

A G E N D A
MASSILLON PLANNING COMMISSION
July 09, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of June 11, 2008.*
2. *New Business*

Replat – Rose Avenue SE

Location: Lots 1449 and 1452, located on the south side of Rose Avenue SE, east of Albright Street. The request is to combine the lots together to create (1) new building site approximately 0.11 acres. The property is zoned R-1 Single Family Residential.

Variance Required: Section 1177.01, minimum lot area for R-1 zoning lot.

Applicant: Habitat for Humanity

Replat – Overlook Avenue SW

Location: Lots 4760, 4761, 4762, located on the North side of Overlook Avenue SW, East of 15th Street SW. The request is to combine the (3) existing lots into (2) new building lots with frontage on Overlook Ave. The property is zoned R-1 Single Family Residential.

Applicant: Joseph Glick

Lot Split and Replat – 15th Street NW

Location: Out Lots 1032, 1033, 1034, located on the East side of 15th Street NW, south of Cherry Road. The request is to transfer several small pieces of property between neighbors and replat with the main lots. No new building lots will be created with this plat. The property is zoned R-2 Single Family Residential.

Applicant: Attorney Vincent Matecheck

Lot Split and Replat - Seneca Street NE

Location: Parts of Lot 1240, located on the northwest corner of State Avenue NE and Seneca Street NE. The request is to split a portion of the vacant property away from the existing house and combine it with the existing corner lots. The property is zoned R-1 Single Family Residential.

Applicant: Lindsay Trust / Kathy Somers

Replat – Autumn Avenue NW

Location: Lot 16457, located on the Northeast corner of 29th Street NW and Autumn Avenue NW. The request is to split the lot into two parcels, one containing the existing house and the other containing the storm water detention pond. The property is zoned R-2 Single Family Residential.

Applicant: DWP Inc. / Dave Daugherty

Replat – Overlook Ave. SW / Lowell St. SW

Location: Lots 8260, 8261, 8262, 8263, 8272, 8273, 8274, located on the southwest corner of Overlook Ave. SW and Lowell Place SW. The request is to replat the (7) lots into (4) new lots, with (2) containing existing houses and (2) new building lots. The property is zoned R-1 Single Family Residential.

*****Several variances required, to be presented at the meeting.*****

Applicant: Helen Stavakis / Eldon Glick

Massillon Planning Commission

June 11, 2008

The Massillon Planning Commission met in regular session on June 11, 2008, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

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

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was approval of the minutes for the Commission meeting of May 14, 2008. Mr. Locke moved for approval, seconded by Mrs. Saracina, motion unanimously approved.

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

Rezoning – University Village

Property description: Out Lot 900, an 8.55 acre parcel located on the northwest corner of Richville Drive SE and Ohio State Drive SE in University Village.

Zone change from: B-1 Local Business

Zone change to: RM-1 Multiple Family Residential

Applicant: PRMDC Ltd., Fred Tobin

Proposed use: Construction of an Assisted Living Residence for Seniors

This property is in University Village. When the allotment was developed, it was comprised of a variety of zoning classifications, including B-1 Local Business. However, there has been no demand for business development. Presently there are plans for the development of an assisted living facility. The developer circulated a petition which contains in excess of 50% of the property owners. Also, two neighborhood meetings were held.

Fred Tobin, of PRMDC Ltd., spoke about his involvement with University Village and provided information about the present composition of the area. He also reported there is support for this proposal from the residents and churches in the area.

Mac Kennedy, Vice President of McClain Development of Newark, Ohio, was present. He explained that McClain Development is a family owned business, and the proposed development will have a positive impact on the City by providing 35 – 40 full-time and 25 part-time positions. There won't be a lot of traffic, and it will be a nice setting for senior citizens who need some assistance. A video about the proposed development was shown.

David Nethercutt, 2086 University Commons Drive S.E., who is President of the Condominium Association, read a letter of support for the proposal.

Mrs. Saracina moved to recommend approval, seconded by Mayor Cicchinelli, motion unanimously carried.

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

Replat – Harmony Street NW

Location: Lot 17266, located on the east side of Harmony Street NW, north of Raynell Avenue. The request is to split the property into two proposed building lots. The property is zoned R-3 Residential. This item was tabled at the May 14, 2008, meeting.

Applicant: Joseph and Charlene Glick

This item has been before the Commission during the last two meetings. There was confusion about required frontage according to the zoning code. Upon further research by the City's Law Department, it is determined that the zoning code doesn't contain a minimum frontage requirement.

Mr. Glick was present and commented that he appreciates the consideration provided. Mr. Locke then moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

Mr. Locke and Mr. Johnson then commented about Ben Bradley's death and his service to the Planning Commission and Massillon Community.

There being no further business before the Commission, the meeting adjourned at 8:10 P.M.

Respectfully submitted,



Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky

Replat - Rc Avenue SE

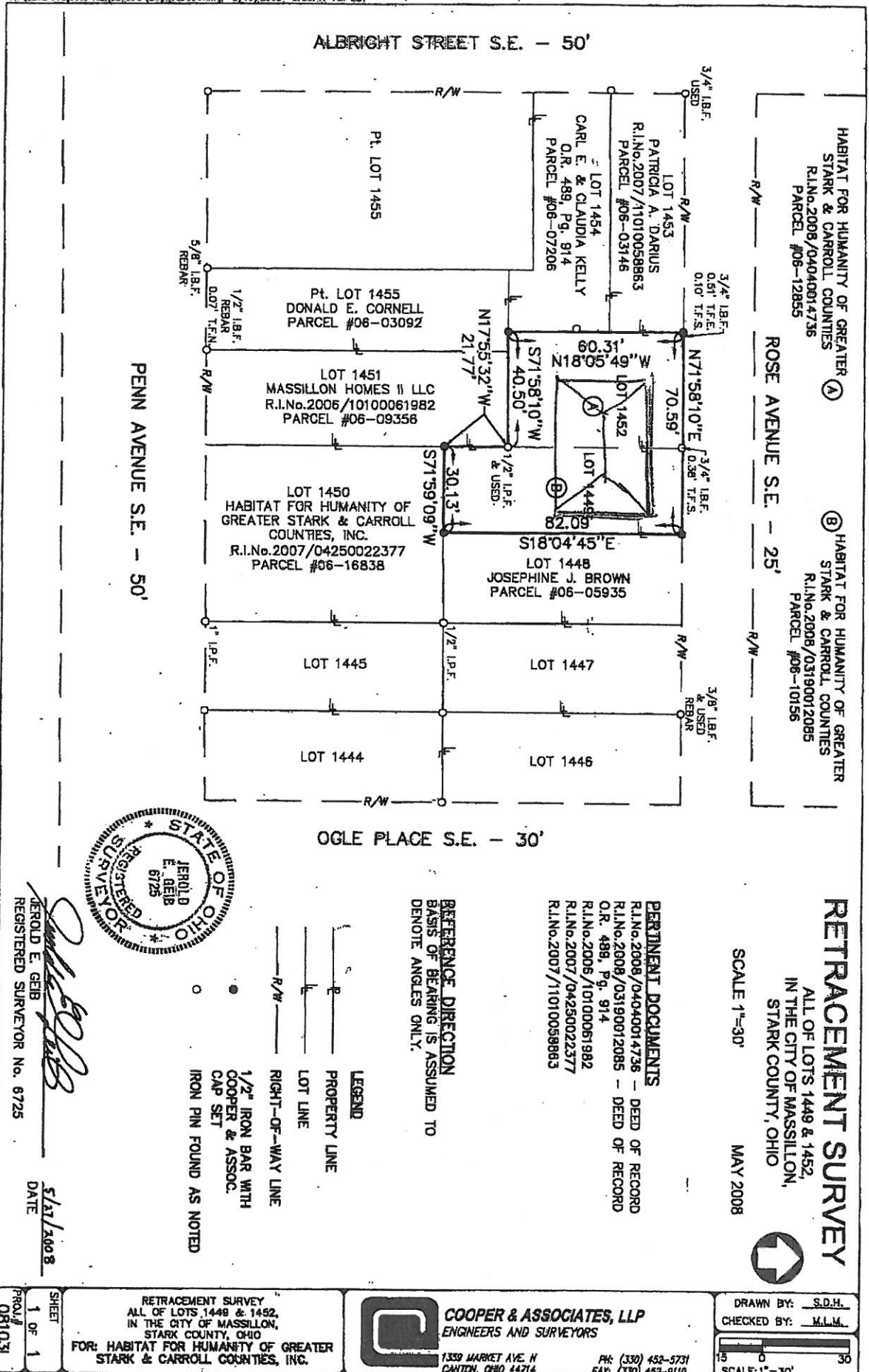
Location: Lots 1449 and 1452, located on the south side of Rose Avenue SE, east of Albright Street. The request is to combine the lots together to create (1) new building site approximately 0.11 acres.

The property is zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity



H:\Land Projects R2\06\03C\dwg\08103C.dwg 3/19/2008 3:25:47 PM EST



Replat - Overlook Avenue SW

Location: Lots 4760, 4761, 4762, located on the North side of Overlook Avenue SW, East of 15th Street SW. The request is to combine the (3) existing lots into (2) new building lots with frontage on Overlook Ave. The property is zoned R-1 Single Family Residential.

Applicant: Joseph Glick

8166	4779	4768	4751	4740	4723
8165	4780	4767	4752	4739	1589
8164	4781	4766	4753	4738	4726
	4782	4765	4754	4737	4727
	4783	4764	4755	4736	4728
	4784	4763	4756	4735	4729
8142	4785	4762	15568	4734	4730
8139	4786	4761	15569	16439	4731
8140	4787	4760			

15TH ST SW

NILES ST SW

14TH ST S

OVERLOOK AVE SW

8891	8969
8892	8970
8893	8971

8951	8929
8952	8930
8953	8931

8911	8889
8912	8890
8913	8891

8268



BEARING BASIS:

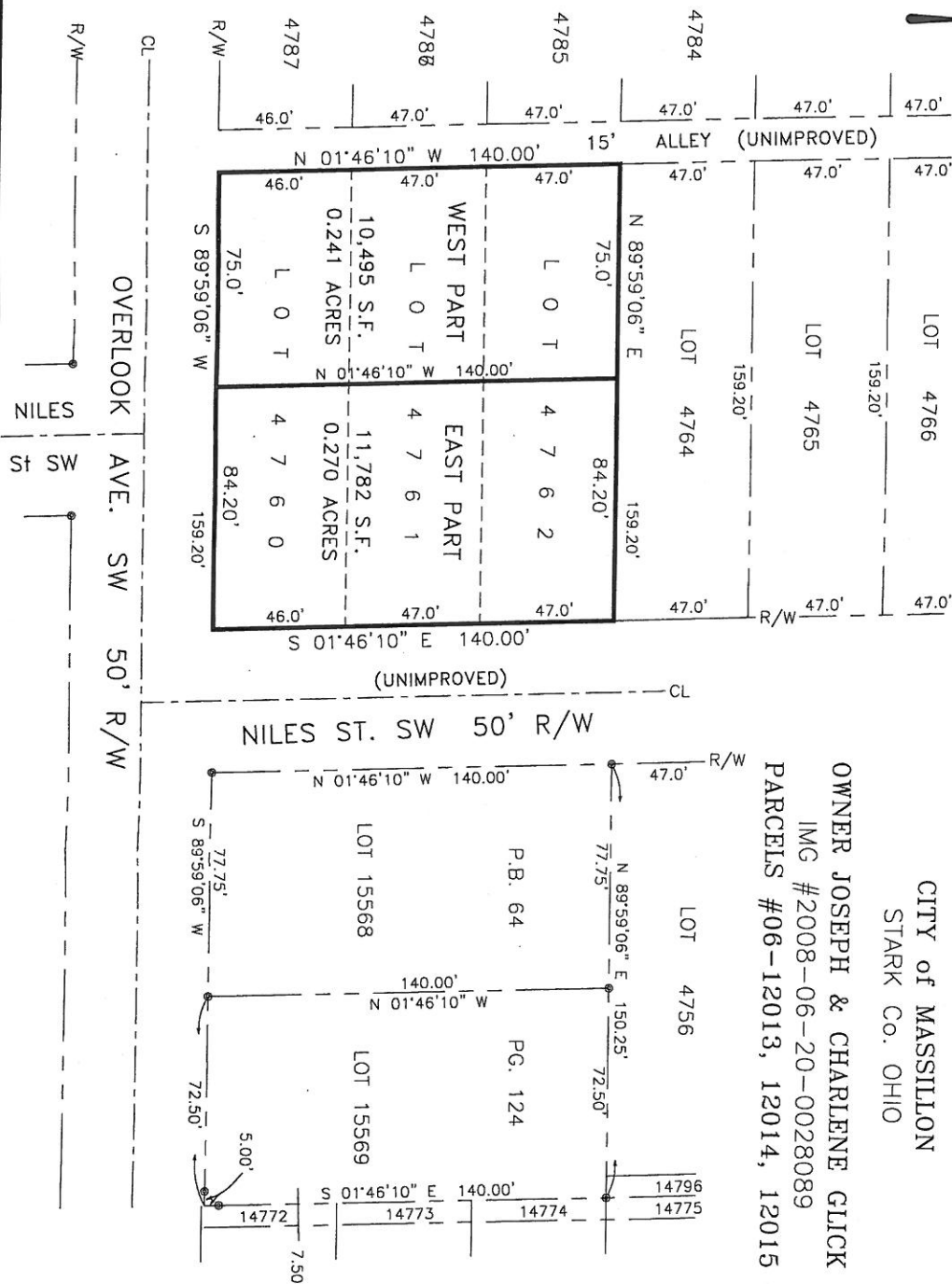
PRELIMINARY PLAT

for

REPLAT LOTS 4760, 4761, & 4762
MCCULLOUGH HTS. ADD. P.B. 5 Pg. 19

CITY of MASSILLON
STARK Co. OHIO

OWNER JOSEPH & CHARLENE GLICK
 IMG #2008-06-20-0028089
 PARCELS #06-12013, 12014, 12015



- IRON BAR
- 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
REGISTERED PROFESSIONAL SURVEYOR

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



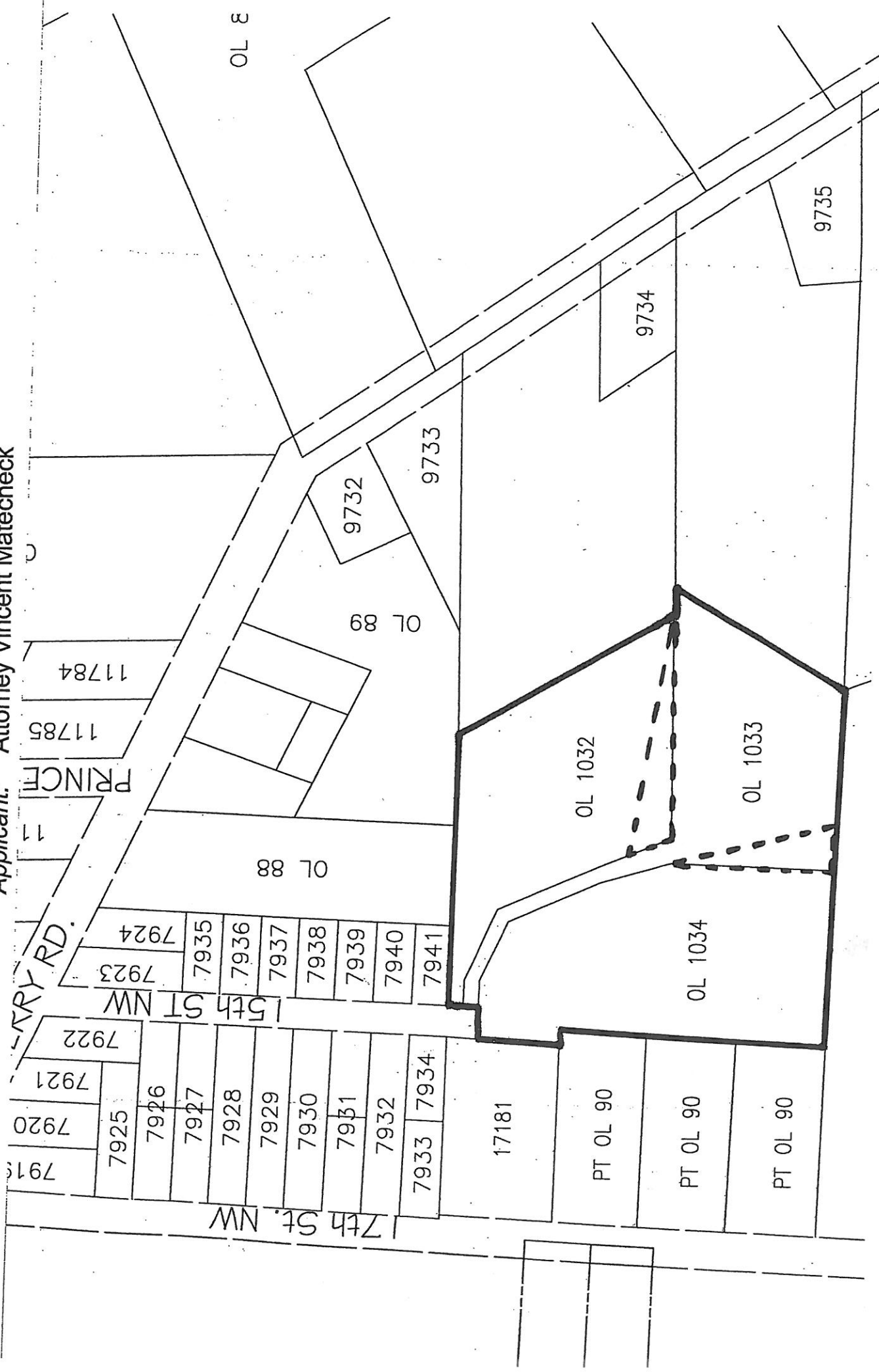
TEL (330) 453-6688
FAX (330) 453-1764
EMAIL NFSI2000@SBCGLOBAL.NET

NFSI 2749a

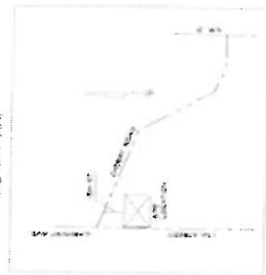
Lot Split and Replat - 15th Street NW

Location: Out Lots 1032, 1033, 1034, located on the East side of 15th Street NW, south of Cherry Road. The request is to transfer several small pieces of property between neighbors and replat with the main lots. No new building lots will be created with this plat. The property is zoned R-2 Single Family Residential.

Applicant: Attorney Vincent Matecheck

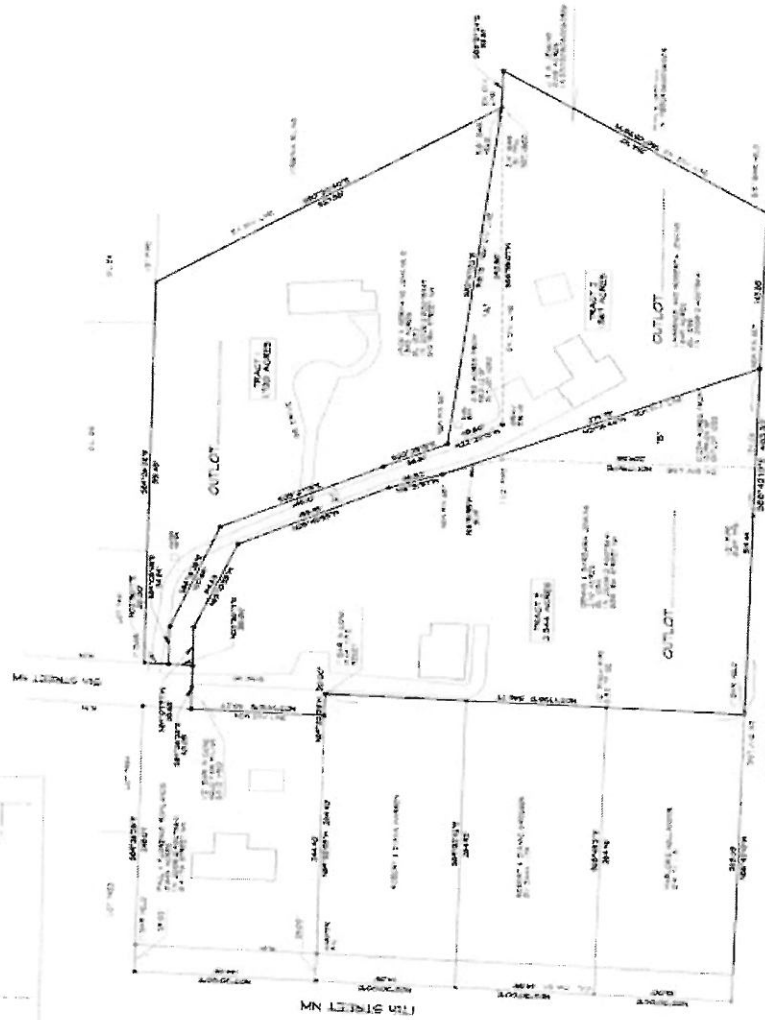


VICINITY MAP



REPLAT AND RENUMBERING PLAT

BEING ALL OF OUTLOTS 633, 634 AND 635
IN THE CITY OF MASSILLON, STARK COUNTY, OHIO



3 PIN SET
3 PIN FIELD
3 PIN SET
3 CALL POINT



BEING ALL OF THE CENTER OF THE STREET IS 30' W.
AND THE CENTER OF THE STREET IS 30' W. FROM THE CENTER
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HARPER SURVEYING INC.
5370 RIDGE AVE SE.
CANTON, OHIO 44707
(330) 484 - 2354
FAX (330) 484 - 5637

KNOW ALL MEN BY THESE PRESENTS THAT THE INTERESTED
PARTIES OF AND BEING HEREIN TO WIT: JACOB A. JENSEN
DOES HEREBY AGREE TO REPLAT AND RENUMBERING
ON THIS 1st DAY OF MAY, 2008

OWNERS:
JACK JENSEN
SCOTT JENSEN
DENNIS JENSEN
BARBARA JENSEN
ANDREW JENSEN
ROBERTA JENSEN

STATE OF OHIO
COUNTY OF STARK
PERSONAL APPEARANCE OF THE ABOVE NAMED PARTIES
THEY DO SO BY THE FOREGOING INSTRUMENT AND THIS INSTRUMENT
AND DEED

A TESTIMONY WHEREOF I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL
ON THIS 1st DAY OF MAY, 2008
NOTARY PUBLIC
JILL L. JENSEN

MY COMMISSION EXPIRES MAY 1, 2011
APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION AT A MEETING
HELD THIS DAY OF MAY, 2008

CHAIRMAN DAVID DEDSON
APPROVED BY THE MASSILLON CITY ENGINEER THIS DAY OF MAY, 2008
AND ADJUTANT LOT NOVERS

MASSILLON CITY ENGINEER
NORTH A. DEDSON

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO DOCUMENTS
EXIST ON LANDS HEREIN OFFERED FOR PUBLIC SALE THIS DAY OF MAY, 2008

MASSILLON CITY CLERK
PERCIE S. STENGOS

APPROVED BY THE COUNCIL OF THE CITY OF MASSILLON, OHIO BY
RESOLUTION NO. 2008-05-01
PASSED ON THIS DAY OF MAY, 2008

PRESIDENT
CLARENCE GAYL
CLARENCE GAYL

ENTERED FOR TRANSFER THIS DAY OF MAY, 2008
STARK COUNTY AUDITOR
KIM M. HONIG

RECEIVED FOR RECORD THIS DAY OF MAY, 2008
RECORDED IN RECORDED MASS. NO. 2008-05-01
STARK COUNTY RECORDER
KIM CAMPBELL

FILED
STARK COUNTY RECORDER
KIM CAMPBELL

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A COPY
MADE BY ME OR UNDER MY DIRECT SUPERVISION THIS DAY OF MAY, 2008

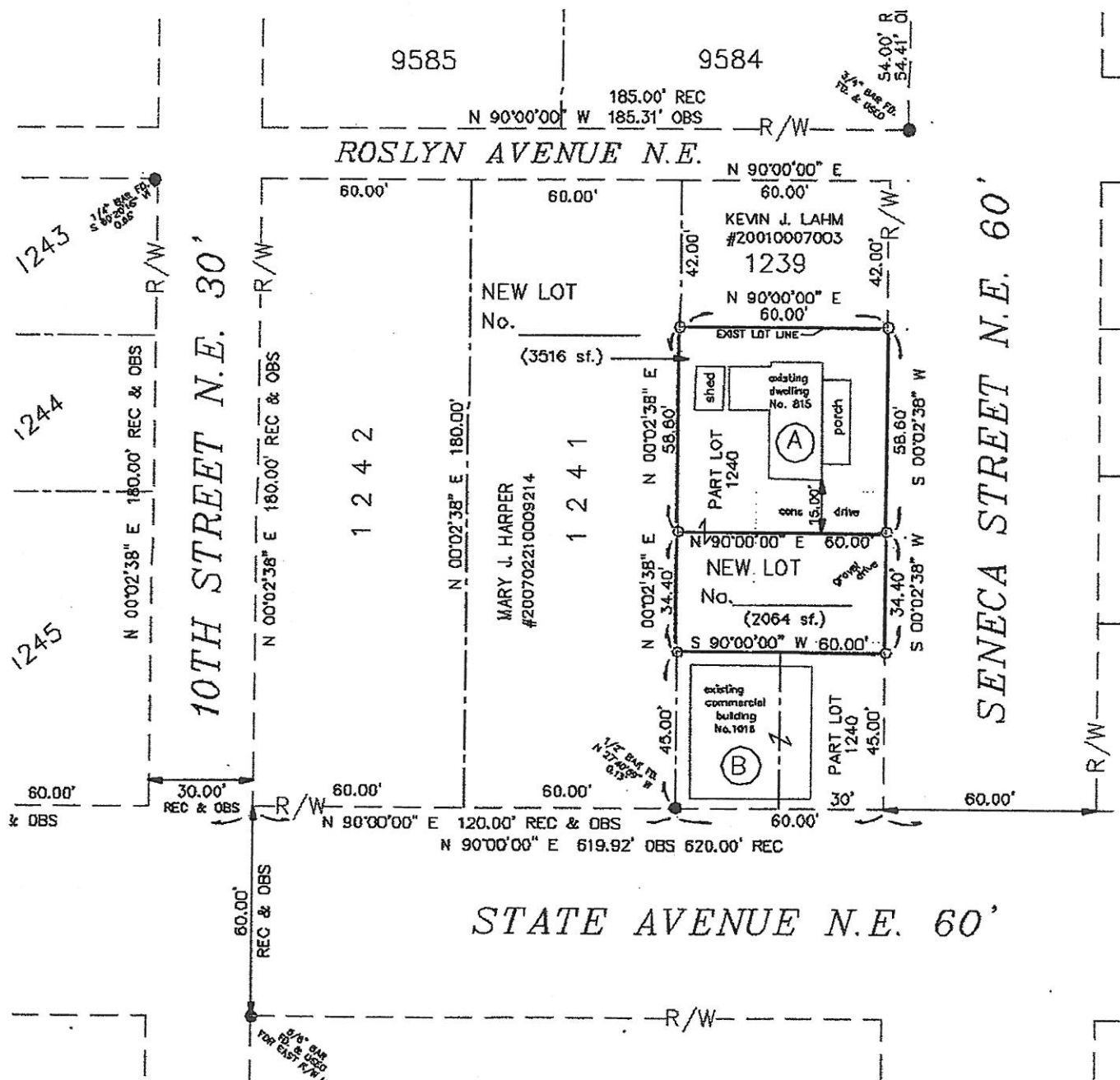
BRADLEY N. HARPER, P.S. NO.



Location: Parts of Lot 1240, located on the northeast corner of State Avenue NE and Seneca Street NE. The request is to split a portion of the vacant property away from the existing house and combine it with the existing corner lots. The property is zoned R-1 Single Family Residential.

5294	5262	9589	7585	1239	1242	1241	1240	1238	1237	1236	1235	1234	1232	1231	1230	1229	1227
5295	5260	9588	7584	1243	1245	1244	1246	1213	1212	1218	1218	1217	1216				
5296	5259	9587	7583	5255	1249	1248	5258	9619	9620	9618	9620	7588	7590	7589			
5297	5256	9586	7582	5257	1247			1238	1237	1236	1235	1234	1232	1231	1230	1229	1227
5298	5255	9585	9584		1242	1241	1240	1238	1237	1236	1235	1234	1232	1231	1230	1229	1227

STATE AVENUE



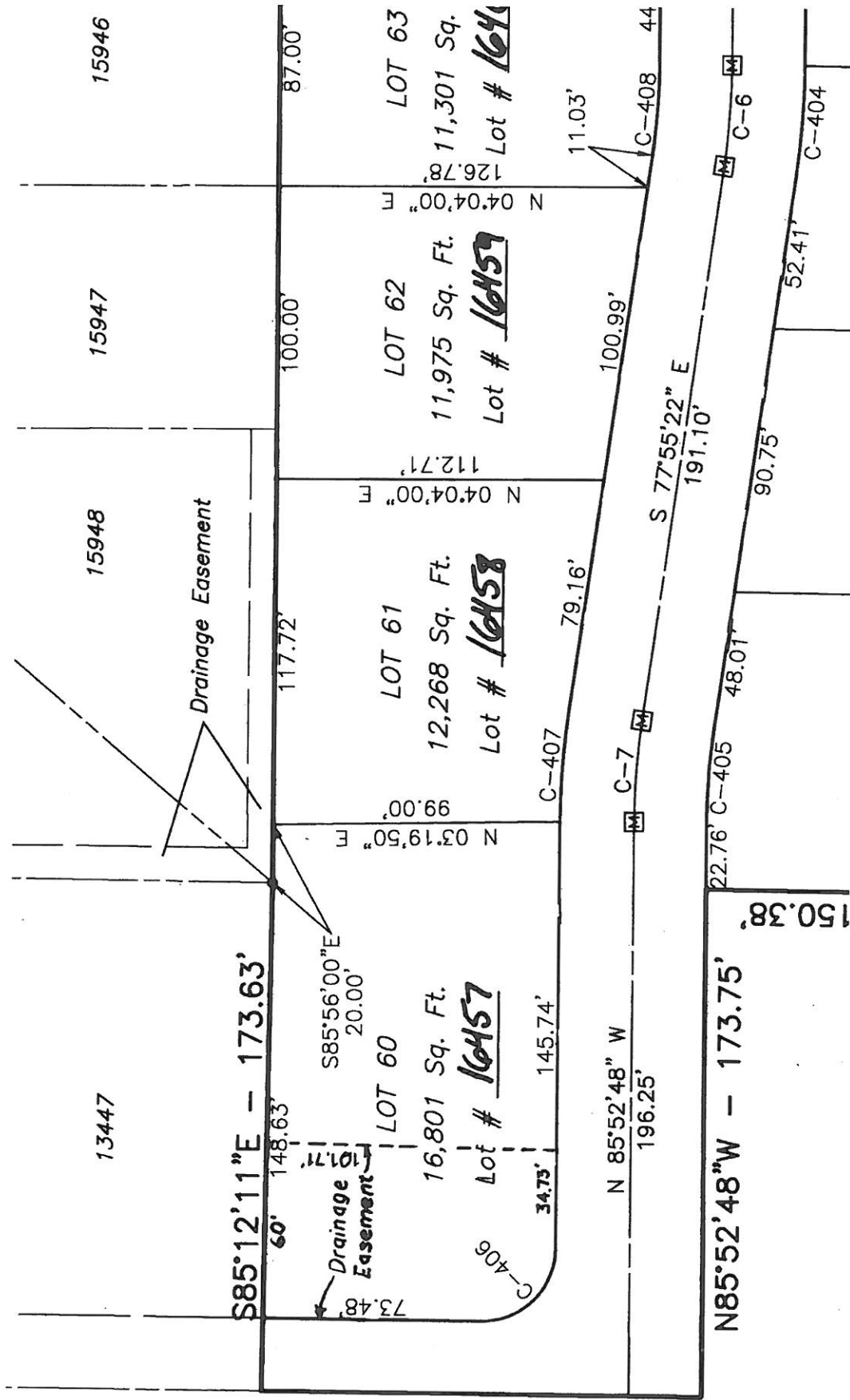
Replat – Autumn Avenue NW

Location: Lot 16457, located on the Northeast corner of 29th Street NW and Autumn Avenue NW. The request is to split the lot into two parcels, one containing the existing house and the other containing the storm water detention pond. The property is zoned R-2 Single Family Residential.

Applicant: DWP Inc. / Dave Daugherty



S04.42'00"W - 151.03'



29th St. N.W.

73.48' S4D42'W

60'-7⁹/₁₆"

DWP Inc. /
Massillon
Autumn Ridge Estates
Association.

RETENSION BASIN

148.63' S85D12'11"E

108'-0"

20' S85D56'E

LOT 60
10745 sf
.246 AC

99' N3D19'50"E

9'-0.66

26'-0"

33'-3⁷/₈"

2890
Autumn

41'-4"

10'-0"

10'-4⁵/₁₆"

30'-0"

33'-0"

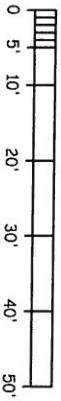
108'-0"

145.74' N85D52'48"W

Autumn Ave

SITE PLAN

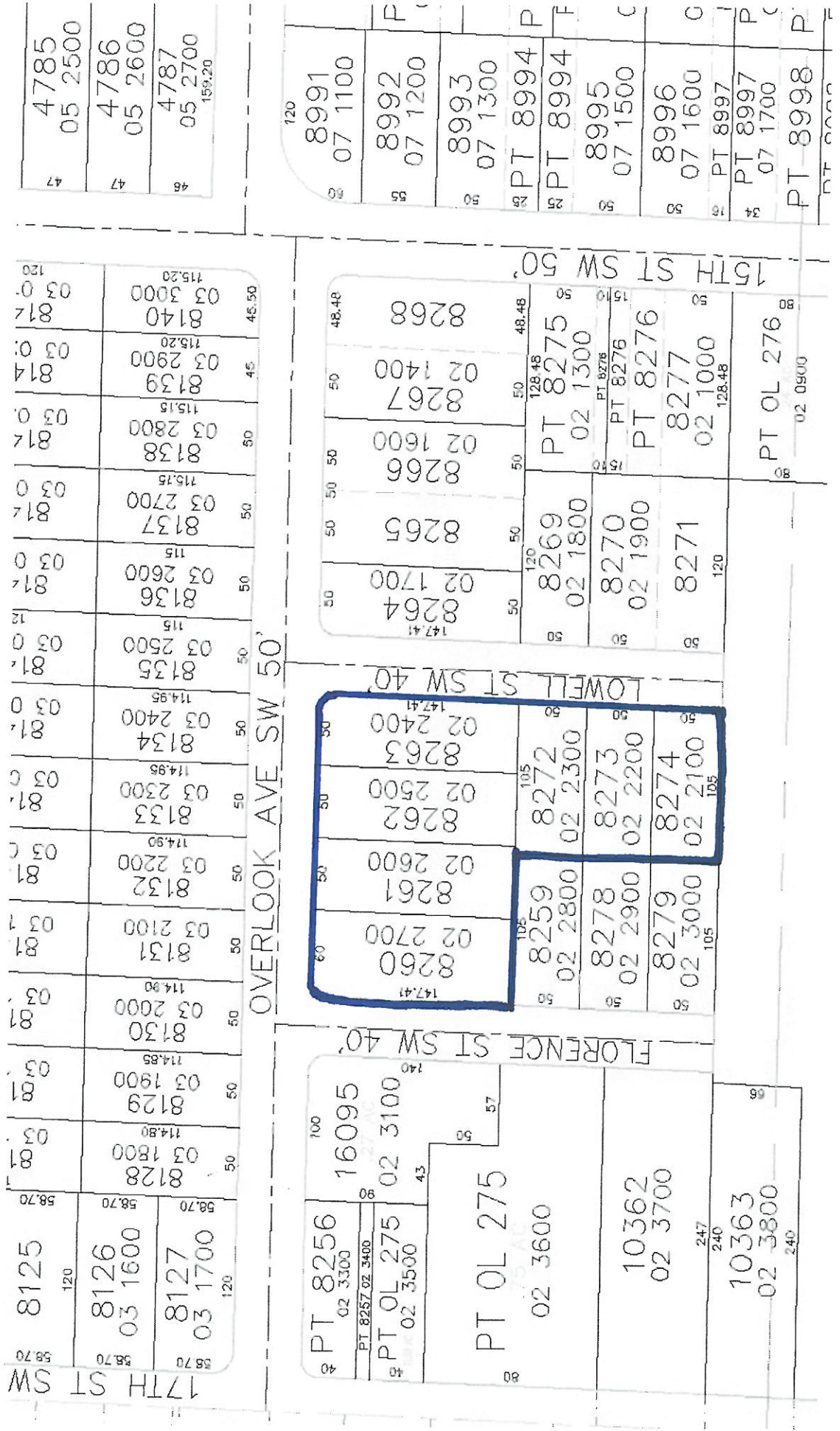
GRAPHIC SCALE



Replat – Overlook Ave. SW / Lowell St. SW

Location: Lots 8260, 8261, 8262, 8263, 8272, 8273, 8274, located on the southwest corner of Overlook Ave. SW and Lowell Place SW. The request is to replat the (7) lots into (4) new lots, with (2) containing existing houses and (2) new building lots. The property is zoned R-1 Single Family Residential.

Applicant: Helen Stavrakis / Eldon Glick



Proposed Replat for Preliminary Approval.

OVERLOOK Ave SW

Florence Ave. SW

Lowell St. SW

