

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 13, 2010 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of November 10, 2009.*

2. *New Business*

Lot Split / Dedication Plat – 2600 Lincoln Way East

Location: Part of Out Lot 330, located on the north side of Lincoln Way East, just west of 27th Street NE. The request is to divide a small parcel approximately 0.981 acres out of the existing 6.4 acres. Also included is the dedication of a small portion of Lincoln Way East. The property is currently zoned B-3 General Business.

Applicant: Daniel G. Kamin Massillon, LLC / Bayer-Becker Engineering

Replat – 1888 Southway SE

Location: All of lots 12820, 12821, 12822, 12823, 12838, 12839, 12840, 12841, 12847, 12850, 12851, 12852, 15845, 15846, 15847, 15848, 15849, 15850, 15851, 15852, 15853, 15854, 15855, 15857, 15858, 15859, 15860, 15894, 15895, 15896, 15897, 17187; parts of lots 12823, 12848, 12849, 13796, 13999; and parts of Out Lots 485, 486, 488. Property is located on the north side of Southway Street, east of 16th Street SE. The request is to combine these lots into (1) new outlot approximately 42 acres. The property is zoned I-1 Industrial and I-2 Industrial and R-1 Residential.

Applicant: Fresh Mark Inc. / Cooper and Associates

Rezoning – 1888 Southway SE

Property Description: Part of Lots 12848, 13796, 15860, 15894, and all of Lots 12838-12841, 15857, 15895-15897, and 13999, located at 1888 Southway SE.

Zone Change From: R-1 One Family Residential

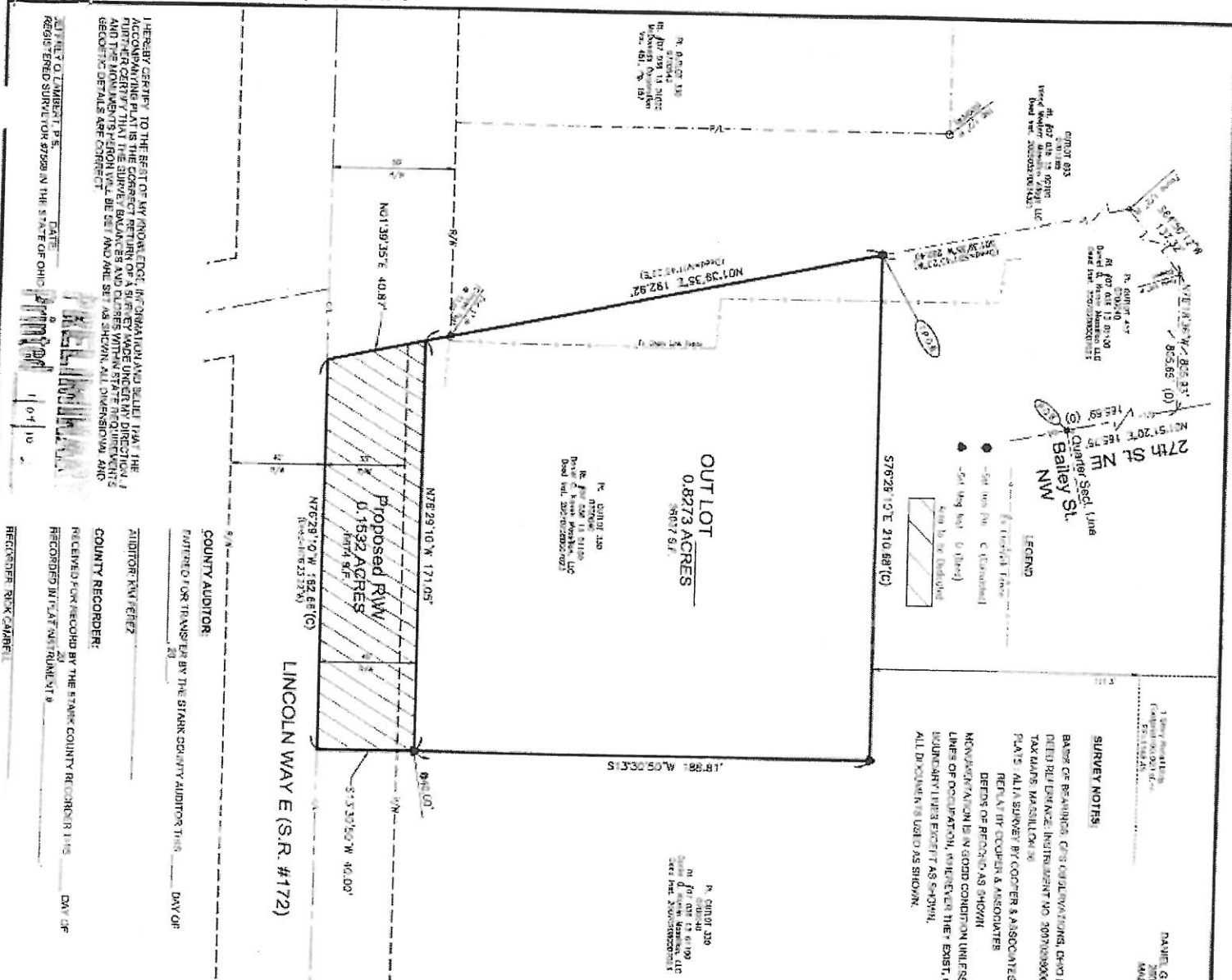
Zone Change To: I-1 Light Industrial

Applicant: Fresh Mark, Inc.

Proposed Use: To provide sufficient area for plant expansion.

3. *Other Business*

Election of Officers for 2010



SURVEY NOTES

BAYVIEW RESOURCES, C/O SUGILL ASSOCIATES, 4140 NORTH TOWN (MAD-83 / CORPUS), 340
DETO RELIANCE INSTRUMENT NO 200700990007023
TAX MAPS: MAD011-001

DEFENDS OF RECORD AS SHOWN.
MONITORING IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
LINES OF DETECTION, WHETHER THEY EXIST, GENERALLY AGREE WITH THE
BOUNDARY LINES EXCEPT AS SHOWN.
ALL DIMENSIONS LISTED AS SHOWN.

OWNER CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILHELM G. KAHN, MASTELLON, LLC, OWNER, DOES HEREBY AGREE TO ADMIT THIS PLAT AND DEFINITION OF EASE OF EINGEN IN WAY EAST AND ACKNOWLEDGE THAT THIS WAS MADE AT ITS REQUEST HEREUNTO SET OUR HANDS ON THIS _____ DAY OF _____ A.D. 20____.

DANIEL C. HANNEY ASSOCIATES, LLC, OWNER

STATE OF _____
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PERSONALLY APPEARED THE ABOVE SIGNED OWNER REPRESENTED BY ITS
MANAGER WHO ACKNOWLEDGED THE MARKING OF THIS PLAT TO BE ITS FREE ACT
AND DEED.

NOTARY PUBLIC, STATE OF _____

PLANNING COMMISSION

_____, COUNTY OF STARK, STATE OF OHIO, AT A MEETING HELD THIS
DAY OF _____, A.D. 20____.

CHAD BEAULIEU, JR.

GEORGIY ALEXANDROVICH DZHEVAGIY

THIS PLAN APPROVED AND ACCEPTED BY THE CITY OF MASSILLON ENGINEER THIS
AD 30
DAY OF

NEW CLIT LOT NUMBER _____

ASAC ENGINEERING CONSULTANTS

MASSILLON CITY LAW DIRECTOR:

THE ABOVE CLIENT, BASED ON DOCUMENTS SUBMITTED TO ME, THAT THE BEST
FARM WOULD BE ONE THAT WOULD BE USED FOR THE PURPOSES OF THE
DEDICATION AS A PUBLIC STREET THIS DAY OF _____

OSSELYN LIFT™ 1A, DIRECTION

APPROVED BY THE COUNCIL OF THE CITY OF WASHINGTON BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____ 19____

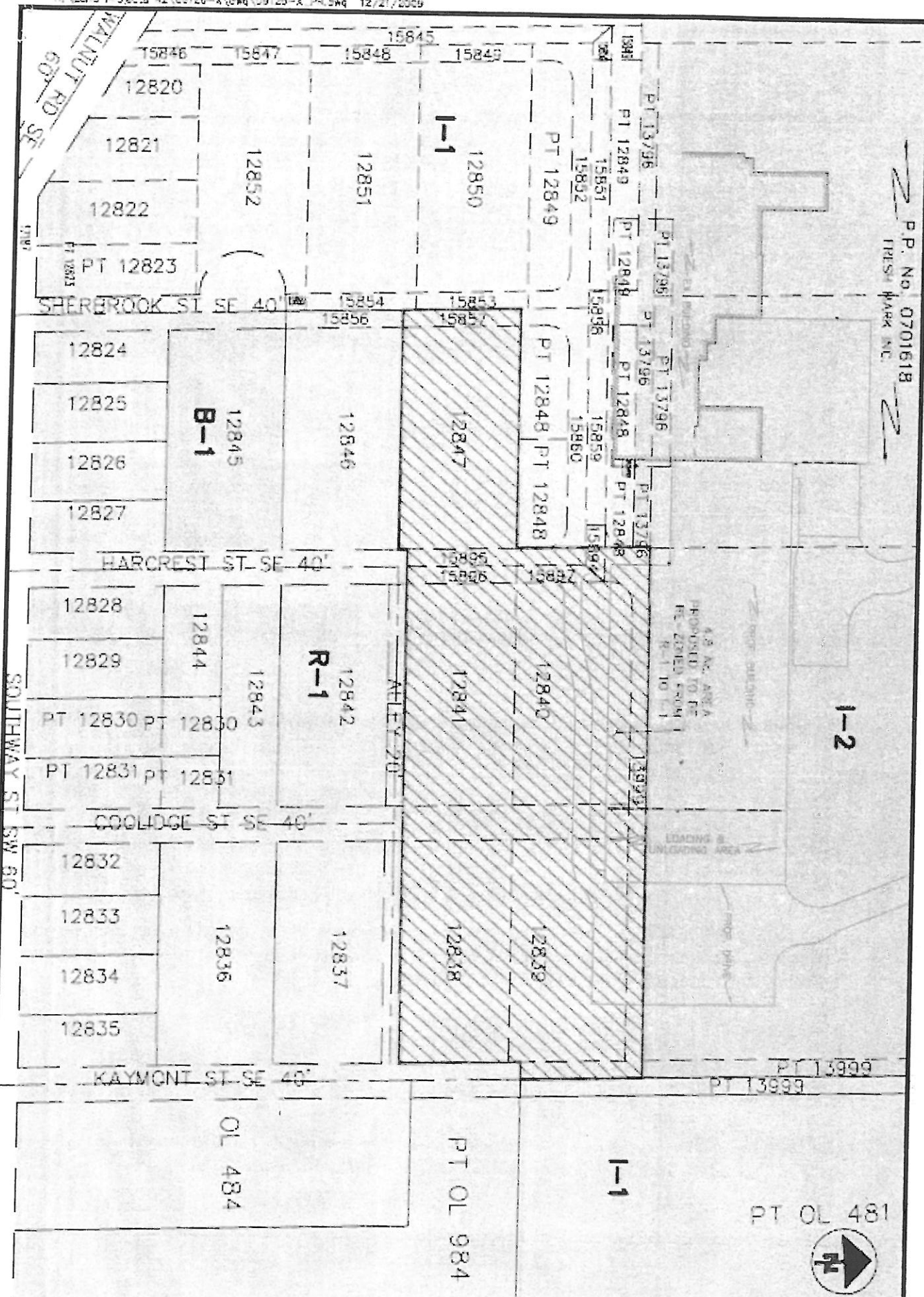
CLERK OF COURT



REPLAT OF PT. OUTLOT 330
AND DEDICATION OF PART
OF LINCOLN WAY EAST
NE SECTION 8, TOWN 10, RANGE 9
CITY OF MASSILLON, STARK COUNTY, OHIO
PLAT OF SURVEY

**bayer
becker**
www.bayerbecker.com
8930 Tylerhurst Road, Suite A
Mason, OH 45340 • 513.336.6000

P.P. No 0701618
FRESH MARK INC.



SHEET 1 OF 1 09120	RE-ZONE MAP FRESH MARK LOCATED IN THE CITY OF MASSILLON STARK COUNTY, OHIO FOR: FRESH MARK INC.	 COOPER & ASSOCIATES, LLP ENGINEERS AND SURVEYORS 1300 MARKET AVE. NORTH CANTON, OHIO 44703 PHONE: (330) 452-6111 FAX: (330) 452-8112	DRAWN BY: <u>SUB</u> CHECKED BY: <u>B.A.</u> DATE: <u>12/18/09</u>
	SCALE: 1" = 100'		
	PT OL 484 PT OL 984 PT OL 481		
	PT 13999		

This property is in the same vicinity as the previous item. The owners have two (2) properties with houses, and one consisting of vacant land. They would like to clean up the parcels. Mr. Senften was present and explained that the replat would separate the large out lot which has frontage on Tremont in case there is an opportunity for future development. Also, the two (2) new parcels (with existing houses) being created will be larger. Mr. Locke moved for approval, seconded by Ms. Campbell, motion unanimously carried.

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

Rezoning – 1620 1st Street NE

Property Description: Out Lot 367, located at 1620 1st Street NE.

Zone Change From: R-2 One Family Residential

Zone Change To: RM-1 Multiple Family Residential

Applicant: Amherst Alliance, LLC

Proposed Use: Construction of an addition to Amherst Meadows Nursing Home.

The owners of Amherst Meadows Nursing Home are in the process of acquiring this property, which has a house on it, for the purpose of expanding their existing facility. The request meets all conditions for *Principal Use Permitted Submit to Special Conditions* of RM Multiple Family Residential Zoning. Marc Cohen of North Coast Architects was present. The owners plan to convert space that is presently being used as assisted living units to nursing home units, and develop the property at 1620 1st Street N.E. as assisted living units. Mr. Cilona moved to recommend approval of rezoning Out Lot 367 from R-2 One Family Residential, and also approve the request for *Principal Use Subject to Special Conditions*, seconded by Mr. Locke, motion unanimously carried.

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

Replat – Amherst Meadows, 1610 1st Street NE

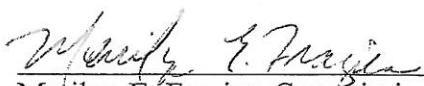
Location: Out Lot 1024, Out Lot 367, and Lot 13833, located on the east side of 1st Street NE, north of Gail Avenue NE. The request is to combine these properties into one new lot.

Applicant: Amherst Alliance, LLC

As part of the expansion of Amherst Meadows Nursing Home, the owners wish to replat all of these properties into one lot. Along with the replat, it will be necessary to dedicate a portion of 1st Street NE since the property line extends to the center line of the road. Mrs. Saracina moved for approval, seconded by Mr. Locke, motion unanimously carried.

The being no further business before the Commission, the meeting adjourned at 8:00 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

MEF/ky