

A G E N D A
MASSILLON PLANNING COMMISSION
NOVEMBER 12, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission Meeting of October 8, 2008.

2. New Business

Replat – Weirich Blvd. NW

Location: Lot 10 and part of Lot 11, located on the south side of Tommy Henrich Blvd. NW and East of Weirich Blvd. The request is to replat the existing lots into (2) new lots. Both new lots would be corner lots and are currently zoned B-3 General Business.

Applicant: CDC Realty / Attorney Tom Ferrero

Easement Plat – Wales Road NE

Location: Out Lot 508, located on the East side of Wales Road NE, just north of Hills and Dales Road. The request is to grant an easement of variable width to Aqua Ohio Water Co. for the placement of new and existing water lines. The property is zoned B-1 Local Business.

Applicant: Aqua Ohio / City of Massillon

Rezoning – Lincoln Way East

Property Description: Lot No. 10407, located at 1815 Lincoln Way East.

Zone Change From: RM-1 Multiple Family Residential

Zone Change To: B-1 Local Business

Applicant: Roseman Building Co., LLC

Proposed Use: Construction of a parking lot for Superior Savings Credit Union, which has also acquired the adjacent property at 1807 Lincoln Way East (zoned B-1 Local Business).

3. Other Business

Massillon Planning Commission
October 8, 2008

The Massillon Planning Commission met in regular session on Wednesday, October 8, 2008, at 4:30 P.M. in the office of the Mayor. The following were present:

Members

Chairman James Johnson
Vice Chairman Todd Locke
Mayor Francis H. Cicchinelli, Jr.
Safety Service Director Michael Loudiana
Frank Cilona

Staff

Aane Aaby
Marilyn Frazier
Keith Dylewski
Jason Haines

The first item of business was the minutes for the August 27, 2008, Commission meeting. Mr. Locke moved to approve the minutes, seconded by Mayor Cicchinelli, motion unanimously carried.

The first item under New Business was a street vacation presented by Mr. Haines.

Street Vacation Plat – Sweetleaf Circle NW

Location: Part of 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 feet in a northerly direction. Said vacated 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: Nathan & Tig Held / David & Jennifer Jaquay

Even though the development was constructed approximately three years ago, the street was not installed. David Hayes of Crockett Homes, Inc. was present. He would like to vacate the street, which would give the adjoining property owners the land. He also would like an easement to provide a trail for children of the subdivision to be able to walk to school, and also provide access to the Sippo Valley Trail.

City Engineer Keith Dylewski added that the current 50-foot utility easement is to be removed from the request. When development occurs, a sanitary sewer easement would have to be granted. Mayor Cicchinelli moved to approve the request to vacate part of 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 feet in a northerly direction with the stipulation that easements be granted for a walking trail and public utilities as needed. The motion was seconded by Todd Locke, and unanimously carried.

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

Lot Split / Replat – Warmington Road SE

Location: Part of Out Lot 595, located on the southeast corner of Warmington Road SE and Erie Street South (Route 21) intersection. The request is to split a parcel approximately 6.22 acres off of the main tract to create one (1) new building lot. This property also has frontage on Warmington Circle. The property is zoned I-1 Industrial.

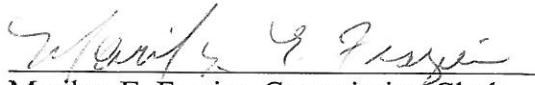
Applicant: Jack Blackney/Recorr Realty

Mayor Cicchinelli moved to excuse Mr. Loudiana from the discussion since he is on the Board of Directors of Massillon Area Credit Union, who is planning to develop this property as an office. Mr. Locke seconded the motion, which passed unanimously.

Jack Blackney of Tom Jackson Realty, and Nick Langenfeld of Massillon Area Credit Union, were both present and commented that Massillon Area Credit Union intend to develop the property, but haven't determined the exact size of the building and so forth. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried

There being no further business, Mr. Cilona moved for adjournment, seconded by Mr. Loudiana, motion unanimously carried at 4:50 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

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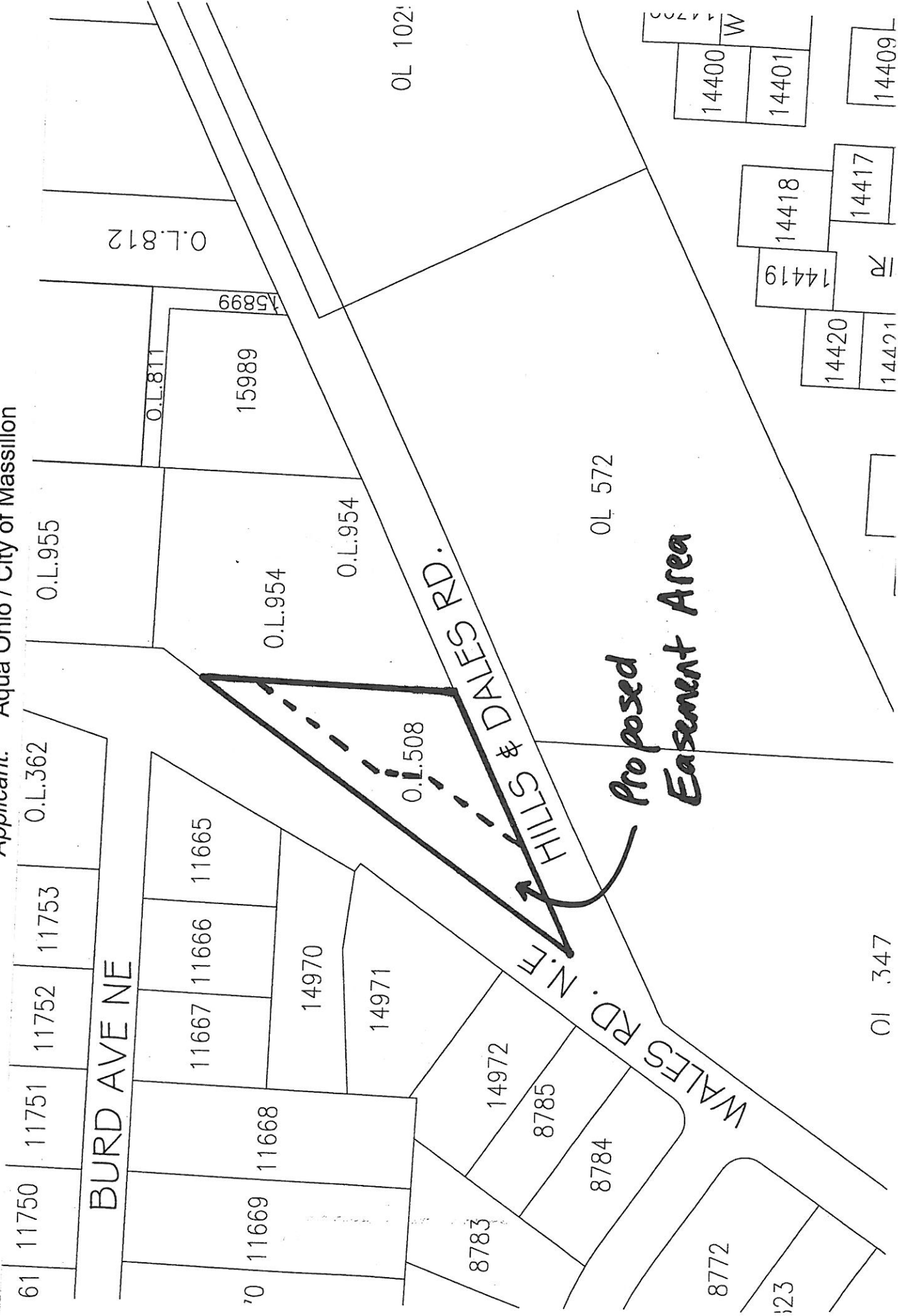
Applicant: CDC Realty / Attorney Tom Ferrero



Easement Pla Wales Road NE

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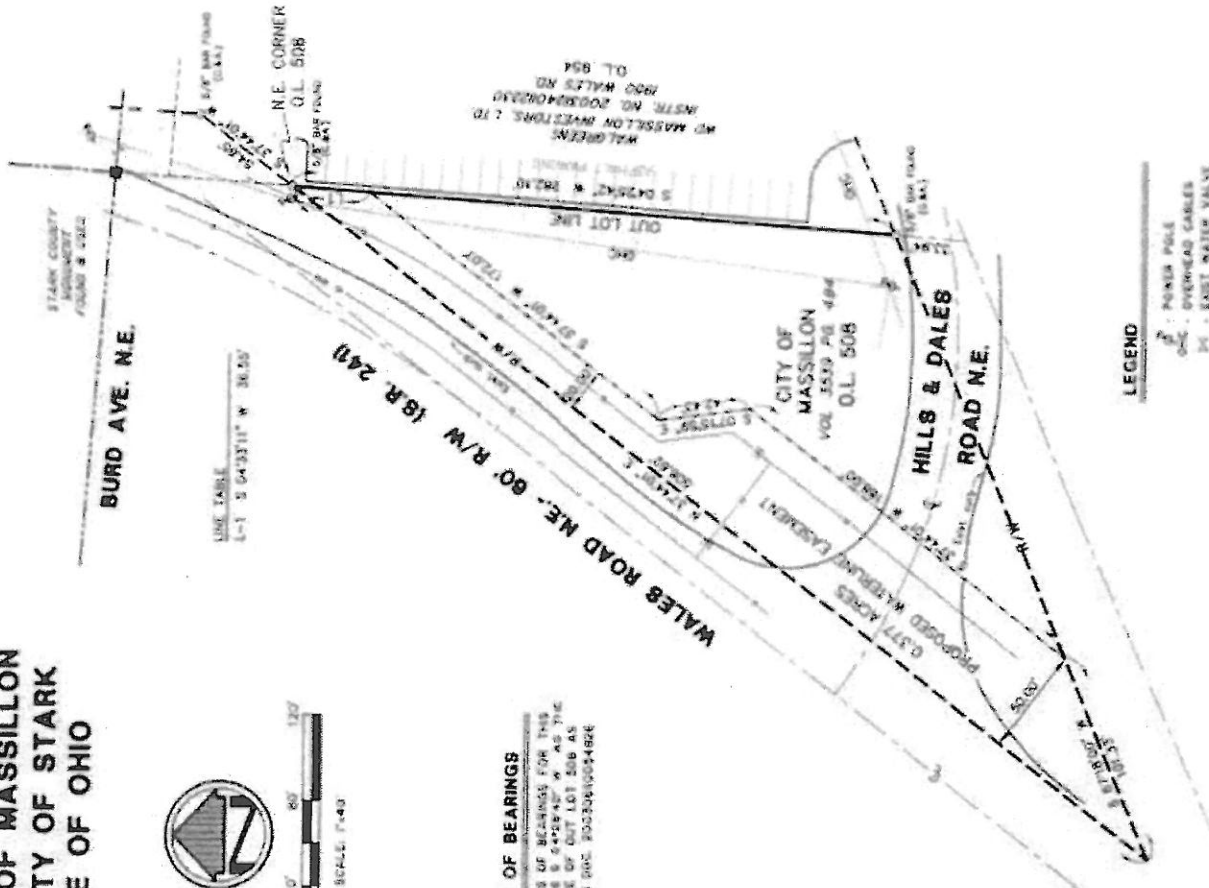


**KNOWN AS OUT LOT 508
CITY OF MASSILLON
COUNTY OF STARK
STATE OF OHIO**



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 64°59'42" W AS THE EAST LINE OF OUT LOT 508 AS SHOWN IN DOC. 200306100044826



WATERLINE EASEMENT PLAT

0.377 ACRES

ACKNOWLEDGMENTS

I HEREBY CERTIFY THAT THIS IS A CORRECT WATERLINE EASEMENT PLAT MADE UNDER MY SUPERVISION THIS 28 DAY OF OCTOBER 2008.

Steph P. Campbell
STEPHEN P. CAMPBELL REG. NO. 7330
STATE OF OHIO
STEPHEN P. CAMPBELL
REGISTERED
SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, THAT THE CITY OF MASSILLON, THE OWNER OF THE LAND SHOWN HEREON, DOES HEREBY GRANT TO THE WATERLINE EASEMENT SHOWN HEREON TO AQUA OHIO WITH THE RIGHT TO ENTER UPON THEIR PREMISES FOR MAINTAINING, OPERATING, REPAIRING OR REPLACING SUCH WATERLINE AND APPURTENANCES SIGNED IN PRESENCE OF TWO WITNESSES

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE MENTIONED OWNER(S) WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVALS

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____ 20__

KIM DYKES
CITY ENGINEER

APPROVED BY THE MASSILLON CITY PLANNING COMMISSION THIS _____ DAY OF _____ 20__

SECRETARY

CHAIRMAN

ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS _____ DAY OF _____ 20__

KIM PEREZ
STARK COUNTY AUDITOR

RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS _____ DAY OF _____ 20__

RICK CAMPBELL
STARK COUNTY RECORDER

WATERLINE EASEMENT PLAT
PART OF OUT LOT 508
CITY OF MASSILLON
STARK COUNTY, OHIO



CAMPBELL &
ASSOCIATES, INC.
Surveying Engineering

102 New Hope, Suite 4
Springfield, Ohio 45502
419-373-4411
419-373-4412

JOB NO.
2008B105

SHEET 1 OF 1

Rezoning – Lincoln Way East

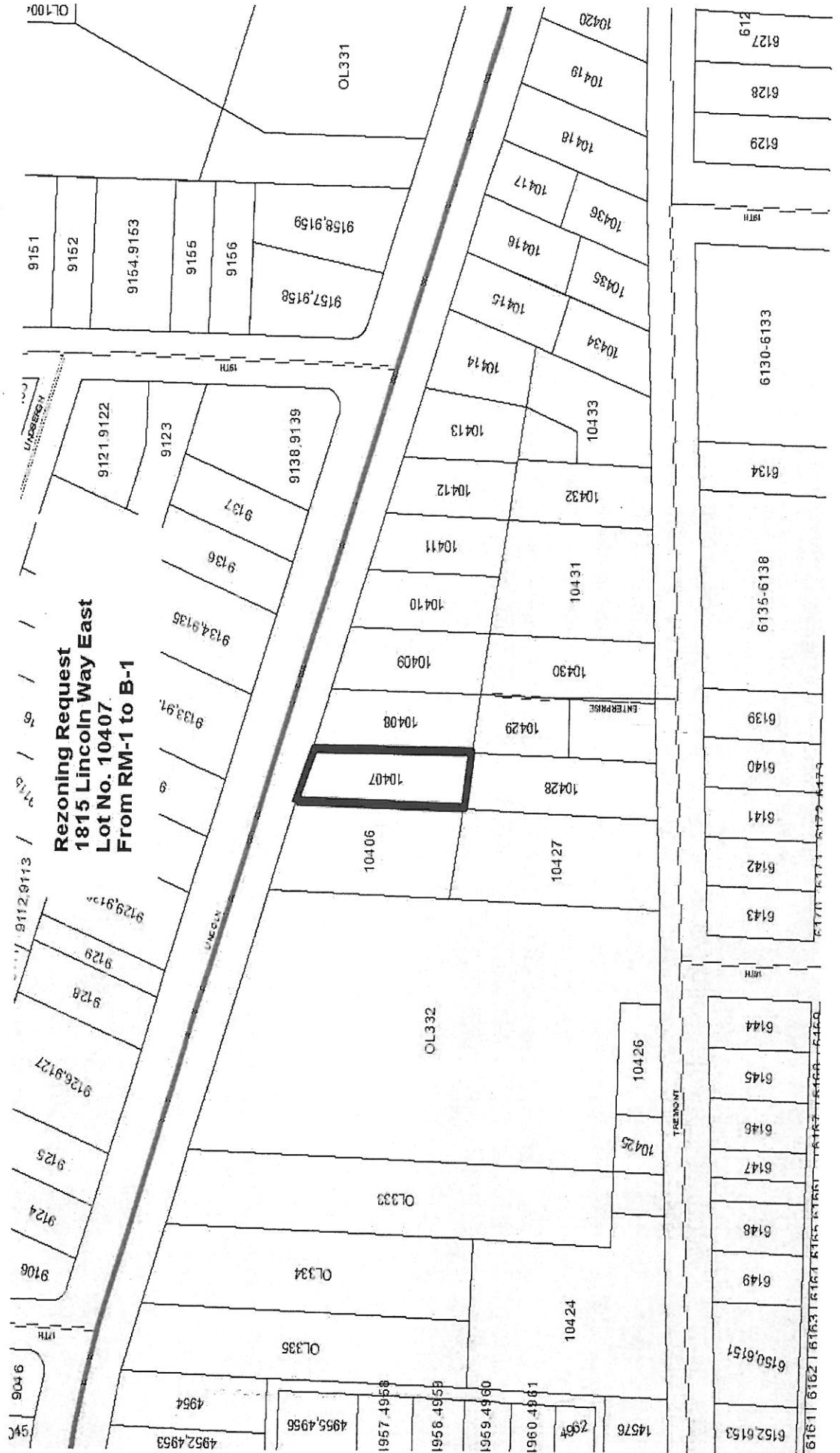
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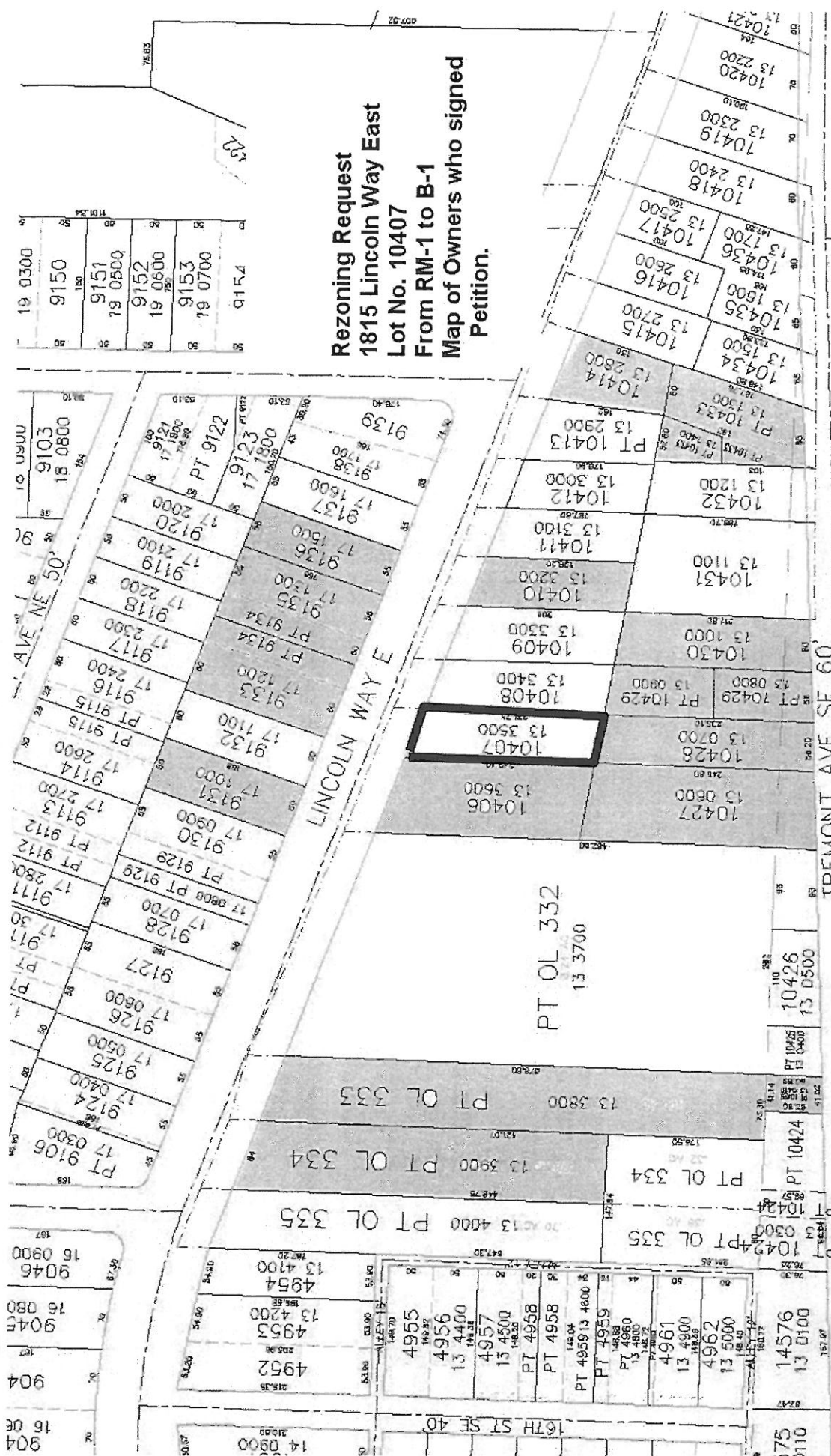
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Zone Change To: B-1 Local Business

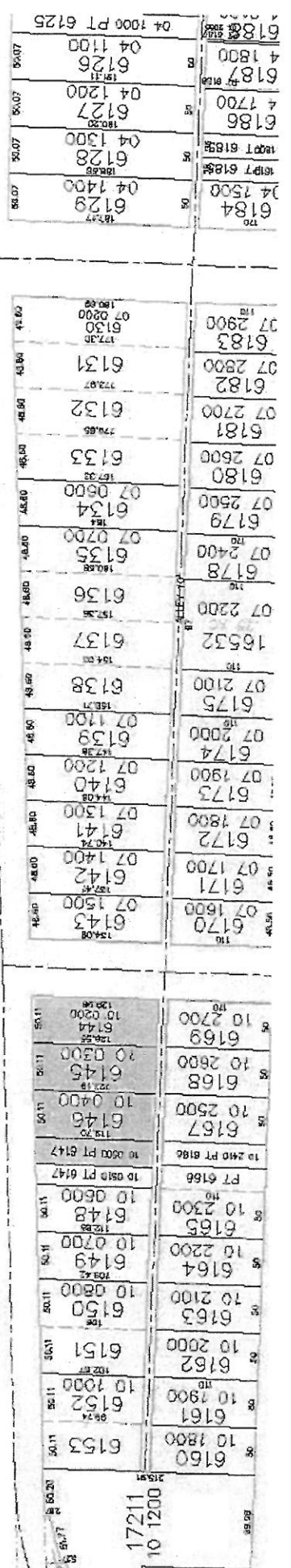
Applicant: Roseman Building Co., LLC

Proposed Use: Construction of a parking lot for Superior Savings Credit Union, which has also acquired the adjacent property at 1807 Lincoln Way East (zoned B-1 Local Business).





Rezoning Request
1815 Lincoln Way East
Lot No. 10407
From RM-1 to B-1
Map of Owners who signed
Petition.



November 3, 2008

City of Massillon
Rezoning Request

Lot No. 10407
Address: 1815 Lincoln Way E, Massillon, Ohio 44646
Owner: Superior Savings Credit Union

We believe the rezoning is necessary in order for a parking lot to be established for the adjoining property which will be the new office location for Superior Savings Credit Union. The property we are requesting the zoning change from Multi-Family to B1 currently has a home constructed that is in poor condition. Our proposal is to demo the house and replace with approximately a 7,000 to 8,000 sq. ft. asphalt parking lot. In our opinion this change will be a positive enhancement for the area by bringing in new business to the city and having the property in a clean and neat order.

Thank you



David E. Conant
Secretary, Board of Directors
Superior Savings Credit Union