benefits of sharing the electrical pole without recording an additional easement.
2. For future development of remaining lot.


See the following pages for the neighbors approval signatures and addresses.

SIGNATURE REQUEST

I, as a neighbor, have examined the request that Joseph Glick and Brandon Hewitt are requesting with the City of Massillon to reduce the frontage at 188 Harmony Street to 81.5'. I have no objections for the City to accept the request.

1. Harry A. Buzin

2. Clifford E. Samson

3. John Kan

4. Deane F. Reiter

5. William L. King

6. Gary J. Wilson

Duane Ricker
2950 Meadowcrest Ave NW

John Karr
211 29th St. NW

William King
205 Harmony St. NW

Gary Wilson
16367
02 0300
199 Harmony St. NW

Harry Burris
16366
02 0400
185 Harmony St. NW

16365
02 2200

16364
02 2300

OL 926
1.00 AC
02 0200

Clifford Lamborn
175 29th St. NW

OL 927
3.01 AC
02 0100

RAYNELL ST SW 40.2'

HARMONY AVE SW 50'

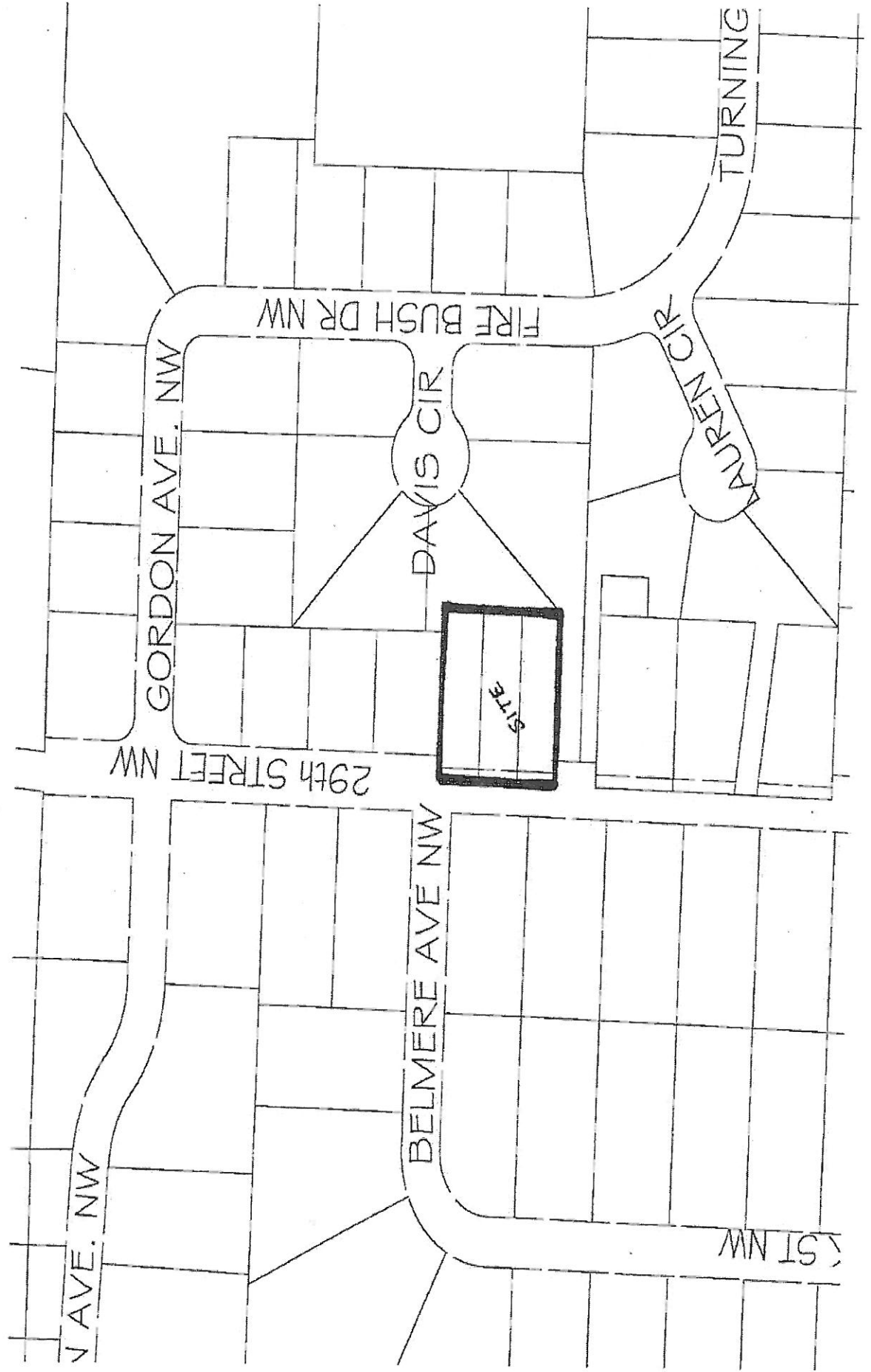
SW

EC 13

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Applicant: Derek Shanklin



15113

AVE NW

15114

15115

15116

16475

150'

13451

13450

13450

150'

16470

DAVIS C

16469

75'

16468

75'

1

15

15950

13449

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