

A G E N D A

MASSILLON PLANNING COMMISSION

August 27, 2008 4:30 P.M.

Mayor Cicchinelli's Office

******Please Note Meeting Time and Location Change******

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

Final Plat – Neocom Industrial Park #5

Location: Part of Out Lot 569, located on the East side of Millennium Blvd. SE, North of Navarre Road. This is in the Neocom Industrial Park property. The request is to replat a parcel of approximately 31.7 acres for new development. The property is zoned I-2 Industrial.

Applicant: Miller Land Development

Easement Plat – Erie St. South / Nave Road SE

Location: Out Lot 542, located on the southwest corner of Erie St. South and Nave Road SE intersection. This is the site of the existing Genshaft Park property. The request is to dedicate a sanitary sewer easement approximately 40' in width along the existing and proposed sanitary sewers. The property is zoned I-1 Industrial.

Applicant: City of Massillon

Massillon Planning Commission
July 9, 2008

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

Members

Chairman James Johnson
Vice Chairman Todd Locke
Sheila Lloyd
Joseph Luckring
Loren Matey

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the minutes for the June 11, 2008, Planning Commission meeting. Mr. Locke moved to approve the minutes, seconded by Mr. Luckring, motion unanimously carried.

Mr. Johnson then read a thank you card from Ben Bradley's family for the flowers sent from the Commission.

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

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 one (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

This site is north of Penn Avenue and west of Third Street SE. Habitat for Humanity has acquired two lots to build a new house. All of the lots with existing houses in this area are small, but don't conform to the current code. Even by combining the two lots, there's a need for a variance. Mr. Matey asked if houses had previously been on these lots. Jason replied that there had been houses, but since a new lot is being created, it must conform to current regulations.

Bob Maurer, property coordinator for Habitat for Humanity, was present and commented that replatting the lots into one and building a new house will improve the area. Mr. Luckring moved for approval, seconded by Mr. Locke, motion unanimously carried.

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

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 three existing lots into two new building lots with frontage on Overlook Avenue. The property is zoned R-1 Single Family Residential.

Applicant: Joseph Glick

This replat was previously considered under different ownership. However, since the survey wasn't completed and ownership has changed, it must be reconsidered. Mr. Glick was present. Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously carried.

The next item as a lot split and replat presented by Mr. Haines.

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

Mr. Haines commented that this property located at 15th and Cherry NW, consists of three large parcels. One of the owners, Jack Jenkins, 810 15th Street NW, was present. He added that when his son's home was constructed, the electric transformer was put on his (Jack Jenkins) property. This lot split and replat will correct that situation. After a brief discussion, Mr. Locke moved for approval, seconded by Mr. Luckring, motion unanimously carried.

The next item was also a lot split and replat presented by Mr. Haines.

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 exiting house and combine it with the existing corner lots. The property is zoned R-1 Single Family Residential.

Applicant: Lindsay Trust/Kathy Somers

Originally, the owners of the Lindsay's Sweeper Mart intended to create a separate lot, but found they couldn't do that, so they are requesting a Lot Split and Replat.

Kathy Somers was present and added that the owners of the Sweeper Mart bought the house at Sheriff Sale, and wish to sell the house, but keep a small portion of the lot which will help with parking. Mr. Luckring moved for approval, seconded by Mr. Matey, motion unanimously carried.

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

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 a 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

The plan is for the detention pond to be under the control of the homeowner's association. Mr. Haines said the City Engineer has reviewed the request and agreed to the lot split with the stipulation that the homeowner's association acquire and maintain the pond.

Mr. Locke then moved to approve the request pending acquisition of the portion containing the storm water detention pond by the homeowner's association. Mr. Luckring seconded the motion, which passed unanimously.

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

Replat – Overlook Avenue SW/Lowell Street SW

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

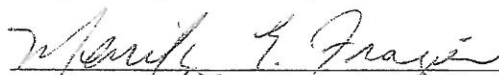
Applicant: Helen Stavarakis/Eldon Glick

The owner, Helen Stavarakis, lives on lot 8262, and is considering selling some of her property. Mr. Glick is considering purchasing some to build two new houses. The new lots would require variances since they don't meet R-1 Single Family zoning requirements. Mr. Haines reported that the City Engineer would like the utilities to be on Lowell Street, which presently isn't completely finished.

Mr. Glick was present and commented that the request is preliminary, but wanted an indication that the request would be approved later. He was informed that due to the preliminary status of the request, the Commission cannot provide approval. Mr. Locke then moved to table the request, seconded by Mr. Luckring, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 8:40 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

Final Plat – Neocom Industrial Park #5

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Applicant: Miller Land Development



NEOCOM I INDUSTRIAL PARK - NO. 5

LOCATED IN THE CITY OF MARIETTA, COUNTY OF STARK,
STATE OF OHIO AND BEING PART OF OUTLOT #55

AUGUST, 2008

OWNER
NEOCOM I INDUSTRIAL PARK, INC.
137 MILLER ROAD
MARIETTA, OHIO 44130
PHONE: (330) 496-9411

DEVELOPER
MARIETTA DEVELOPMENT, INC.
137 MILLER ROAD
MARIETTA, OHIO 44130
PHONE: (330) 496-9411

ENGINEER / SURVEYOR
JAMES E. MILLER, INC.
137 MILLER ROAD
MARIETTA, OHIO 44130
PHONE: (330) 496-9411

OWNER: MILLER LINDA DOROTHY, LLC

DEVELOPER: JAMES E. MILLER, INC.

ENGINEER: JAMES E. MILLER, INC.

STATE OF OHIO

COUNTY OF STARK

BEFORE ME, a Notary Public in and for the State of Ohio, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2008.

NOTARY PUBLIC

ATTEST: _____

NOTARY PUBLIC

STATE OF OHIO

COUNTY OF STARK

BEFORE ME, a Notary Public in and for the State of Ohio, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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NOTARY PUBLIC

ATTEST: _____

NOTARY PUBLIC

STATE OF OHIO

COUNTY OF STARK



NEOCOM I INDUSTRIAL PARK, INC.

137 MILLER ROAD

MARIETTA, OHIO 44130

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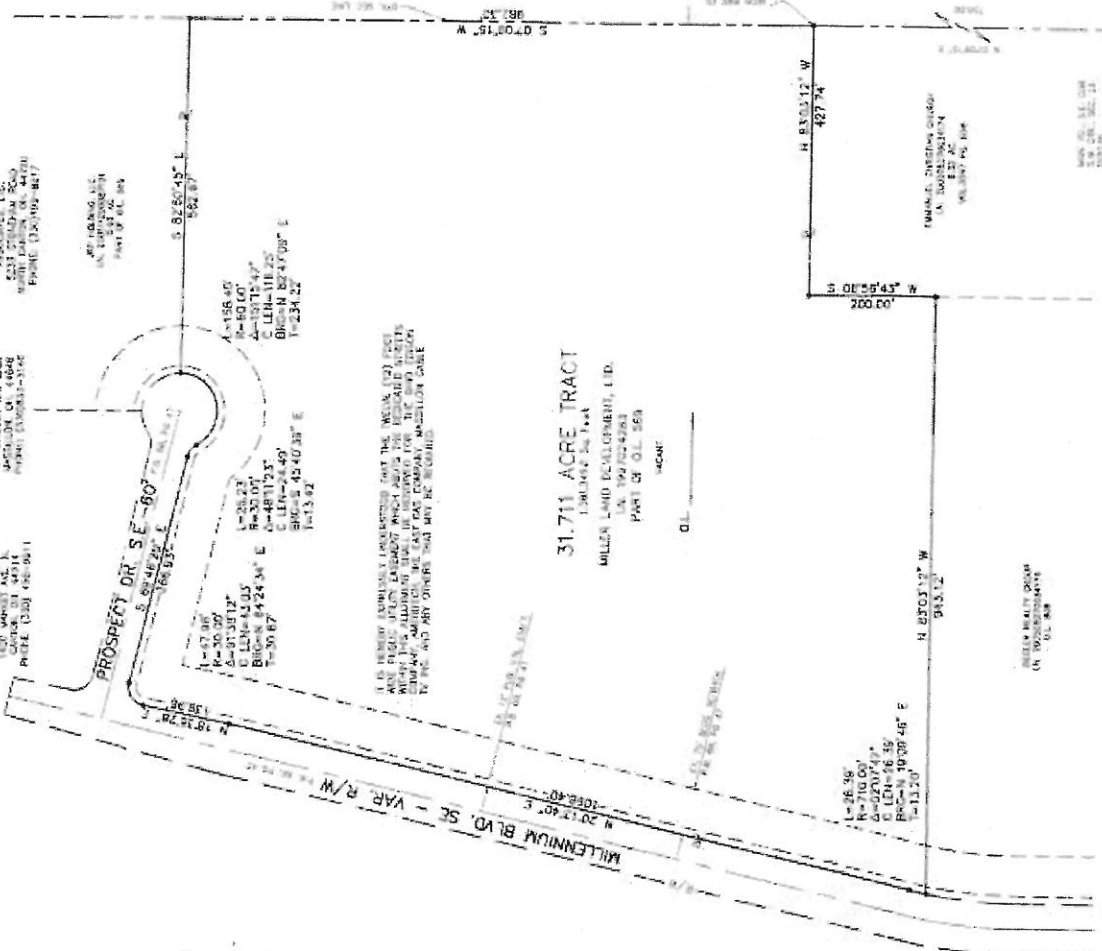
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FAX: (330) 496-9412

WWW.NEOCOMI.COM



31.711 ACRE TRACT
137 MILLER ROAD
MARIETTA, OHIO 44130
PART OF OL. 55A

LEGEND

- 1/2 INCH REBAR WITH AN 18 INCH CAP TONGUE
- 1/2 INCH REBAR WITH AN 18 INCH CAP SET
- PROPERTY LINE
- 1/4 INCH REBAR WITH AN 18 INCH CAP SET
- 1/4 INCH REBAR WITH AN 18 INCH CAP SET

ACREAGE SUMMARY

LOTS = 31.711 AC.

SCALE: 1" = 100'

MILLER LAND DEVELOPMENT, LTD. - MILLER, INC.

NEOCOM I INDUSTRIAL PARK NO. 5
COUNTY OF STARK, STATE OF OHIO



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Applicant: City of Massillon

